



# EDEN SHOPPING CENTER

1,200 SF - 9,280 SF FOR LEASE  
660 S PIERCE STREET, EDEN NC 27288

# THE PROPERTY

Location	660 S Pierce Street Eden, NC 27288
County	Rockingham
APN	168626

# HIGHLIGHTS

- Conveniently located shopping center shadowed by Goodwill and Walmart. National Anchor tenants include Cato and Sally Beauty Salon.
- Excellent location for retail, office, medical or restaurant
- Square Footage Available: 1,200 - 9,280 +/- SF
- Plenty of parking
- High visibility with great signage
- Professionally managed
- Very clean and well-maintained center
- Competitive Rates

## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	1,771	16,631	23,810

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$71,345	\$66,257	\$69,282

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	885	7,302	10,569

Tenant	Square Feet	Rent Per SF (Annual)	Notes
Suite A	1,200	\$12	TICAM \$3.00/SF
Suite F	3,500	\$12	TICAM \$3.00/SF
Suite H	4,200	\$12	TICAM \$3.00/SF
Suite J-K	5,080	\$12	Can be subdivided. TICAM \$3.00/SF
Suite N	3,440	\$12	Can be subdivided. TICAM \$3.00/SF

## PROPERTY FEATURES

GLA (SF)	31,320
LAND SF	180,338
LAND ACRES	4.14
YEAR BUILT	2005
ZONING TYPE	BG/ED
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	172

## TENANT INFORMATION

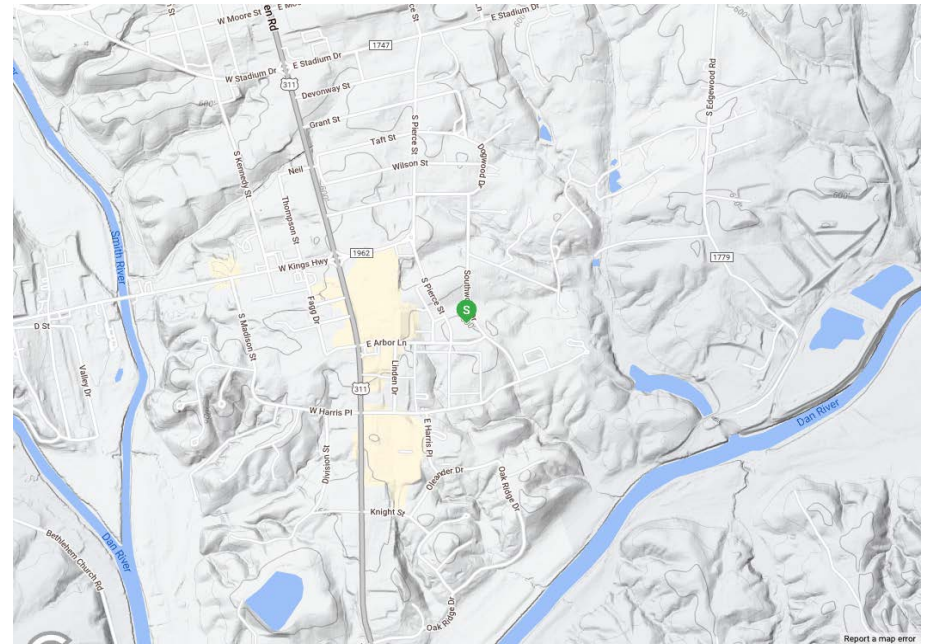
MAJOR TENANT/S	Cato, Sally Beauty Salon
SHADOW ANCHOR	Goodwill, Walmart



