



## MAYODAN SHOPPING CENTER

RETAIL, OFFICE, AND FLEX SPACE FOR LEASE  
131 COMMERCE DRIVE, MAYODAN NC 27027

# THE PROPERTY

Location	131 Commerce Drive Mayodan, NC 27027
County	Rockingham
APN	171670

## HIGHLIGHTS

- Tenant mix includes national tenants Dollar Tree, Cato, and Shoe Show
- Shadow anchored by Walmart Supercenter
- Close proximity to Highway 220 (future I-73), which is main highway leading into Greensboro, NC and Martinsville, VA
- Center offers high ceilings and ample parking
- Great location along the primary commercial corridor in the city of Mayodan
- Call broker for lease rates!

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
250	5,726	13,139

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,208	\$65,850	\$69,578

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
73	2,619	5,792

Suite Tenant	Floor	Square Feet	Lease Type Notes
1101-K Available	1	2,000	NNN- TICAM \$4.08
1201-L/M Available	1	3,272	NNN- TICAM \$4.08
1201-S Available	1	16,462	NNN- TICAM \$4.08 Flex Space.
1401-N Available	1	1,610	NNN- TICAM \$4.08
1501-O Available	1	1,610	NNN- TICAM \$4.08

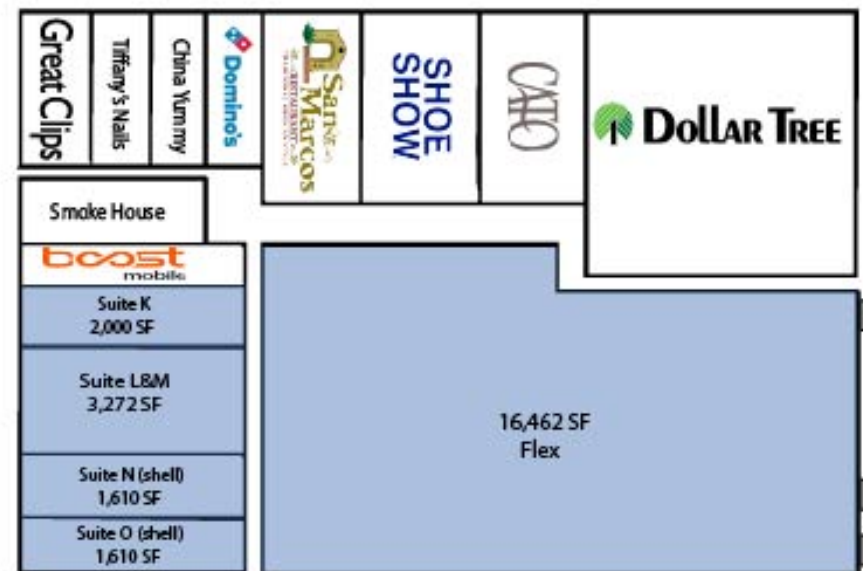


## PROPERTY FEATURES

GLA (SF)	55,659
LAND ACRES	5.52
YEAR BUILT	1996
YEAR RENOVATED	2007
ZONING TYPE	C2/MY (Highway Business)
BUILDING CLASS	A
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	210
PARKING RATIO	5.39/1,000 SF
NUMBER OF INGRESSES	Two. Commerce Drive & Hwy 311
NUMBER OF EGRESSES	Two. Commerce Drive & Hwy 311

## TENANT INFORMATION

MAJOR TENANT/S	Boost Mobile, Dollar Tree, Cato, Shoe Show, Domino's, Great Clips, San Marcos Mexican Restaurant, China Yummy, Smoke House, Tiffany's Nails
SHADOW ANCHOR	Walmart Super Center, Goodwill Store, Taco Bell, McDonald's, Verizon, Burger King
LEASE TYPE	NNN

