

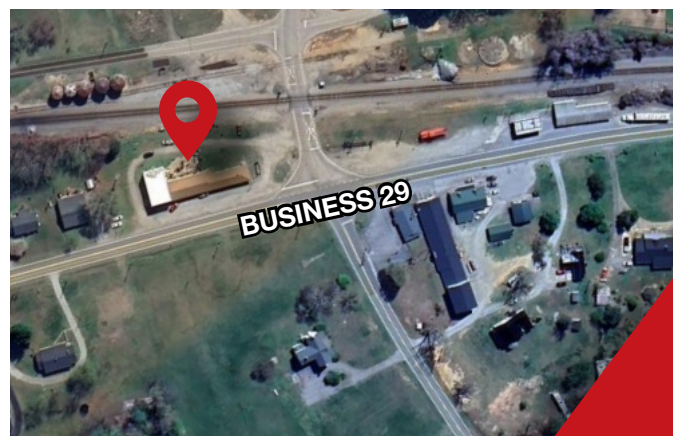
# 9597 US BUSINESS 29 RUFFIN, NC

**FOR SALE**  
**\$335,000**

Mixed Use  
REDEVELOPMENT  
**OPPORTUNITY**



- 5,784 +/- SF Mixed-Use Commercial Building (Residential & Retail)
- Zoning Allows for a Multi-Family Redevelopment Opportunity with Significant Potential Upside (Approx. 7 Units)
- Located 30 Minutes from Greensboro, NC
- Located 14 Minutes from Danville Ceasars Casino
- Could Support Lease Rates of \$800+ Per Month



2024	1 Mile	3 Miles	5 Miles
Population	357	1,303	4,671
Total HH	149	538	1974
Avg. HH Income	\$68,728	\$61,153	\$60,207

**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**WILL BLACKWELL, SIOR**  
BROKER  
336.345.1500  
wblackwell@naipt.com

**ELIJAH KNIGHT**  
BROKER  
336.618.3562  
eknight@naipt.com

250 W. First Street, Suite 301 Winston-Salem, NC 27101 | [naipt.com](http://naipt.com)





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