

RETAIL SPACE FOR LEASE

1210 Rockingham Road  
Rockingham, NC 28379

\$10/sf + NNN\*

\*\$1.60/sf NNN includes Real Estate Taxes & Insurance and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2023)	3,926	30,954	39,028
Projected Population (2028)	4,017	30,962	39,370
Estimated Households (2023)	1,604	12,577	15,739
Projected Households (2028)	1,608	12,339	15,576
Estimated Average Household Income (2023)	\$39,978	\$42,009	\$44,321
Projected Average Household Income (2028)	\$39,554	\$41,906	\$44,345
Total Businesses	250	1,152	1,304
Total Employees	3,062	11,377	12,451

Space Details



Retail center with Tractor Supply, Welcome Finance, The Hive Childrens Party Center, and AUD Practice with Dollar Tree currently under construction and coming soon

Available Suites:

1,955 sf

2,812 sf

6,180 sf

All can be combined as per tenant needs

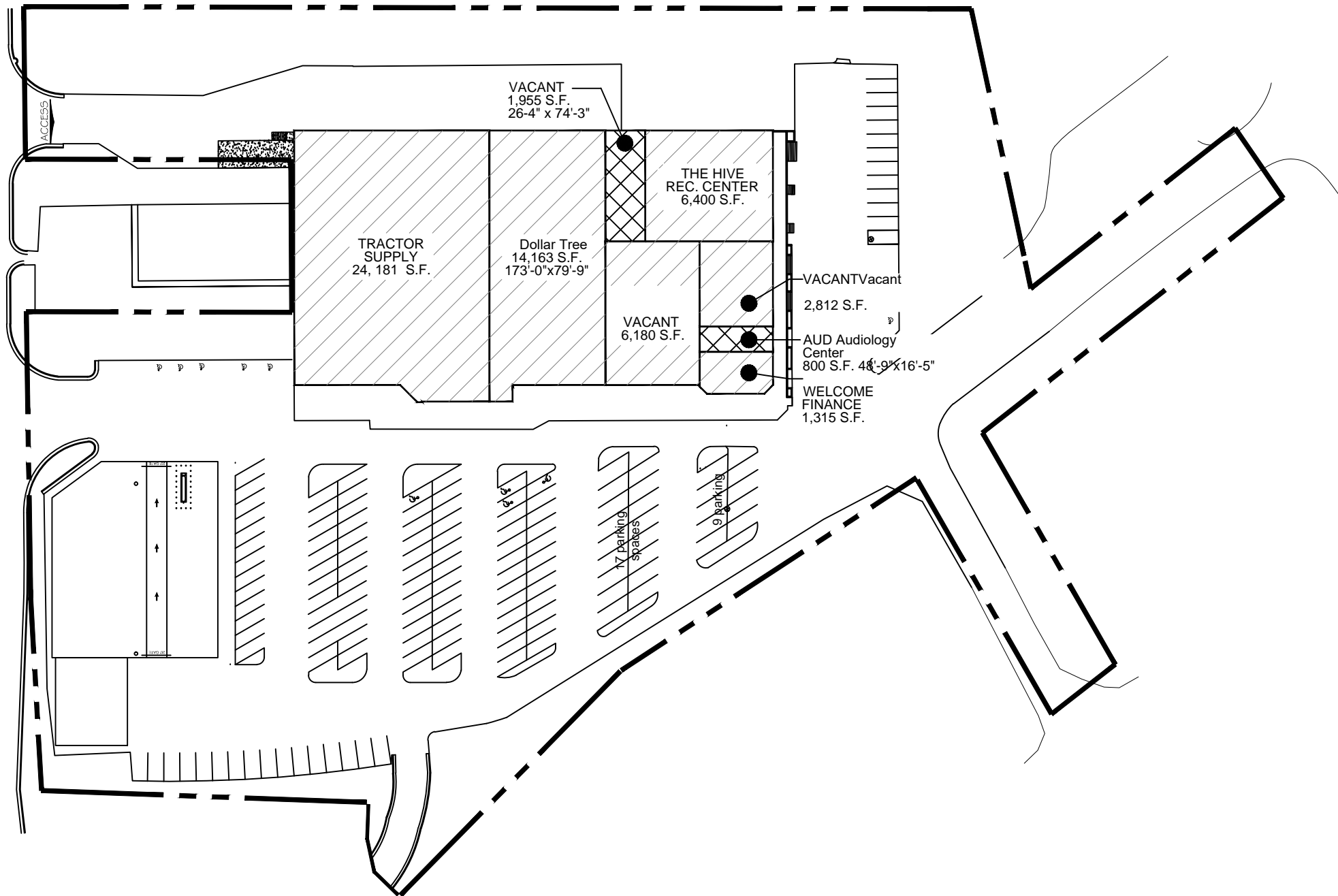


COCCA DEVELOPMENT, LTD

100 DeBartolo Place Suite 400 Boardman, Ohio 44512

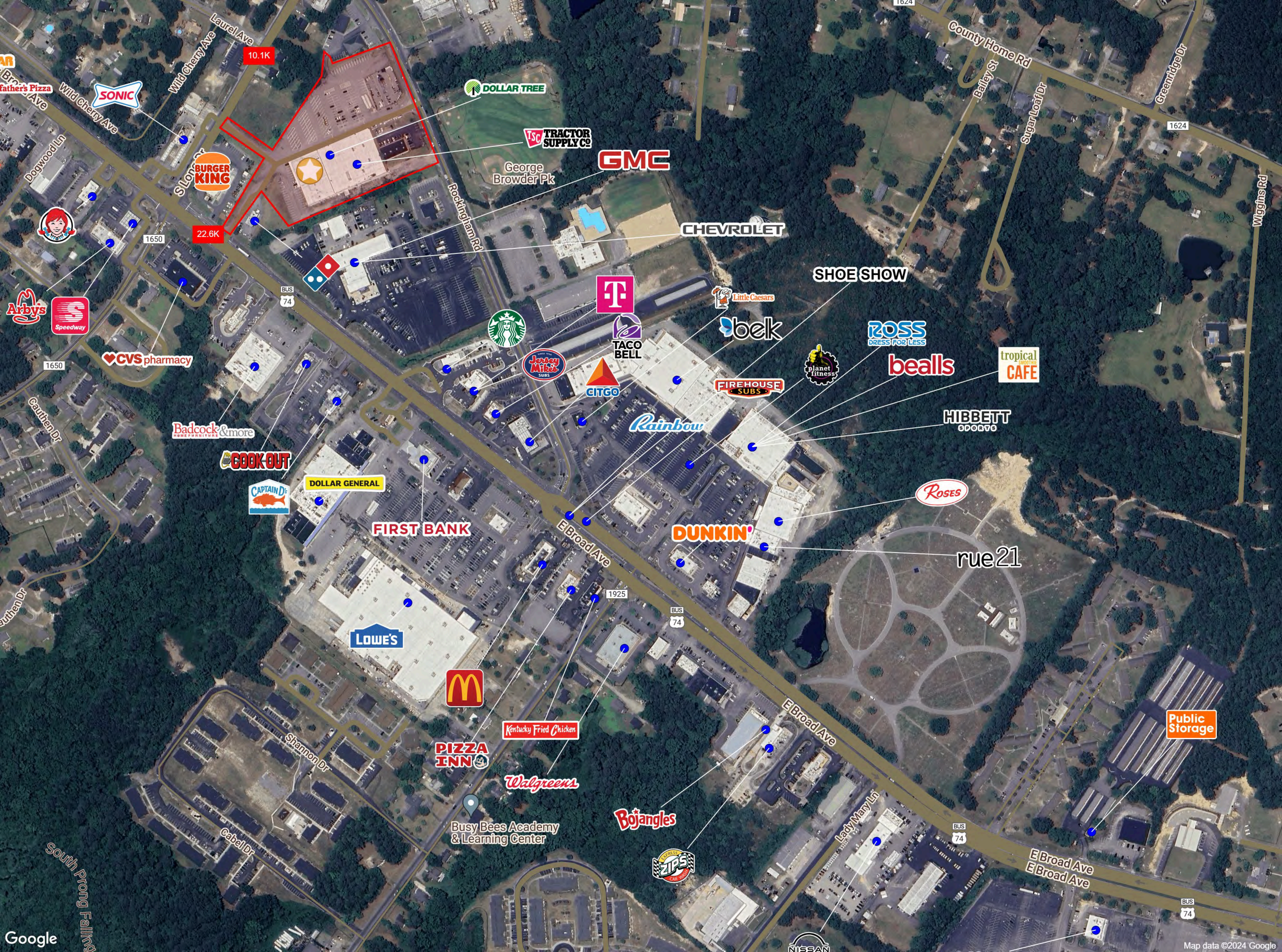
(330) 729-1010

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# MASTER SITE PLAN

SCALE: 1" = 90'-0"

