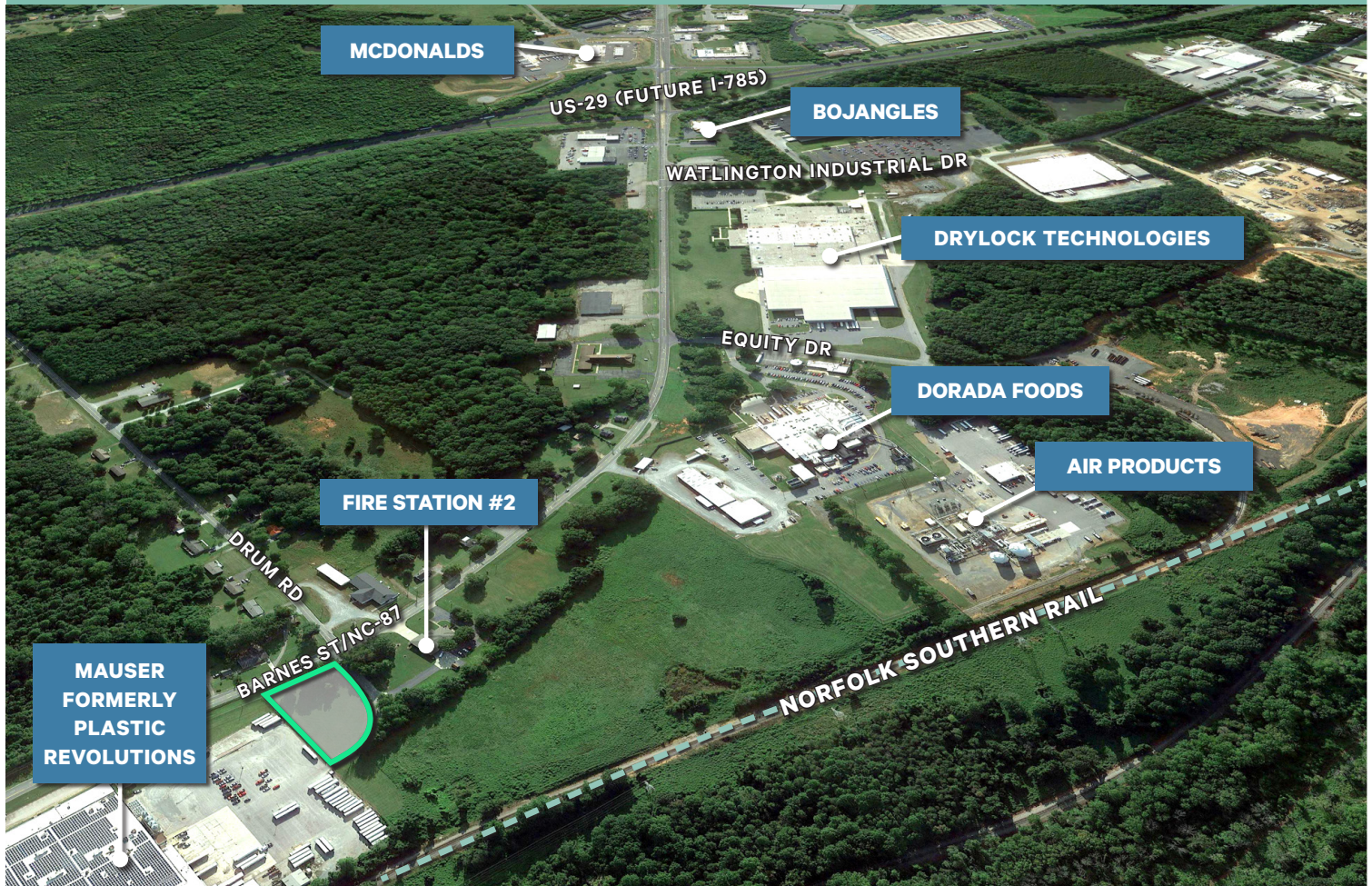


Barnes Street Business Park

1704 Barnes Street | Reidsville, NC 27320

1.00± Acre Retail Site | Available for Sale, Lease or Build-to-Suit



Property Overview

- + Site Size: 1.00± Acres
- + Traffic Counts: 10,500 VPD on Barnes Street
- + Frontage on Barnes Street
- + Ideal for Commercial or Retail Use
- + Located at Corner of Barnes St & Drum Rd

Contact Us

David Hagan, CCIM, SIOR*

Broker - Owner

Senior Vice President

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david.hagan@cbre.com

**Agent is Also Owner of Property*

Nearby Fast Food

- + Biscuitville
- + Bojangles
- + Burger King
- + Carmela's Pizza
- + KFC
- + McDonald's (two locations)
- + Short Sugar's
- + Subway