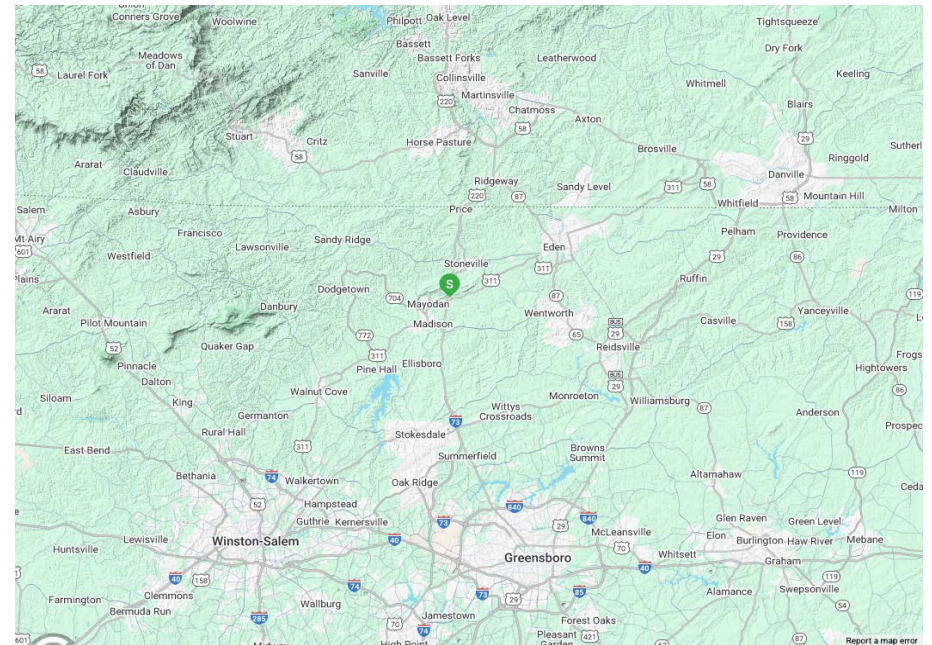
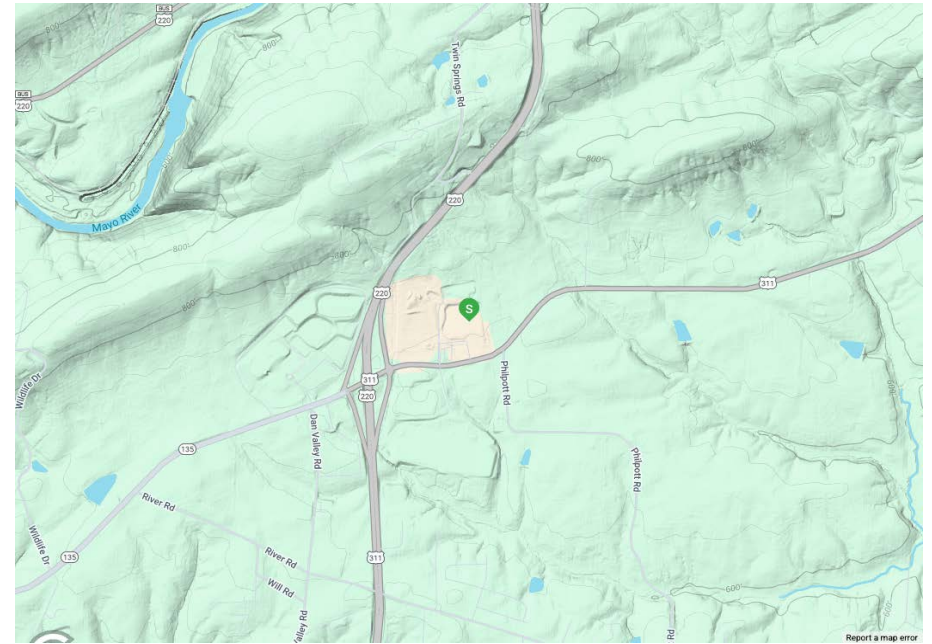


# Mayodan Shopping Center

- Welcome to the Mayodan Shopping Center, a dynamic retail hub located at 131 Commerce Dr in the primary commercial corridor in the City of Mayodan, North Carolina. This multi-tenant center boasts 55,659 square feet of retail space, designed to cater to a diverse range of businesses and consumers.

## About Mayodan, NC

- Population is approximately 2,464 (as of 2024), offering a close-knit, small-town atmosphere.
- Strategic location within the Piedmont Triad region, only a 35-minute drive from Piedmont Triad International Airport.
- Convenient highway access including:
  - U.S. Route 220/I-73, connecting Mayodan to Greensboro and Asheboro.
  - NC Highway 135, linking Mayodan to Eden.
  - U.S. Route 311, providing a direct route to Winston-Salem.
- Mayodan has a strong industrial and manufacturing sector, with major employers including:
  - Sturm, Ruger & Co. – A leading firearms manufacturer
  - Bridgestone Aircraft Tire – A key supplier for aviation industries
  - Gildan – A global textile and apparel company
  - McMichael Mills – A manufacturer specializing in high-quality textiles





