



**FOR SALE or LEASE** | Retail  
Neighborhood Mixed

**217 E. Aiken Rd.**  
Eden, NC 27288



**CONTACT**

**Zane Frye** - Frye Real Estate w/ Keller Williams One  
zfrye@kw.com / 910 574 8968 / [www.zanefrye.com](http://www.zanefrye.com)





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## Property Info:

- 6500+- SQ FT
- 1.504 Acres
- Zoning - NMX - Neighborhood, Mixed
- Main Floor - 3,250 sq ft
  - Clear Height - 15' 5"
- Lower Level
  - 3,250 sqft
  - Ceiling height - 9' 7"

## Demographics:

	1 Mile	3 Mile
Population:	2,314	15,107
Households:	982	6,575
Median Age:	42.50	\$35,651
Median HH Income:	\$60,316	7,688
Population Growth '24-'29:	4.06% +	3.44% +
Household Growth '24-'29:	3.97% +	3.38% +

## Zoning Description:

The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached.

### DISTANCE TO

**PTI Airport**  
*48 minutes, 46.5 miles*

**Danville, VA**  
*33 minutes, 24.1 miles*

**High Point**  
*1 Hour, 54.9 miles*

**Winston Salem**  
*1 hour, 53.5 miles*

**Raleigh-Durham**  
*2 hours, 107 miles*

**Charlotte**  
*2 hours, 130 miles*

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EIP	EXISTING IRON PIPE
IS	EXISTING IRON STAKE
IS	5/8" REBAR SET
CON	CONCRETE MONUMENT
C	CENTER LINE
SM	SEWER MAN HOLE
R/W	RIGHT-OF-WAY
OH	OVERHEAD ELECTRIC
UT	UTILITY POLE
PT	COMPUTED POINT
FH	FIRE HYDRANT
SS	SANITARY SEWER
WM	WATER METER

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAYS OF RECORD WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES OR WASTE WATER TREATMENT SYSTEMS.

ALL IRONS SET ARE 5/8" REBAR SET FLUSH WITH THE GROUND. STATIONS NOT OTHERWISE IDENTIFIED ARE POINTS.

STATE OF NORTH CAROLINA  
COUNTY OF ROCKINGHAM

I, Kelly K. Shultz, REVIEW OFFICER OF  
Kelly K. Shultz CERTIFY THAT THE MAP  
OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Kelly K. Shultz  
REVIEW OFFICER

1-7-25  
DATE

Notarized and signed by  
a Notary Public in and for  
the State of North Carolina,  
in accordance with the  
regulations of the City of Eden,  
North Carolina.

Kelly K. Shultz  
Signature

1-7-25  
Date

THIS PLAT OF SURVEY CREATES A SUBDIVISION  
OF LAND WITHIN THE AREA OF A COUNTY OR  
MUNICIPALITY THAT HAS AN ORDINANCE THAT  
REGULATES PARCELS OF LAND.

C. E. Robertson  
C.E. ROBERTSON, PLS L-1421

SURVEYORS CERTIFICATE

I, C.E. ROBERTSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER  
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1622-PAGE 2160);  
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS  
DRAWN FROM INFORMATION FOUND AS SHOWN; THAT THE RATIO OF  
PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+;  
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30  
AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL  
THIS 9th DAY OF DECEMBER, 2024.

C. E. Robertson  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: L-1421

CERTIFICATE OF GPS SURVEY

I, C. E. ROBERTSON, CERTIFY THAT THIS MAP WAS DRAWN  
UNDER BY SUPERVISION IN PART FROM AN ACTUAL GPS  
SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING  
INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "A"
- (2) POSITIONAL ACCURACY: 0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: DECEMBER, 2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NORTN
- (7) GEOID MODEL: GEOID18
- (8) COMBINED GRID FACTOR: 1.00009372
- (9) UNITS: US SURVEY FEET
- (10) ALL DISTANCES ARE NC GRID DISTANCE

