



16,000 VPD



42,500 VPD



25,500 VPD

44,500 VPD



Under Construction

**LOT # 4
±1.5 ACRES
AVAILABLE**

PROPOSED STEAKHOUSE

PROPOSED HOTEL

**LOT # 2
±5.6 ACRES
AVAILABLE**

Fairground Ln

Becker Dr



Looking South

Halifax
Community College
499 Students (2021)

1.5 Miles



HIGHWAY RETAIL PADS AVAILABLE

INTERSECTION OF I-95 & US-158 | WELDON (ROANOKE RAPIDS), NC | 27890

PROPERTY / LEASING OVERVIEW

Prominent highway retail and hospitality site at I-95 Exit 173 in Weldon (Roanoke Rapids), NC.

PROPERTY HIGHLIGHTS

- 8.6 acre retail retail site - can subdivide
- At the primary regional retail node serving the Roanoke Rapids Market
- Ground Lease and Build-to-Suit available
- Adjacent to proposed new Fairfield by Marriott
- 1/2 mile from Halifax Community College
- Nearby retailers include Walmart Supercenter, Lowes, Belk, Food Lion, Walgreens
- 44,000 VPD on I-95; 16,000 VPD on US-Hwy 158

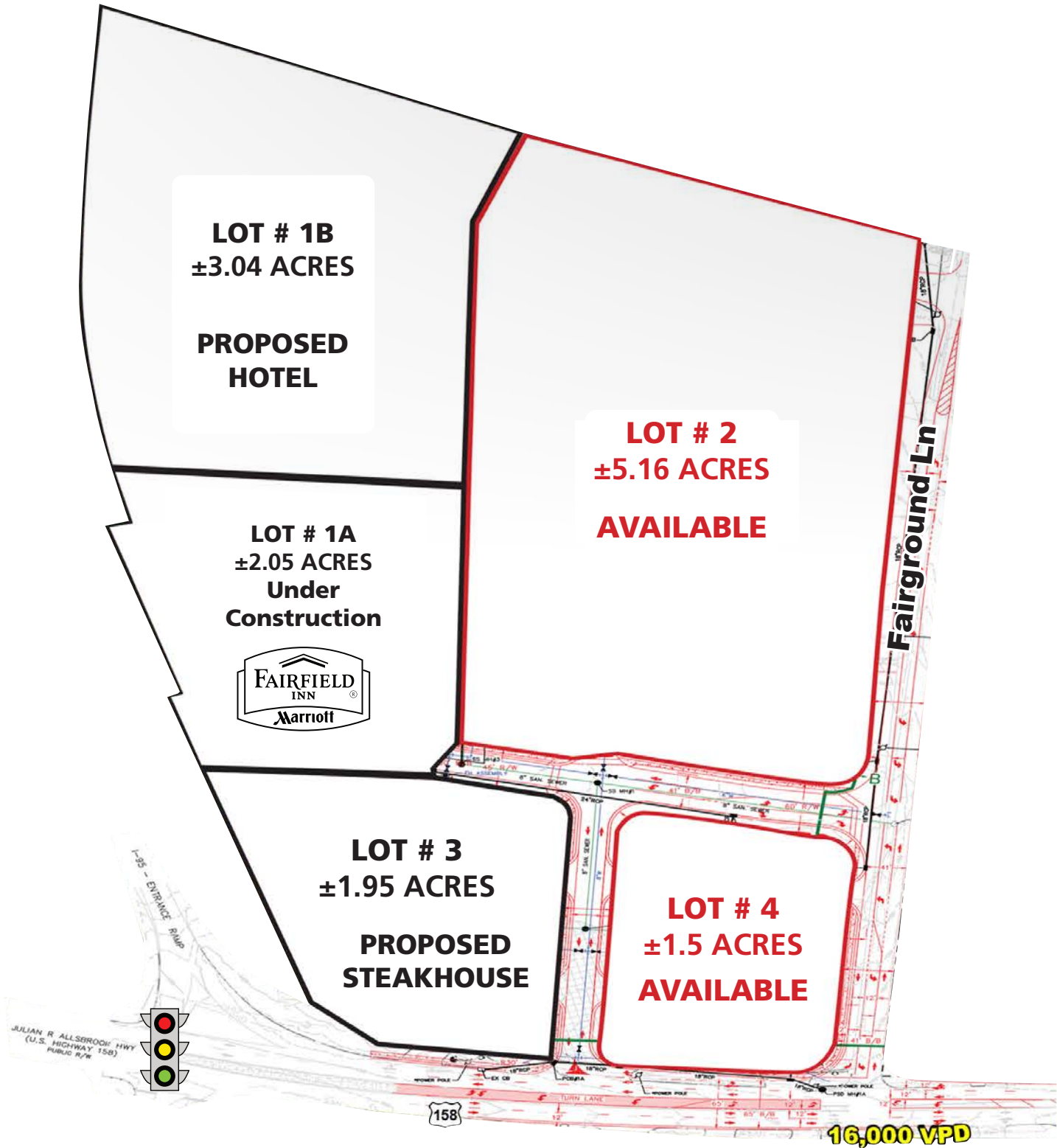
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DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	2,062	14,992	26,584
AVERAGE HH INCOME	\$54,620	\$56,836	\$59,895
BUSINESS ESTABLISHMENTS	266	859	1,097
DAYTIME EMPLOYMENT	3,324	9,955	12,633



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