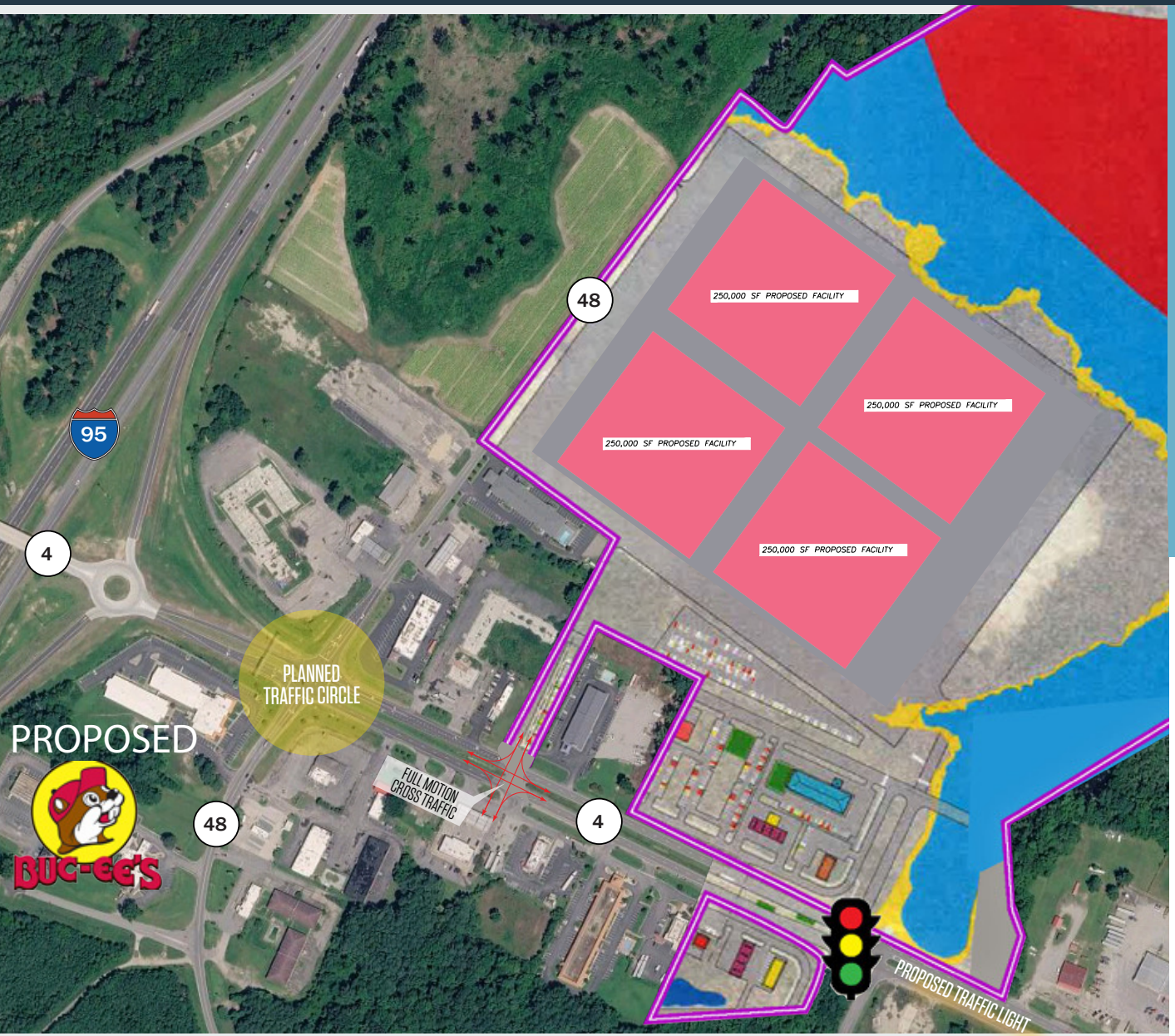
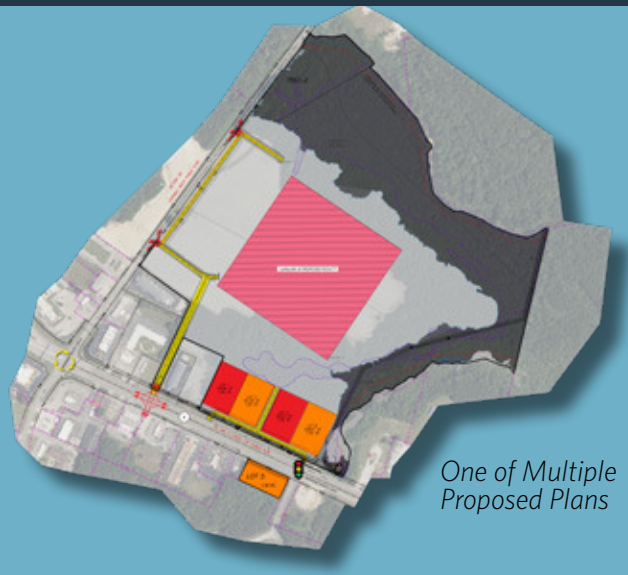
I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY





