



FOR LEASE/SALE

PRIME VALUE-ADD QSR WITH DRIVE-THRU
WELL TRAVELED RETAIL CORRIDOR, MADISON NC

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PROPERTY HIGHLIGHTS

LOCATION

ADDRESS	713 N Highway Street
CITY, STATE, ZIP	Madison, NC 27025
COUNTY	Rockingham County

PROPERTY INFORMATION

PIN	791614445292
ZONING	GC (General Commercial)
LOT SIZE	.64 +/- AC
BUILDING SF	3,354 +/- SF
LEASE TYPE	NNN
LEASE RATE	\$16.00/PSF
SALE PRICE	\$595,000

- + Prime value-add QSR with drive-thru on retail corridor
- + Allowed uses include: retail, restaurant with drive-thru, professional/personal services
- + Close proximity to Business route 220 and Route 311 allowing easy access to Guilford County and I-40
- + Significant business growth in the county with new Industrial

Farmina Pet Foods - 150,000 SF Industrial Park in Reidsville

WhiteFiber Data Center - \$1 Billion dollar investment in former Unifi

CASINO - Planned casino on Hwy 220, Rockingham Co.

DEMOGRAPHICS



POPULATION

3 mi. - 6,923
5 mi. - 12,414
7 mi. - 19,736



AVG. HH INCOME

3 mi. - \$77,685
5 mi. - \$80,940
7 mi. - \$84,233



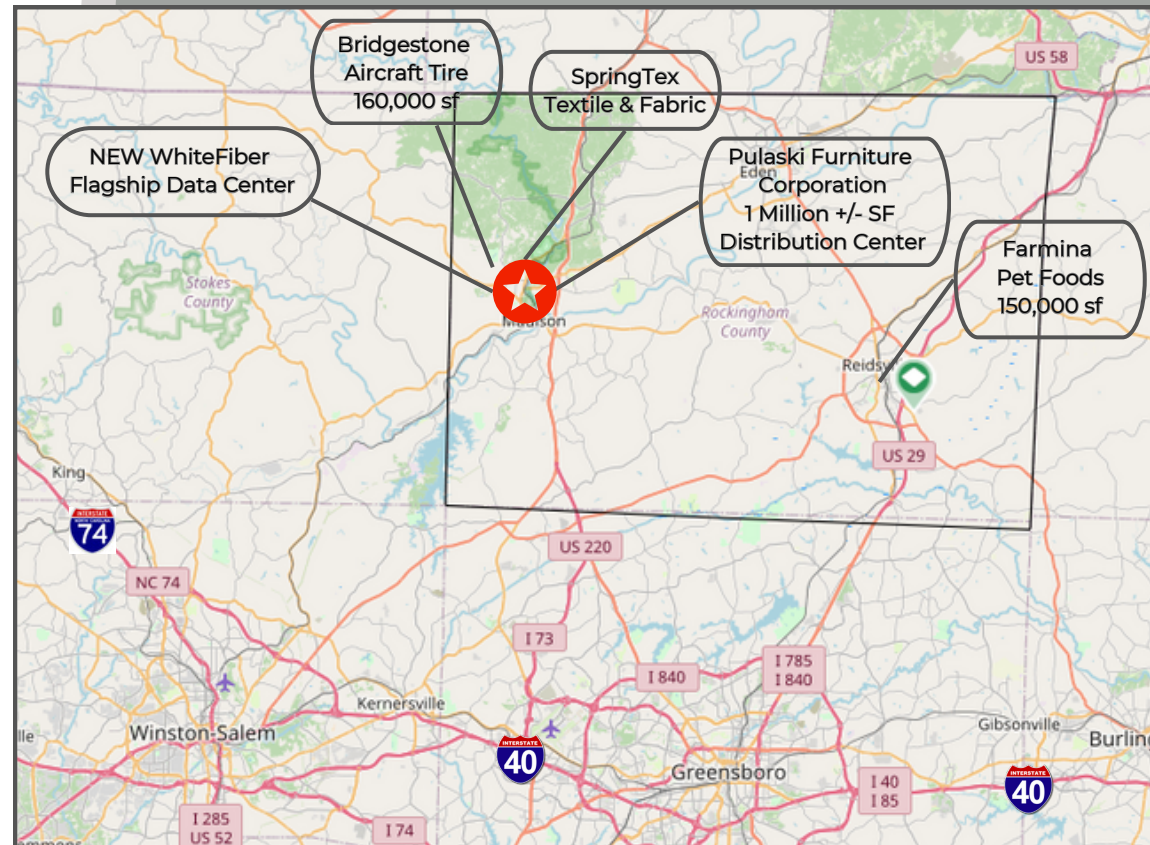
TOTAL BUSINESSES

3 mi. - 389
5 mi. - 489
7 mi. - 645



TOTAL EMPLOYEES

3 mi. - 4,628
5 mi. - 5,487
7 mi. - 6,797



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713 HIGHWAY STREET | MADISON, NC



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West Rockingham Middle School
Bridgestone Aircraft Tire
SpringTex Textile & Fabric

WhiteFiber NEW Flagship Data Center

Dillard Academy Elementary School

UPTOWN SELF STORAGE

MOCK-BEROTH TIRE & AUTOMOTIVE

CVS pharmacy

12500 VPD

Highway Street

McDonald's

TSC TRACTOR SUPPLY CO

DOLLAR TREE

Aaron's

Roses

KFC

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