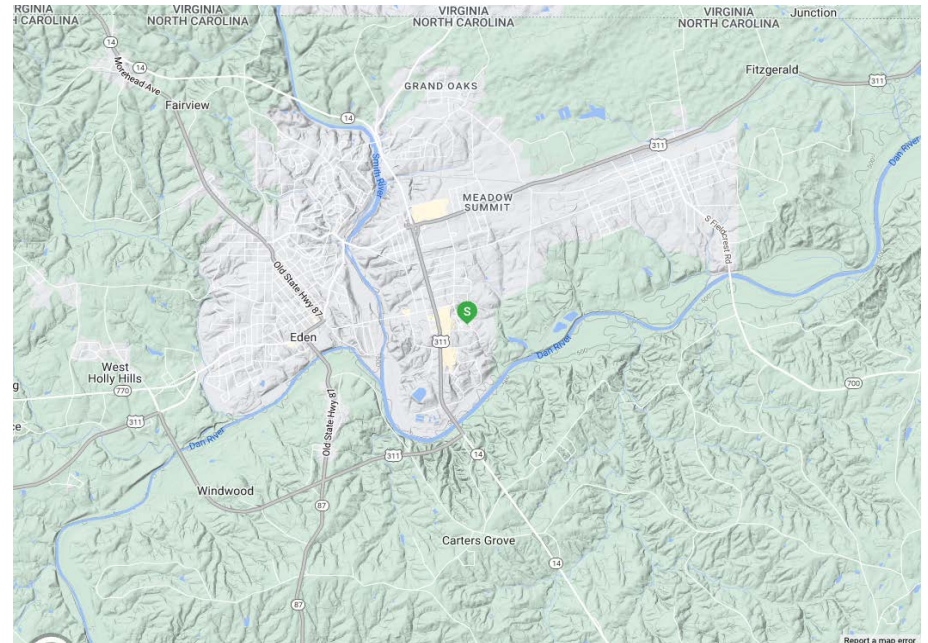
## About Eden, NC

- Eden, North Carolina, is accessible via several major highways:
  - U.S. Route 311: This highway runs through Eden and connects the city to Greensboro to the south and the Virginia border to the north.
  - U.S. Route 87: This route also passes through Eden and connects the area to other parts of North Carolina and beyond.
  - Interstate 73: While it doesn't run directly through Eden, I-73 is nearby and provides access to larger regional connections, facilitating travel to Greensboro and other cities.
- Eden is situated near the Virginia border, about 30 miles north of Greensboro, making it a convenient location for commuters.
- Eden was historically known for its thriving textile industry, particularly in the early to mid-20th century, with several cotton mills operating in the area.
- The city is home to several parks and outdoor spaces, including the picturesque Smith River and the popular Eden Greenway Trail, which offers walking and biking paths.
- The city is served by the Rockingham County School System, which offers several public schools for residents.
- The city has several historic landmarks, including the old Eden Depot and various sites reflecting its rich history in textile manufacturing.