One of Multiple Proposed Plans

INDUSTRIAL & RETAIL PADS

- I-95 Interchange Offering
- Proposed Warehouse/Distribution
- Retail Pads on Route 4
- Great Visibility and Interstate Access
- Proposed Traffic Signal at McLane Rd

JOIN

Hardee's · Shell · Waffle House

BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

AERIAL

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

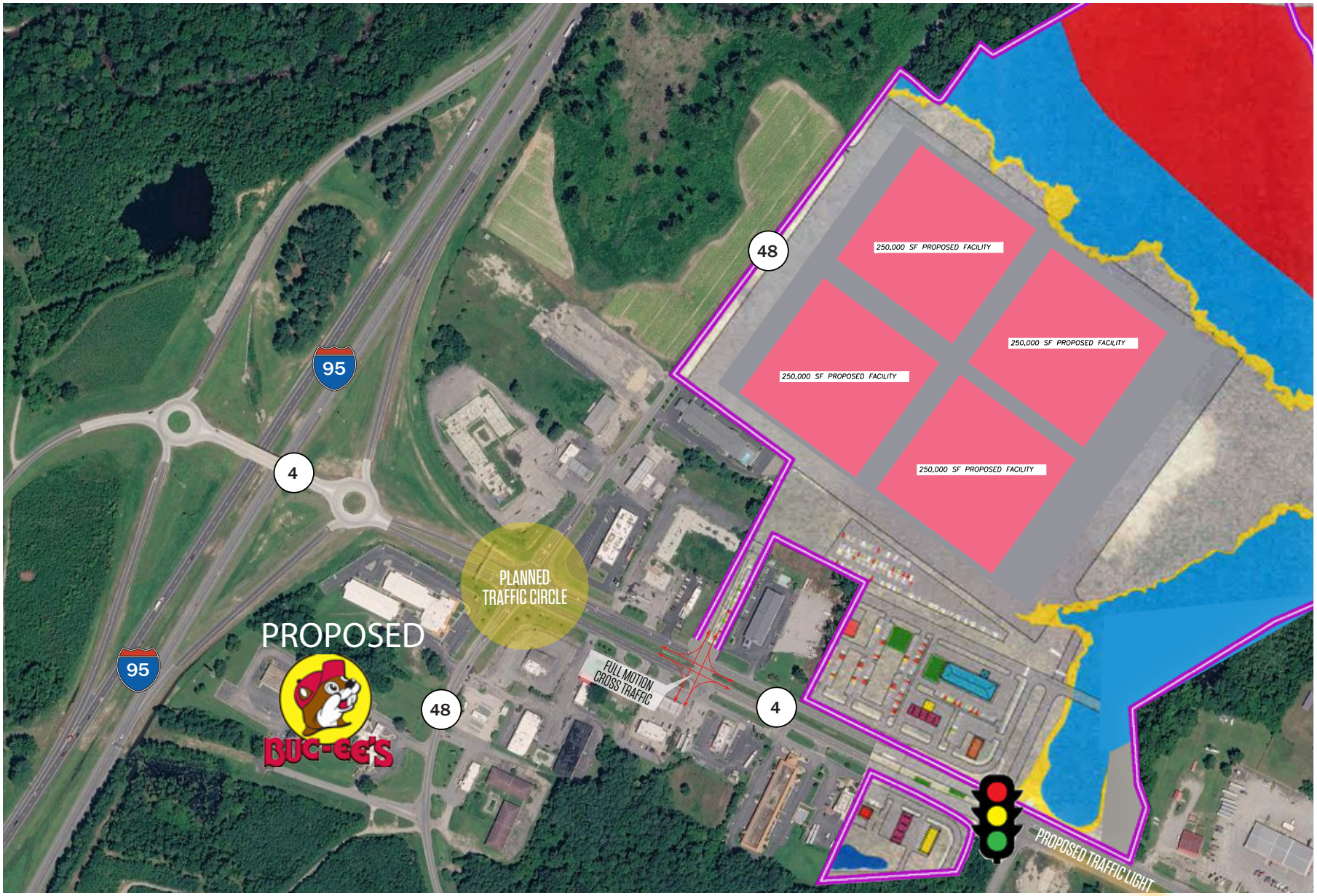
12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