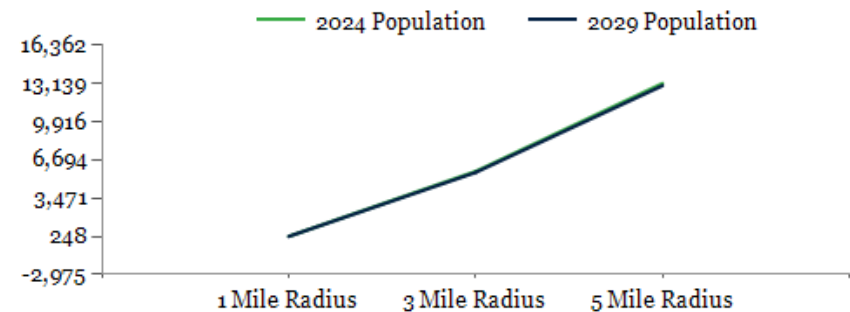




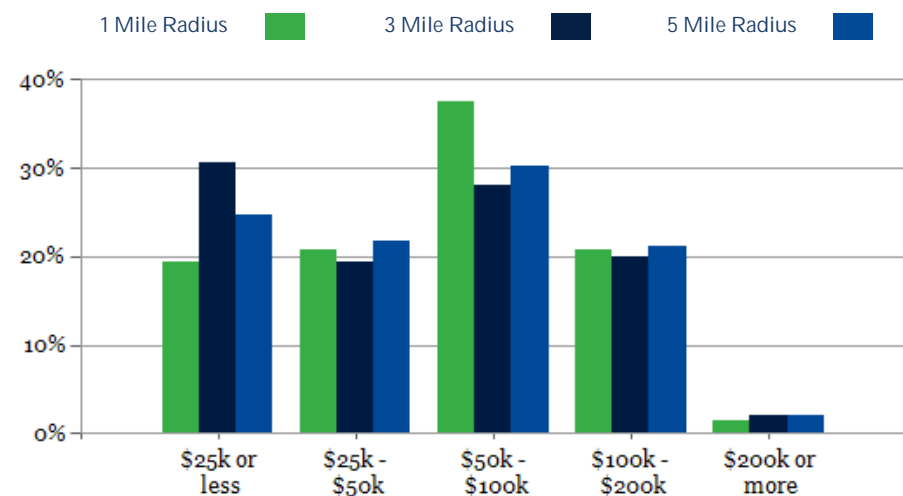
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	291	6,026	13,802
2010 Population	292	6,066	13,915
2024 Population	250	5,726	13,139
2029 Population	248	5,641	12,955
2024-2029: Population: Growth Rate	-0.80%	-1.50%	-1.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	440	820
\$15,000-\$24,999	7	362	613
\$25,000-\$34,999	4	195	516
\$35,000-\$49,999	11	312	749
\$50,000-\$74,999	16	481	1,075
\$75,000-\$99,999	11	253	676
\$100,000-\$149,999	12	396	877
\$150,000-\$199,999	3	125	346
\$200,000 or greater	1	56	120
Median HH Income	\$58,372	\$50,034	\$53,242
Average HH Income	\$69,208	\$65,850	\$69,578

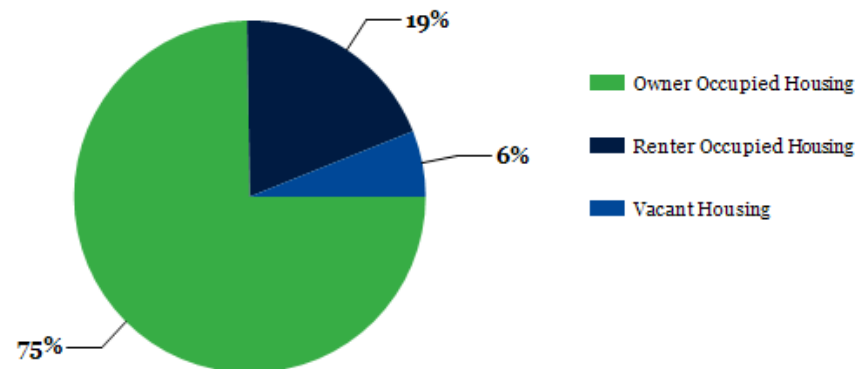
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	78	2,816	6,161
2010 Total Households	83	2,662	5,831
2024 Total Households	73	2,619	5,792
2029 Total Households	74	2,628	5,820
2024 Average Household Size	3.22	2.16	2.24
2024-2029: Households: Growth Rate	1.35%	0.35%	0.50%