Locator Map



Regional Map





American Express

BVL

CVS pharmacy

Bo\*

Wendy's

Wendy's

COOK OUT

POPEYES

Ruby Tuesday

Kroger

WYNDHAM

goodwill

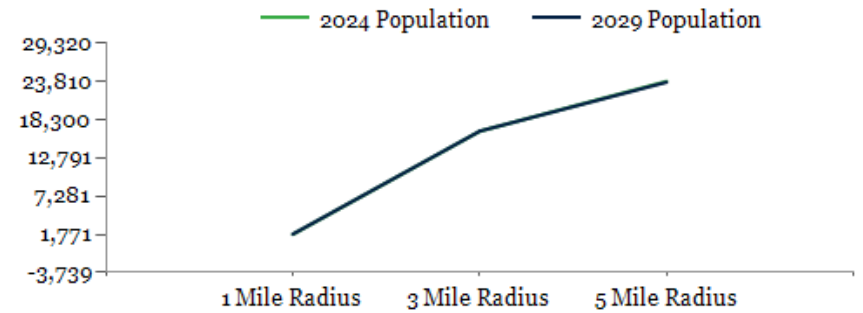
Walmart

WOODFOREST  
NATIONAL BANK

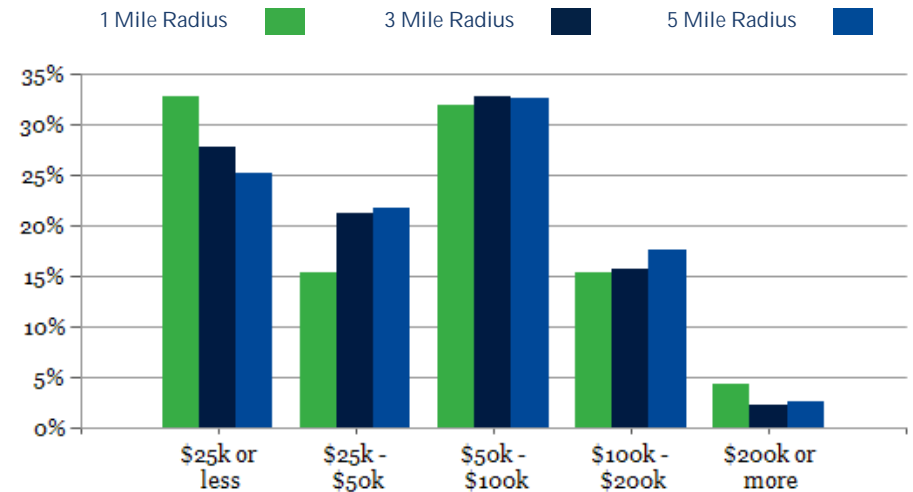
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,326	17,422	25,237
2010 Population	1,570	17,030	24,658
2024 Population	1,771	16,631	23,810
2029 Population	1,816	16,643	23,697
2024-2029: Population: Growth Rate	2.50%	0.05%	-0.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	170	1,203	1,577
\$15,000-\$24,999	120	831	1,094
\$25,000-\$34,999	71	709	980
\$35,000-\$49,999	65	840	1,318
\$50,000-\$74,999	188	1,383	2,106
\$75,000-\$99,999	95	1,016	1,350
\$100,000-\$149,999	70	727	1,230
\$150,000-\$199,999	67	425	632
\$200,000 or greater	39	168	281
Median HH Income	\$51,429	\$50,811	\$52,551
Average HH Income	\$71,345	\$66,257	\$69,282

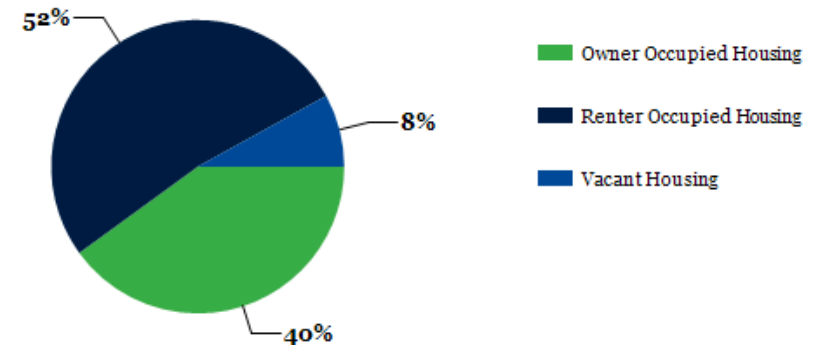
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	616	7,908	11,444
2010 Total Households	711	7,147	10,508
2024 Total Households	885	7,302	10,569
2029 Total Households	928	7,433	10,699
2024 Average Household Size	1.96	2.25	2.23
2024-2029: Households: Growth Rate	4.75%	1.80%	1.20%