OVERVIEW

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

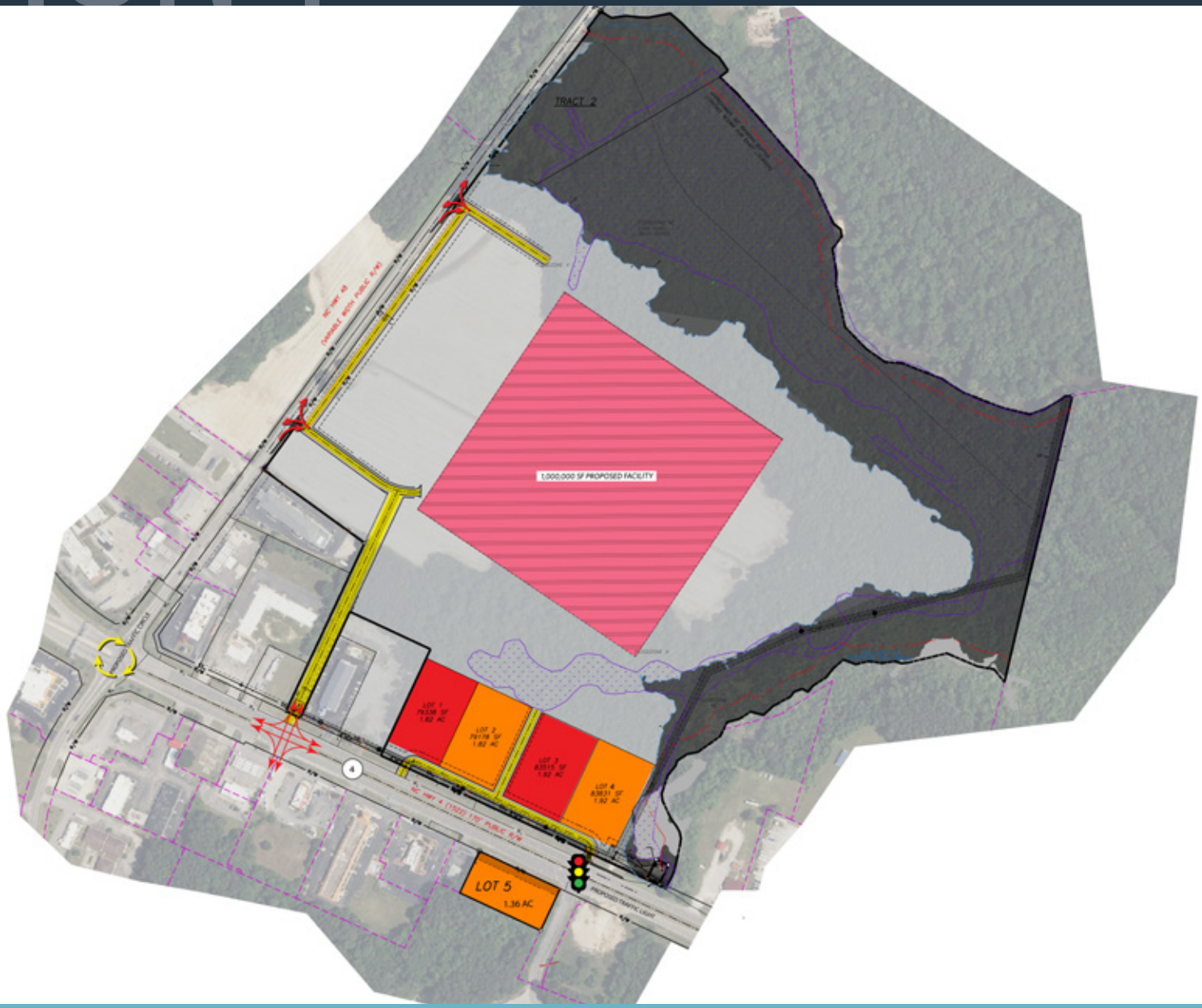
12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

