

# Midtown Square

730 S SCALES STREET  
REIDSVILLE, NC 27320



**86% Leased** | Retail & Medical Asset with  
Value-Add Upside in Growing North Carolina Market

Offering Memorandum

**CBRE**

*CBRE, Inc., as exclusive listing agent, is pleased to present Midtown Square Shopping Center, a freestanding retail property in Reidsville, NC.*

## THE OFFERING

Midtown Square Shopping Center is a multi-tenant medical, retail and office property located on a major thoroughfare in Reidsville, North Carolina. This location offers professional businesses as well as medical office users including Cone Health. Positioned just minutes from downtown, the center offers excellent visibility and accessibility, making it an attractive location for tenants and investors alike.

The property presents a compelling opportunity for investors seeking stable income from a diversified tenant mix in a suburban market 20 minutes from Greensboro, NC. With medical, retail and office suites available for lease, Midtown Square offers flexibility for various business types and potential for value-add enhancements.



**19,627 SF**

Total Building Size

**±1.83 Acres**

Total Land Size

**GB: General Business /  
RD: Residential District**

Zoning

**115**

Parking Spaces

**13,000 AADT**

Traffic Count (S Scales Street)

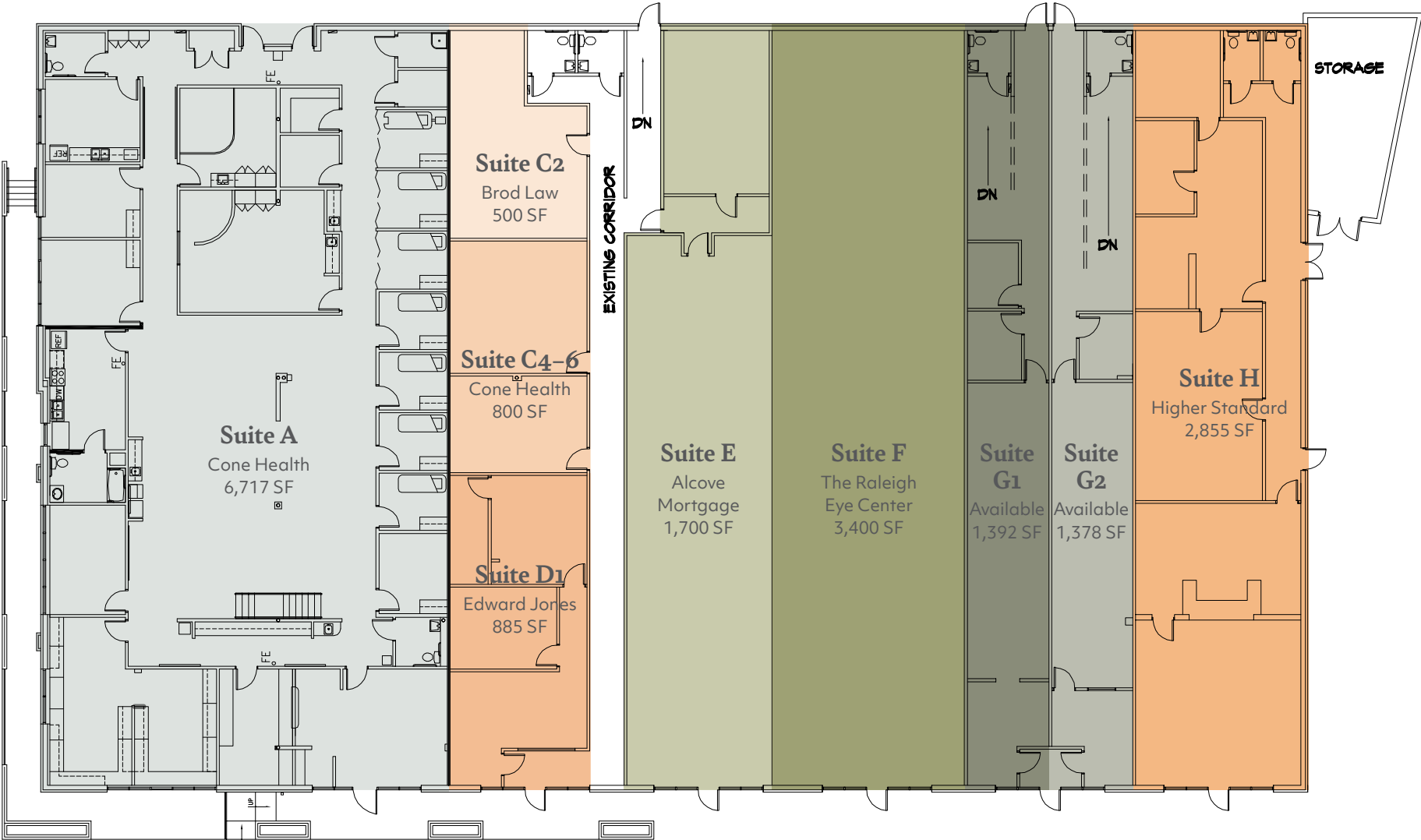