2024 Household Income



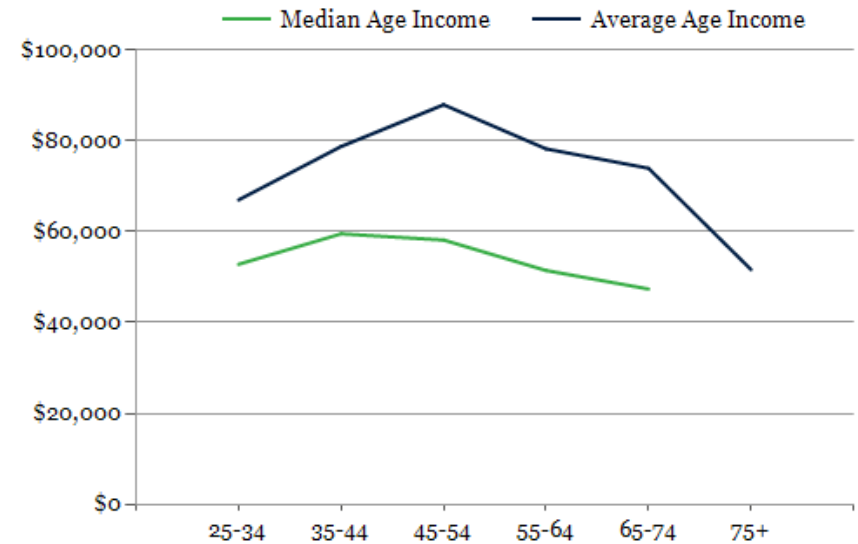
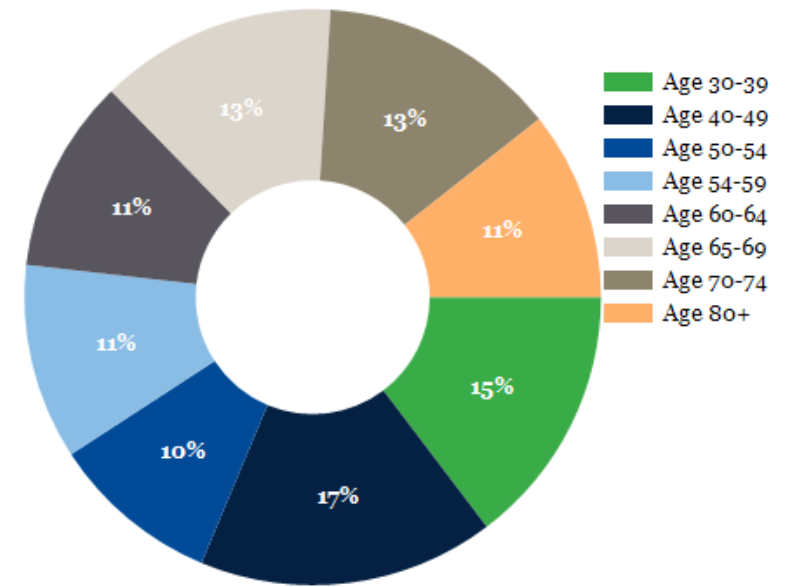
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	83	992	1,352
2024 Population Age 35-39	76	908	1,301
2024 Population Age 40-44	89	916	1,309
2024 Population Age 45-49	91	927	1,360
2024 Population Age 50-54	103	1,124	1,652
2024 Population Age 55-59	119	1,116	1,635
2024 Population Age 60-64	118	1,196	1,728
2024 Population Age 65-69	144	1,178	1,718
2024 Population Age 70-74	145	973	1,419
2024 Population Age 75-79	115	760	1,119
2024 Population Age 80-84	70	469	690
2024 Population Age 85+	66	455	645
2024 Population Age 18+	1,464	13,280	19,067
2024 Median Age	50	44	45
2029 Median Age	50	45	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,827	\$52,641	\$53,734
Average Household Income 25-34	\$67,011	\$62,657	\$65,519
Median Household Income 35-44	\$59,546	\$60,139	\$62,236
Average Household Income 35-44	\$78,773	\$78,771	\$82,163
Median Household Income 45-54	\$58,185	\$58,445	\$60,970
Average Household Income 45-54	\$87,979	\$76,609	\$80,292
Median Household Income 55-64	\$51,472	\$51,767	\$54,715
Average Household Income 55-64	\$78,259	\$67,574	\$72,273
Median Household Income 65-74	\$47,377	\$44,540	\$47,795
Average Household Income 65-74	\$73,993	\$64,194	\$67,414
Average Household Income 75+	\$51,675	\$52,587	\$52,675



# Eden Shopping Center

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