OPTION 1

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

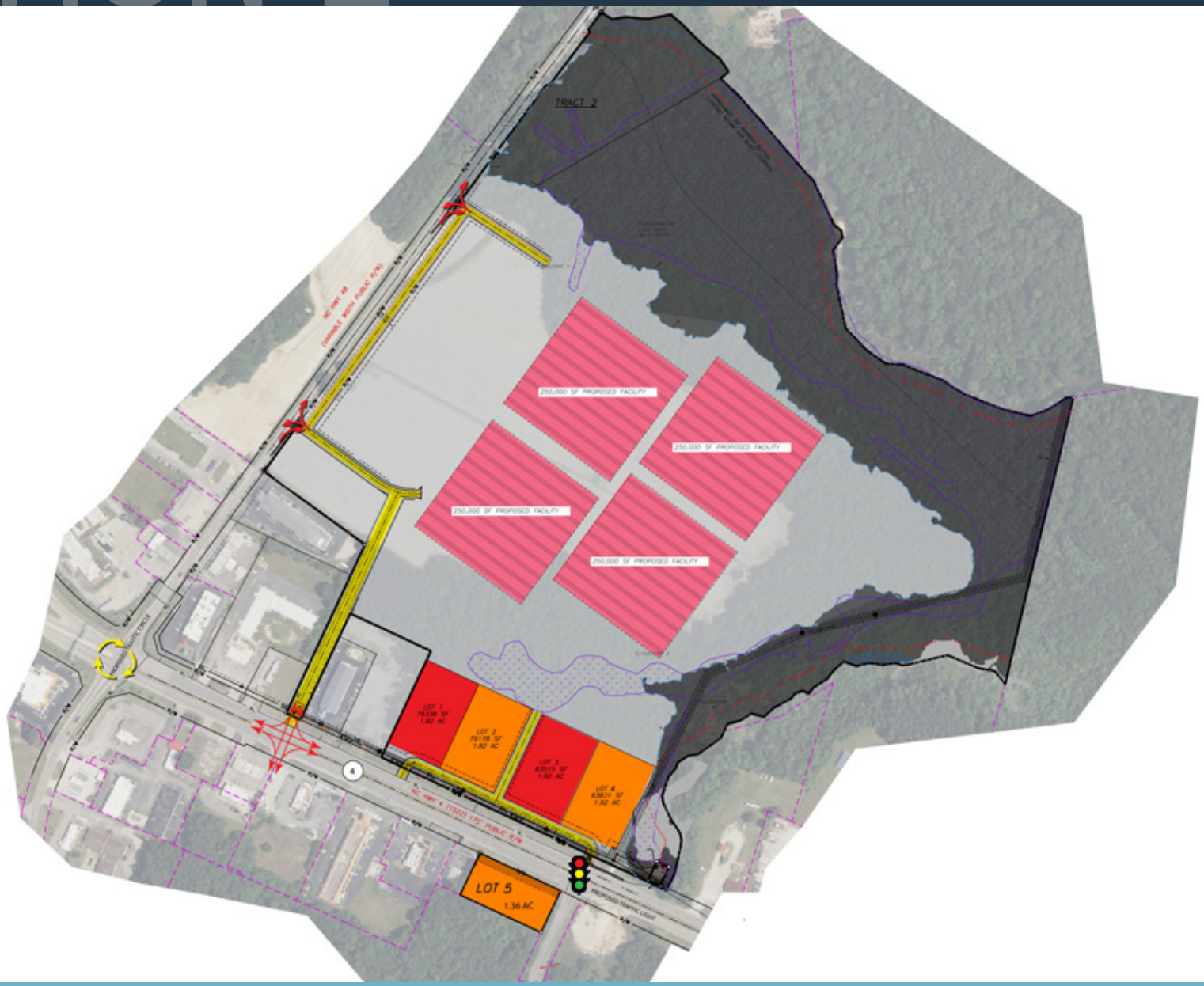
12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