## INVESTMENT HIGHLIGHTS

- **Occupancy:** 86% leased to both professional and medical users.
- **Strategic Location:** Positioned on a major thoroughfare (S. Scales Street) with 13,000 AADT, offering high visibility and easy access.
- **Zoning Advantage:** Zoned GB/RD, allowing for a wide range of commercial uses including medical, retail and professional office.
- **Multi-Tenant Flexibility:** Offers medical, retail and office suites, appealing to a diverse mix of businesses and service providers.
- **Strong Accessibility:** Convenient access to major highways including US-29, Business 29, US-158, Highway 87, and Freeway Drive.
- **Stable Lease Rate:** Competitive asking rate of \$16.00/SF NNN, attractive for small business tenants.
- **Ample Parking:** 115 on-site parking spaces support customer convenience and tenant operations for high density parking with retail, office and medical users.
- **Generous Lot Size:** Situated on  $\pm 1.83$  acres, offering room for potential redevelopment or expansion.
- **Established Structure:** Built in 1949, the center has a long-standing presence in the community with potential for value-add improvements.
- **Proximity to Downtown Revitalization Project:** Located near downtown Reidsville, benefiting from increased community investment and foot traffic.

# FLOOR PLAN



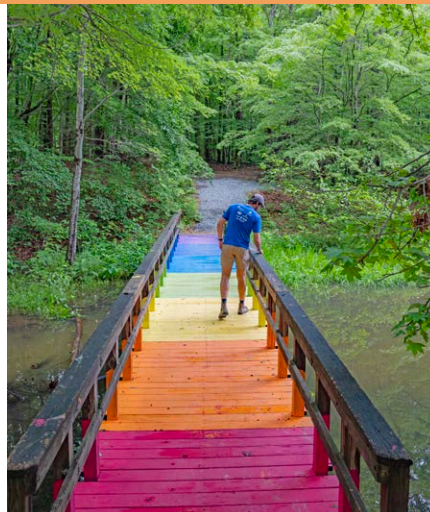
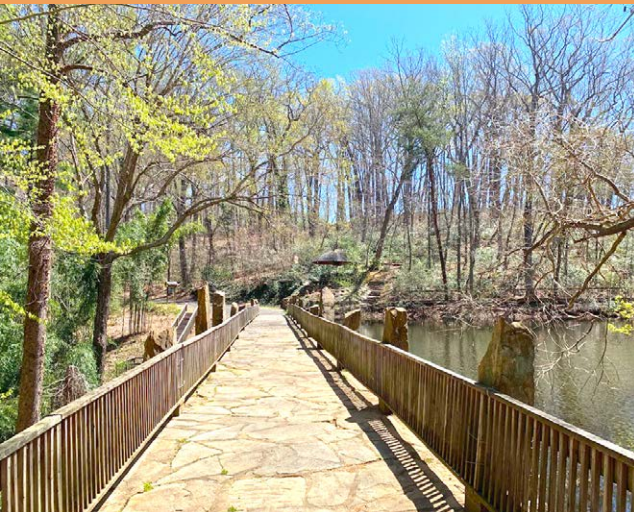