Site Aerial



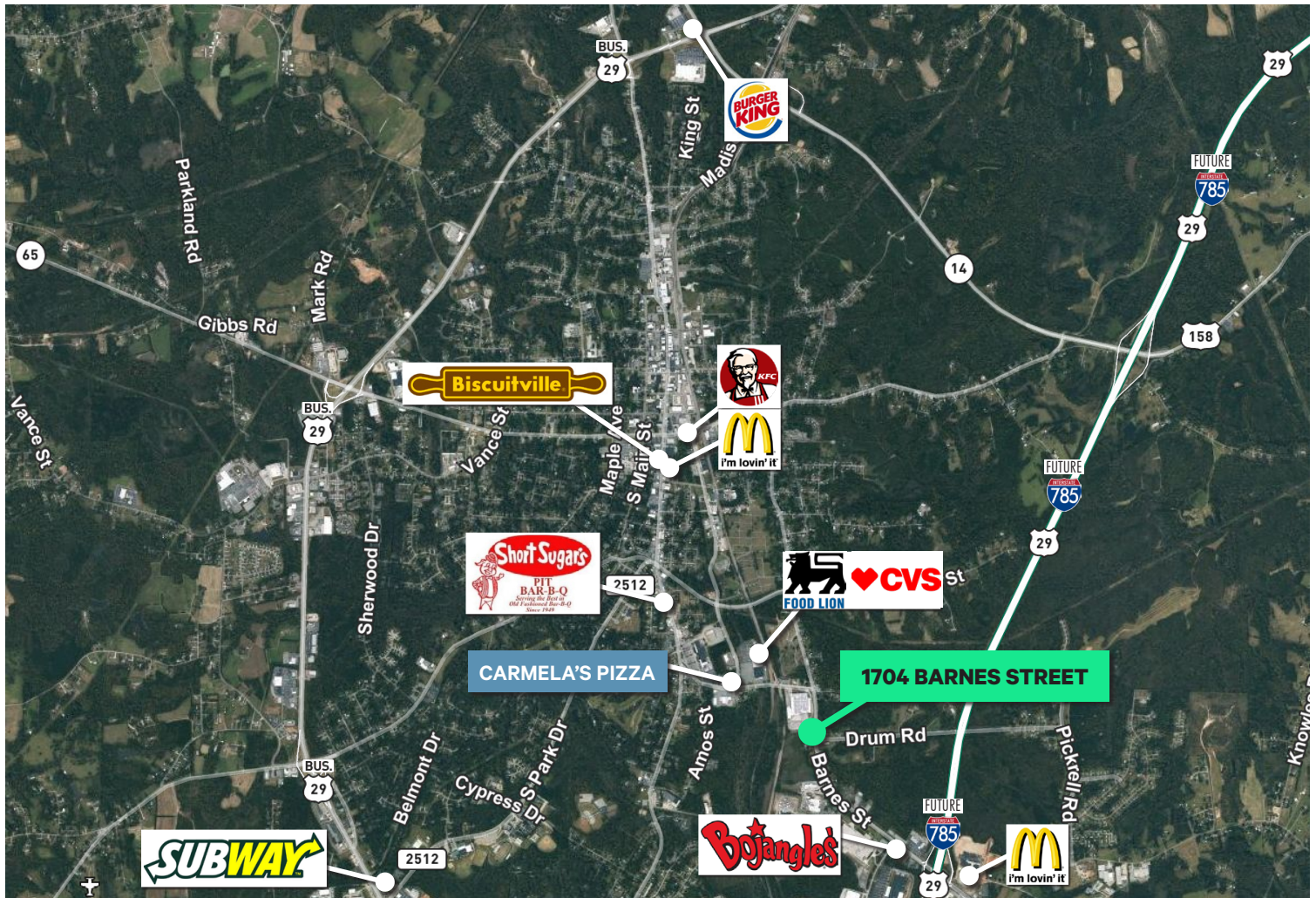
Site Attributes:

- + ALTA Survey Completed
- + No Wetlands or Stream Issues
- + Excellent Available Workforce
- + Tier 1 County Provides Highest State Economic Development Incentives
- + Qualified HUBZone

Site Utilities:

- + City Water & Sewer
- + NC Natural Gas
- + Duke Energy

Location Map



Location:

- + Rockingham County
- + Easy Access to I-40/I-85
- + Close Proximity to Interchange with US-29 (Future I-785)
- + 14 miles to I-840 (Greensboro Urban Loop)

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,090	16,273	23,173
Daytime Population	2,637	18,891	24,279
Average HH Income	\$54,806	\$56,366	\$61,001

Source: CBRE Fast Reports

Airport:

- + Piedmont Triad International Airport - 28.5 Miles
- + FedEx Mid-Atlantic Hub
- + Honda Jet
- + HAECO Americas
- + Boom Aviation

TRAFFIC COUNTS	
US-29	25,000 VPD
Barnes Street	10,500 VPD
S. Scales Street	8,700 VPD

Source: NC DOT

*It is specifically understood by the parties hereto that David Hagan is an employee of CBRE, Inc. a licensed real estate broker, and that he (or someone related by blood or marriage or someone with whom he has a special relationship) has a legal or beneficial interest in the property that is the subject of this transaction.

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