OPTION 2

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

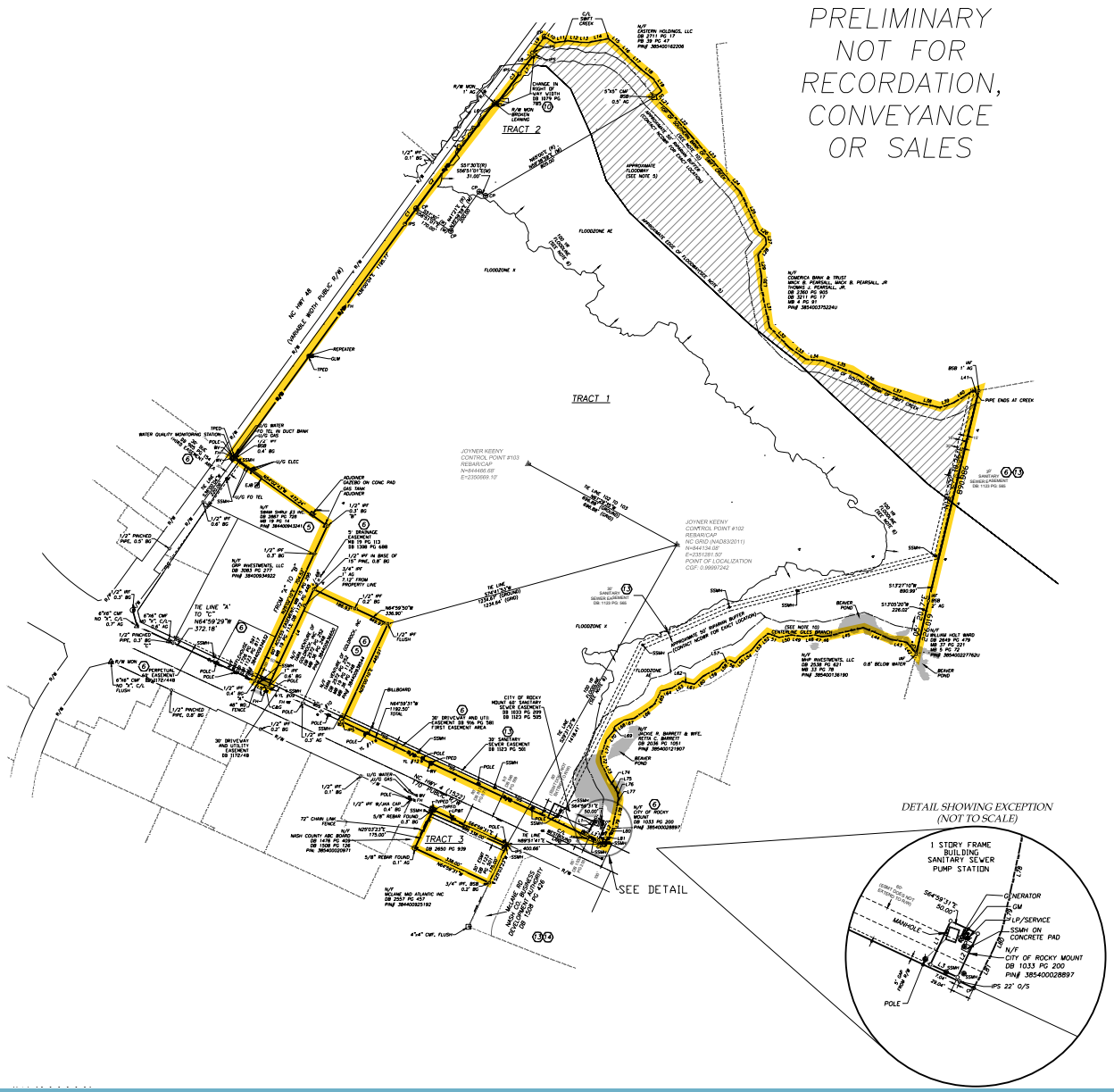
12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