## MARKET & LOCATION OVERVIEW

Reidsville, located in Rockingham County, is a strategically positioned city in North Carolina's Piedmont Triad region, just 25 minutes north of Greensboro. With a rich industrial heritage and a growing focus on revitalization, Reidsville is emerging as a hub for small business development, healthcare, and advanced manufacturing. The city benefits from direct access to major transportation routes including US-29, I-785, and NC-87, making it an ideal location for regional commerce and retail expansion.

Rockingham County's economy is diversifying, supported by recent investments from major employers such as Sturm, Ruger & Co., Bridgestone Aircraft Tire USA, and Nestlé Purina. The area boasts a skilled labor force, competitive operating costs, and strong public-private partnerships that support business growth. Reidsville's designation as a Main Street America™ Accredited Community underscores its commitment to downtown revitalization and economic development.





## KEY MARKET HIGHLIGHTS

- **Population:** ~14,000 (Reidsville); ~90,000 (Rockingham County)
- **Median Household Income:** ~\$47,000
- **Median Age:** 44.9 years
- **Labor Force Access:** Over 500,000 workers within a 45-minute drive
- **Top Industries:** Manufacturing, Retail Trade, Healthcare, Real Estate
- **Recent Job Growth:** Expansions by Ruger Firearms and Bridgestone Aircraft Tire USA
- **Infrastructure:** Access to US-29, I-785, Norfolk Southern rail, and three international airports
- **Business Climate:** Low cost of doing business, strong local support, and active public-private partnerships
- **Accolades:** Main Street America™ Accreditation, recognized for downtown revitalization and community development



### Major Employers

ROCKINGHAM COUNTY SCHOOLS	1,591 Employees
ROCKINGHAM COUNTY GOVERNMENT	766 Employees
WALMART	705 Employees
UNIFI, INC.	656 Employees
GILDAN ACTIVEWEAR	651 Employees
STURM, RUGER & CO.	634 Employees
UNC ROCKINGHAM HEALTH CARE	627 Employees
CONE HEALTH – ANNIE PENN HOSPITAL	553 Employees
DORADA FOODS	418 Employees
NESTLÉ PURINA PETCARE	330 Employees



*With a population of approximately 14,000 in Reidsville and 90,000 countywide, the area offers a stable consumer base and access to a regional labor pool of over 500,000 within a 45-minute drive. Ongoing infrastructure improvements, including enhanced highway connectivity and broadband expansion, further position Reidsville as a compelling market for retail investment and long-term growth.*

