

FORMER RITE AID AVAILABLE FOR SUBLEASE

1825 E 10TH STREET | ROANOKE RAPIDS, NC 27870



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**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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FOR SUBLEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$7.25 / SF

Total Square Footage : 11,987 SF

Lease Expiration: 12 / 28 / 23

PROPERTY DESCRIPTION

Freestanding building at signalized intersection

Subtenant is responsible for all onsite maintenance expenses

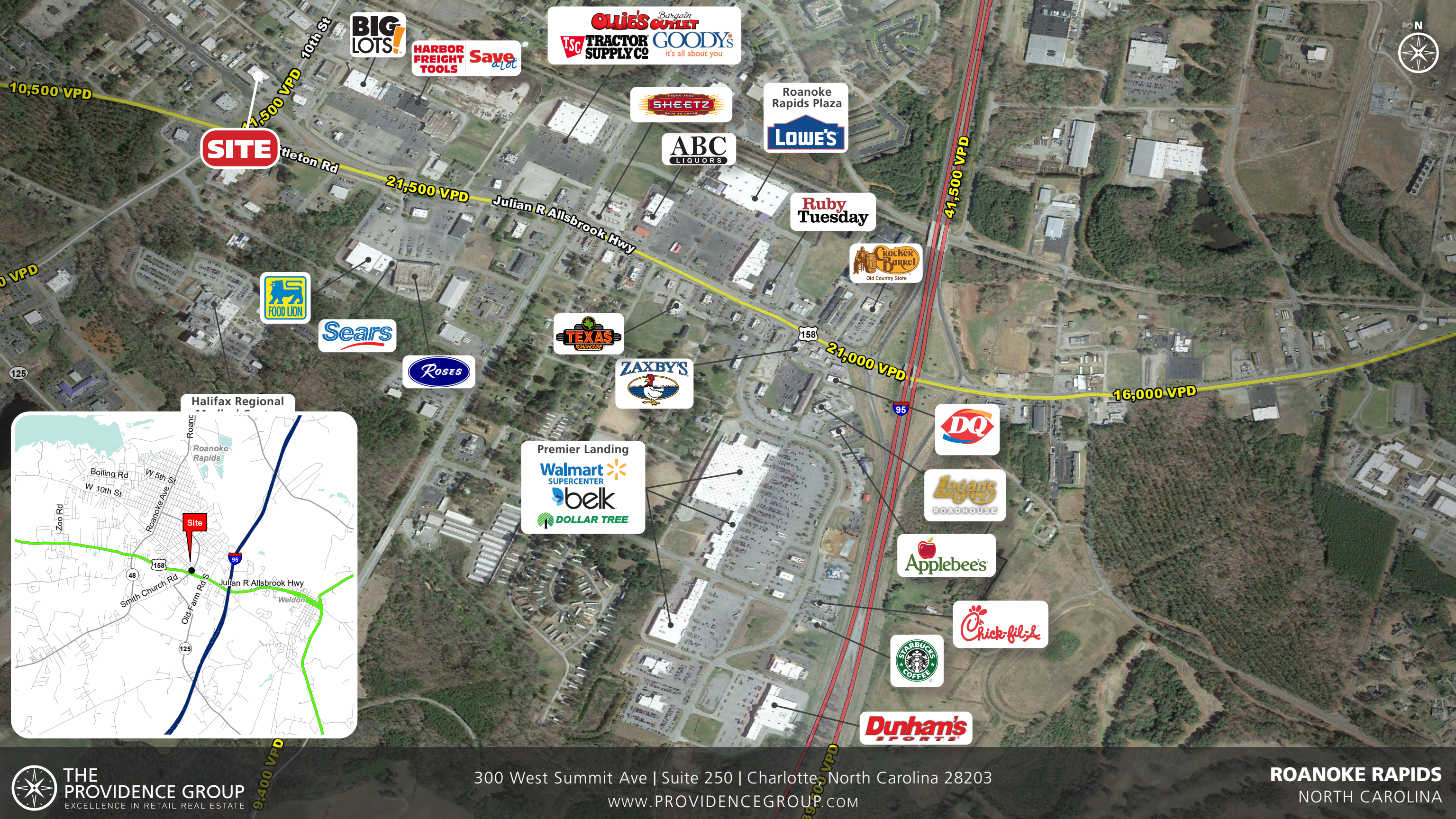
DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	4,223	24,673	36,883
AVERAGE HH INCOME	\$69,760	\$67,114	\$66,686
MEDIAN HH INCOME	\$55,679	\$53,386	\$54,161
BUSINESS ESTABLISHMENTS	170	1,339	2,182
DAYTIME EMPLOYMENT	1,252	11,818	21,729

NCDOT TRAFFIC COUNTS (2019)

11,500 VPD on E 10th Street

21,500 VPD on Julian R Allsbrook Hwy





SITE

BIG LOTS!

HARBOR FREIGHT TOOLS
Save a lot

OLLIE'S Bargain OUTLET
TRACTOR SUPPLY CO
GOODY'S
it's all about you

SHEETZ
FRESH FOOD
MADE TO ORDER

ABC LIQUORS

Roanoke Rapids Plaza
LOWE'S

Ruby Tuesday

CRACKER BARREL
Old Country Store

FOOD LION

Sears

ROSES

TEXAS ROADHOUSE

ZAXBY'S

158

21,000 VPD

16,000 VPD

DQ

Logan's ROADHOUSE

Applebee's

Chick-fil-A

STARBUCKS COFFEE

Dunham's SPORTS

Premier Landing
Walmart SUPERCENTER
belk
DOLLAR TREE

Halifax Regional