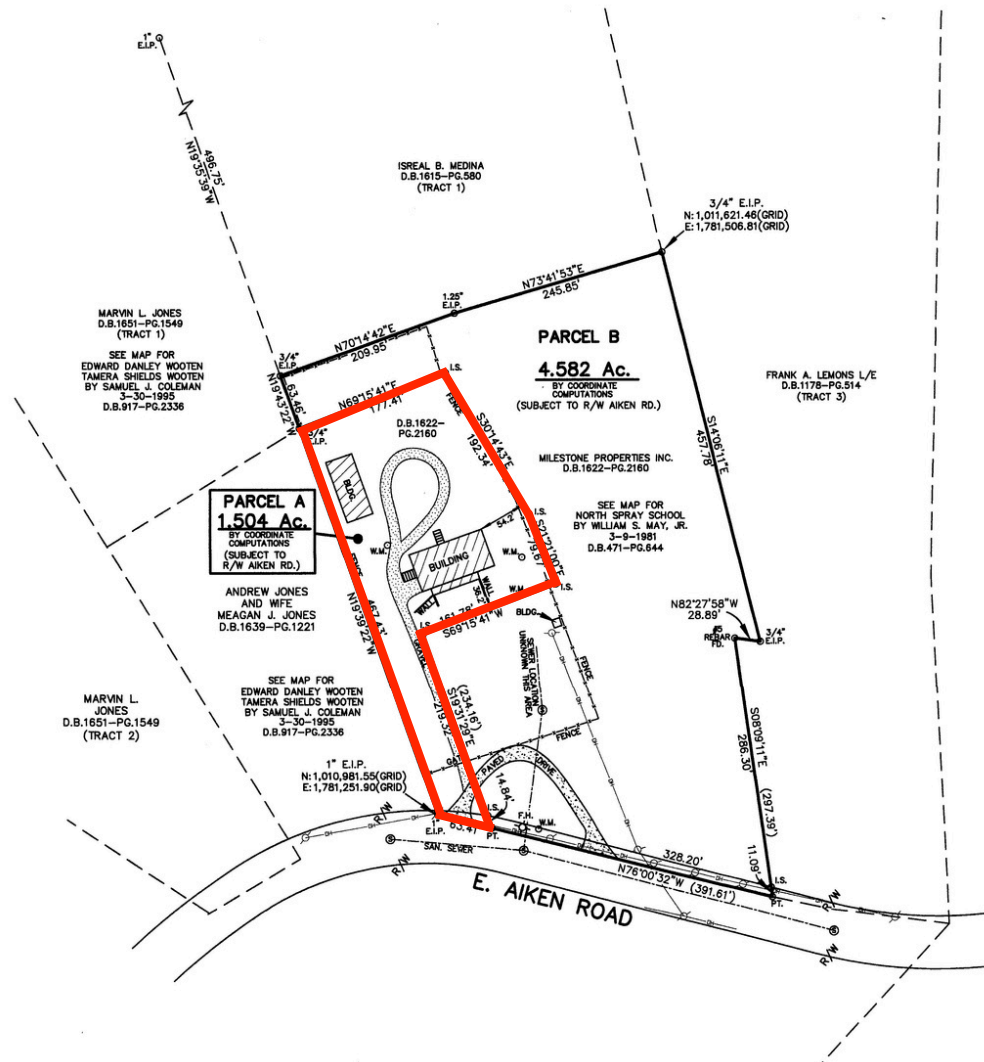


BOOK 100 PAGE 77 (1)

660396



Filed  
Rockingham County, NC  
Benjamin J. Curtis, Register of Deeds  
01/13/2025 02:32:52 PM  
Fee Amt: \$21.00 NC Excise Tax: \$0.00  
DIANE STITT

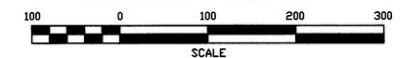


PLAT OF SURVEY  
FOR

**MILESTONE PROPERTIES, INC.**

LEAKSVILLE TOWNSHIP ROCKINGHAM COUNTY  
NORTH CAROLINA

DECEMBER 9, 2024 SCALE 1"= 50'



C.E. ROBERTSON & ASSOCIATES, P.C.

PROFESSIONAL LAND SURVEYOR L-1421

CERTIFICATION NUMBER: C-2928

P.O. BOX 662

MADISON, NC 27025

PH. (336) 627-0498

EMAIL: froulks@cersurveyors.com

JOB NAME: 20241017JONES

SEE ALSO: CITYOFEDENAIKENRD2024