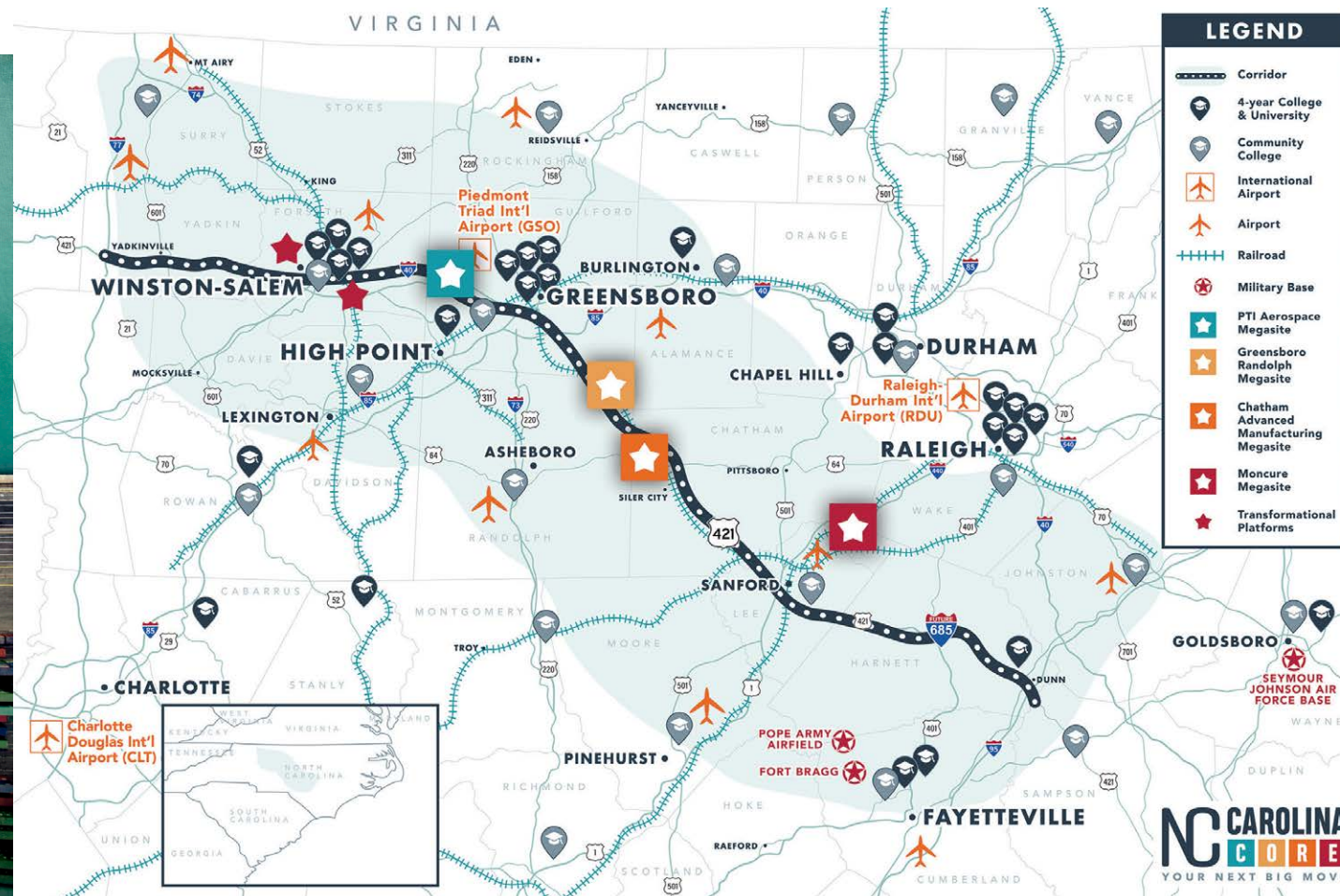
## RECENT JOB ANNOUNCEMENTS

- Farmina Pet Foods: Opened its first U.S. manufacturing facility in Reidsville, investing \$115 million and creating hundreds of jobs
- Joyalways: Launching a wet wipe facility in Reidsville with an \$18 million investment and 113 new jobs
- WhiteFiber Inc.: Investing \$1 billion in a high-performance computing data center in Madison, NC
- Drylock Technologies: Adding 113 jobs and investing \$26.9 million in a baby care manufacturing site
- Nestlé Purina PetCare: Opened a 1.3 million SF pet food factory, repurposing a former brewery into a “factory of the future”



# CAROLINA CORE

The Carolina Core is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685. The Carolina Core is not confined by traditional borders. The Carolina Core's boundaries are built by the assets that make the region a globally competitive market – a talent pool of more than 2 million people, access to 30+ colleges and universities with 250,000 students, multiple airports, four megasites totaling 7,200 acres of certified land, urban research parks and more. These assets have long served companies, from the era of producing distinctly American goods like tobacco and textiles to the current global tech-based economy.





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