SURVEY

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



BOB BROWNING
bbrowning@klnb.com | 703-268-2717

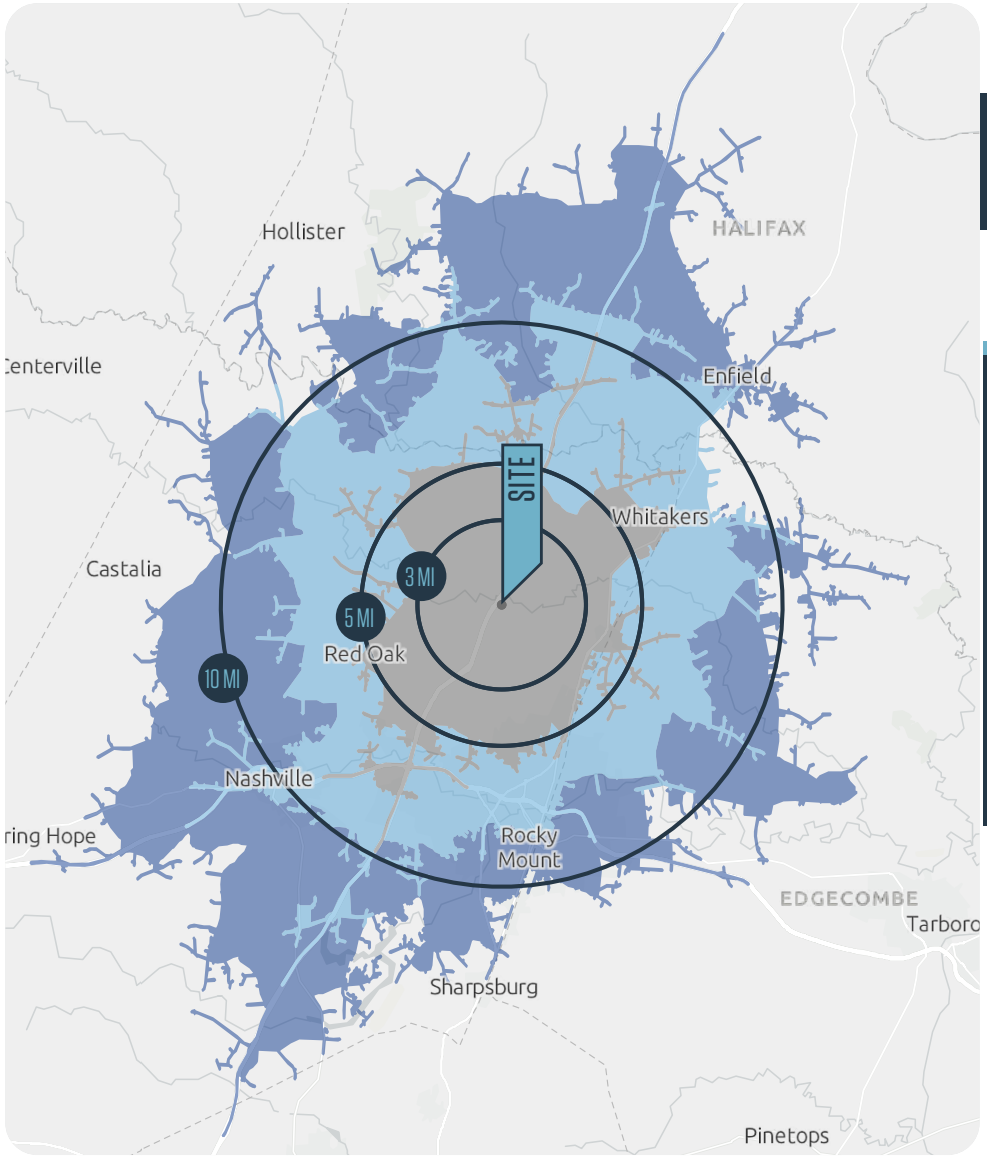
PHIL RUXTON
pruxton@klnb.com | 202-420-7777

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

DEMOS

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY



LOCATION & DEMOGRAPHICS 2026

	3-MILE	5-MILES	10-MILES	10-MIN	15-MIN	20-MIN
Population	1,494	8,231	61,139	14,878	48,919	90,235
Daytime Population	2,255	9,925	64,869	12,616	56,808	92,369
Households	604	3,433	26,800	6,511	21,691	38,692
Average Household Income	$126,228	$105,886	$83,706	$102,519	$93,416	$72,165

TRAFFIC COUNTS | 2023

I-95	49,000 ADT
RT-4	5,200 ADT

DOWNLOAD DEMOGRAPHIC REPORT

BOB BROWNING
bbrowning@klnb.com | 703-268-2717

PHIL RUXTON
pruxton@klnb.com | 202-420-7777

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

I-95 & ROUTE 4 INTERCHANGE

7818 NC- 4, BATTLEBORO, NC 27809 | NASH COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

BOB BROWNING
bbrowning@klnb.com
703-268-2717

PHIL RUXTON
pruxton@klnb.com
202-420-7777

12435 Park Potomac Ave, Suite 250, Rockville, MD 20854

klnb.com

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.