

FOR SALE- ROCKINGHAM SQUARE

703 Chief Martin Street, Madison, North Carolina 27025



Property Information:

- ◆ Sales Price - \$2,500,000.00
- ◆ Rockingham Square Shopping Center is on 8.85 acres with a total building SF of 76,256. The property is 76% occupied presenting a unique opportunity to add value or to reposition the asset into an alternative use. There are several non-traditional retailers that could have interest in operating in the area and/or activating the property for a different use.
- ◆ Recent improvements include roofs, HVAC units and improved parking and lighting.
- ◆ There are 3 vacancies totaling 18,070 SF. At conservative rental rates, backfilling the vacant suites would significantly grow cash flow.
- ◆ The shopping center has easy access to Highway Street (12K VPD) and is a 45 minute drive to Winston-Salem and a 40 minute drive to Greensboro. Highway Street is the area's primary retail corridor. CVS, McDonalds, KFC, Tractor Supply, Roses, Dollar Tree and Aarons are nearby. The 2021 population within a 15 minute drive was 15,313 with an annual household income of \$54,886.
- ◆ Rockingham Square is located near several of Madison's economic drivers. Unifi (700+ employees), Frontier Spinning Mills (400+ employees), Sturm, Ruger & Co. (450+ employees) and downtown Madison are all located within 3 miles. Purina, Ontex Group and Farmina Pet Foods have announced plans to build new facilities in Rockingham County, with over 600 new jobs estimated.
- ◆ Rockingham Square is a great opportunity to purchase a dynamic and leasable shopping center at a basis that is well below replacement cost (\$32.78/SF).

RJS PROPERTIES INC

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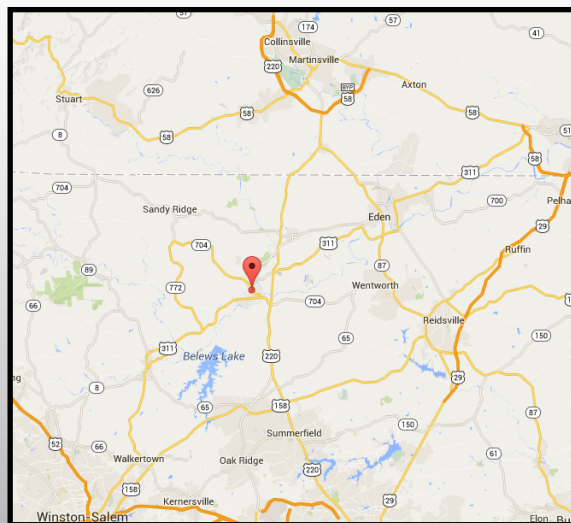
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703 Chief Martin Street, Madison, North Carolina 27025



— Leased

610 - 712 Chief Martin Street
Madison, NC
70,236 SF



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