2024 Household Income



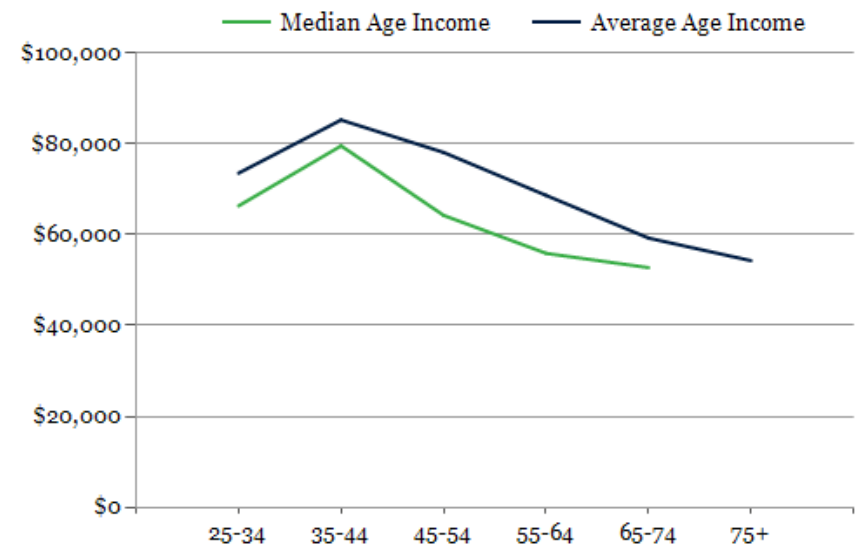
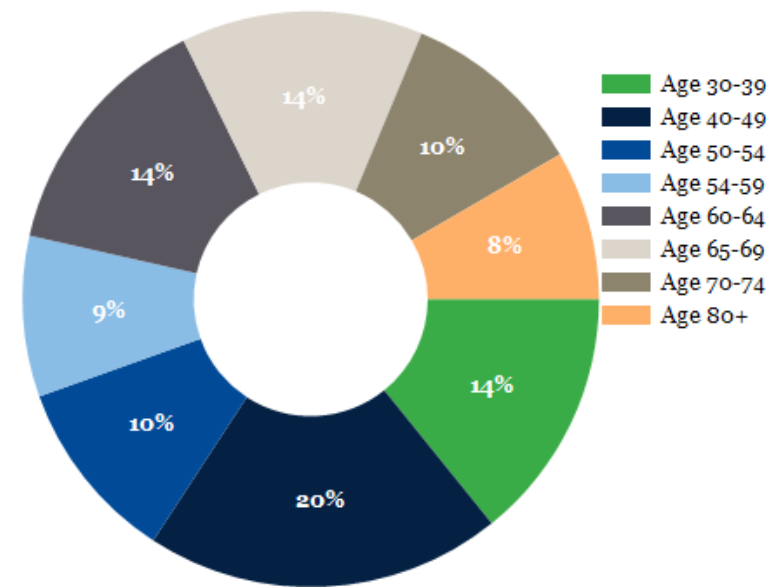
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	12	328	742
2024 Population Age 35-39	10	292	681
2024 Population Age 40-44	12	294	678
2024 Population Age 45-49	19	348	774
2024 Population Age 50-54	16	373	917
2024 Population Age 55-59	14	414	963
2024 Population Age 60-64	22	485	1,073
2024 Population Age 65-69	21	454	1,002
2024 Population Age 70-74	16	386	844
2024 Population Age 75-79	13	288	666
2024 Population Age 80-84	9	193	422
2024 Population Age 85+	13	212	411
2024 Population Age 18+	210	4,804	10,872
2024 Median Age	50	49	48
2029 Median Age	51	50	49

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,362	\$57,127	\$59,821
Average Household Income 25-34	\$73,567	\$68,605	\$75,723
Median Household Income 35-44	\$79,585	\$63,581	\$70,239
Average Household Income 35-44	\$85,280	\$77,427	\$83,708
Median Household Income 45-54	\$64,286	\$64,129	\$68,622
Average Household Income 45-54	\$78,147	\$78,674	\$83,220
Median Household Income 55-64	\$55,908	\$52,199	\$55,495
Average Household Income 55-64	\$68,680	\$69,590	\$69,777
Median Household Income 65-74	\$52,758	\$42,620	\$44,661
Average Household Income 65-74	\$59,275	\$61,401	\$62,743
Average Household Income 75+	\$54,289	\$48,798	\$53,601





# Mayodan Shopping Center

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*Exclusively Listed By*



**Katie Tucker**

One Alliance Companies  
Broker

(919) 889-3793

(336) 283-8650

katie@onealliancecompanies.com



**Cindy Rosasco**

One Alliance Companies  
Broker

(336) 954-7582

(336) 283-8650

cindy@onealliancecompanies.com