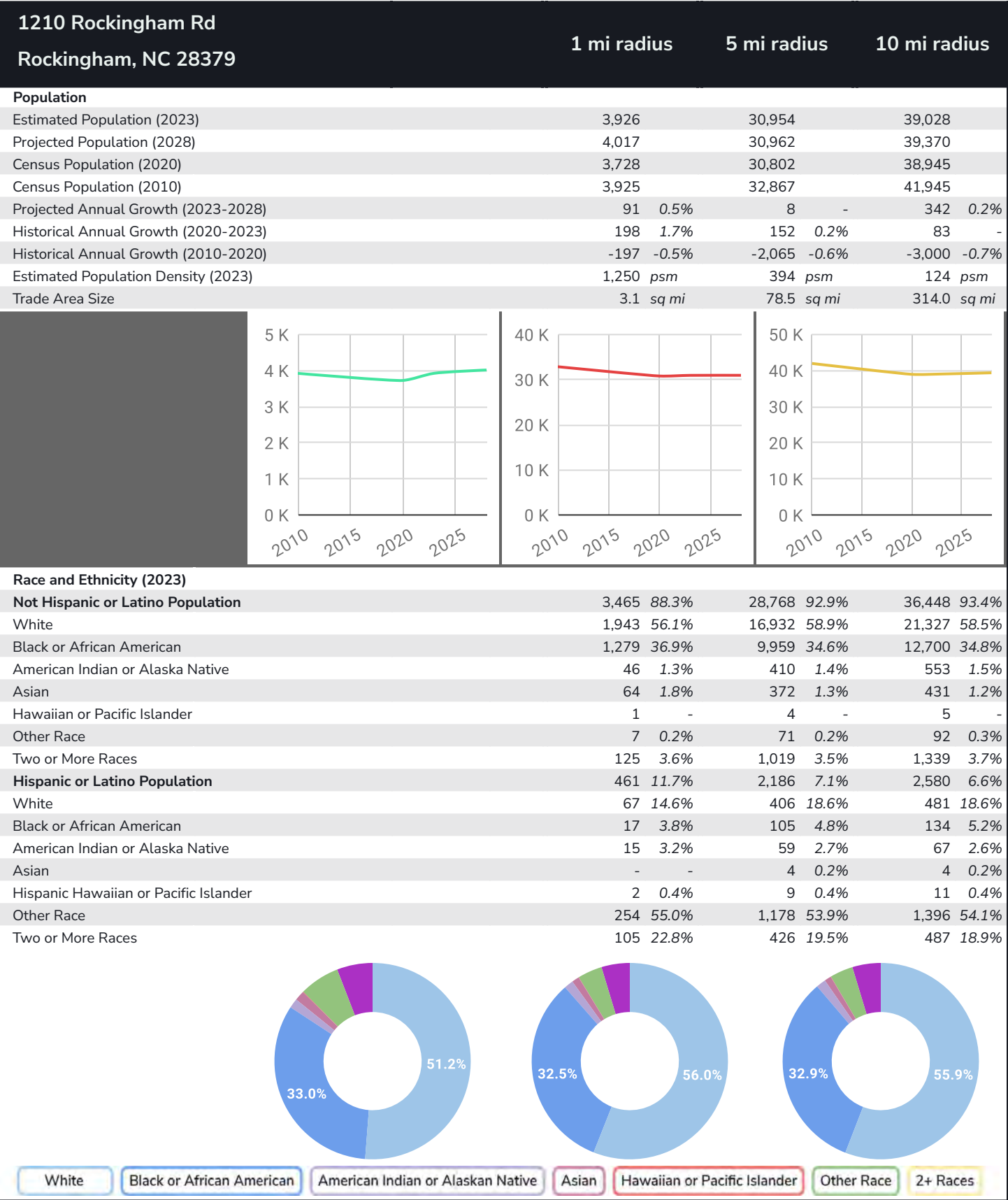


Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522



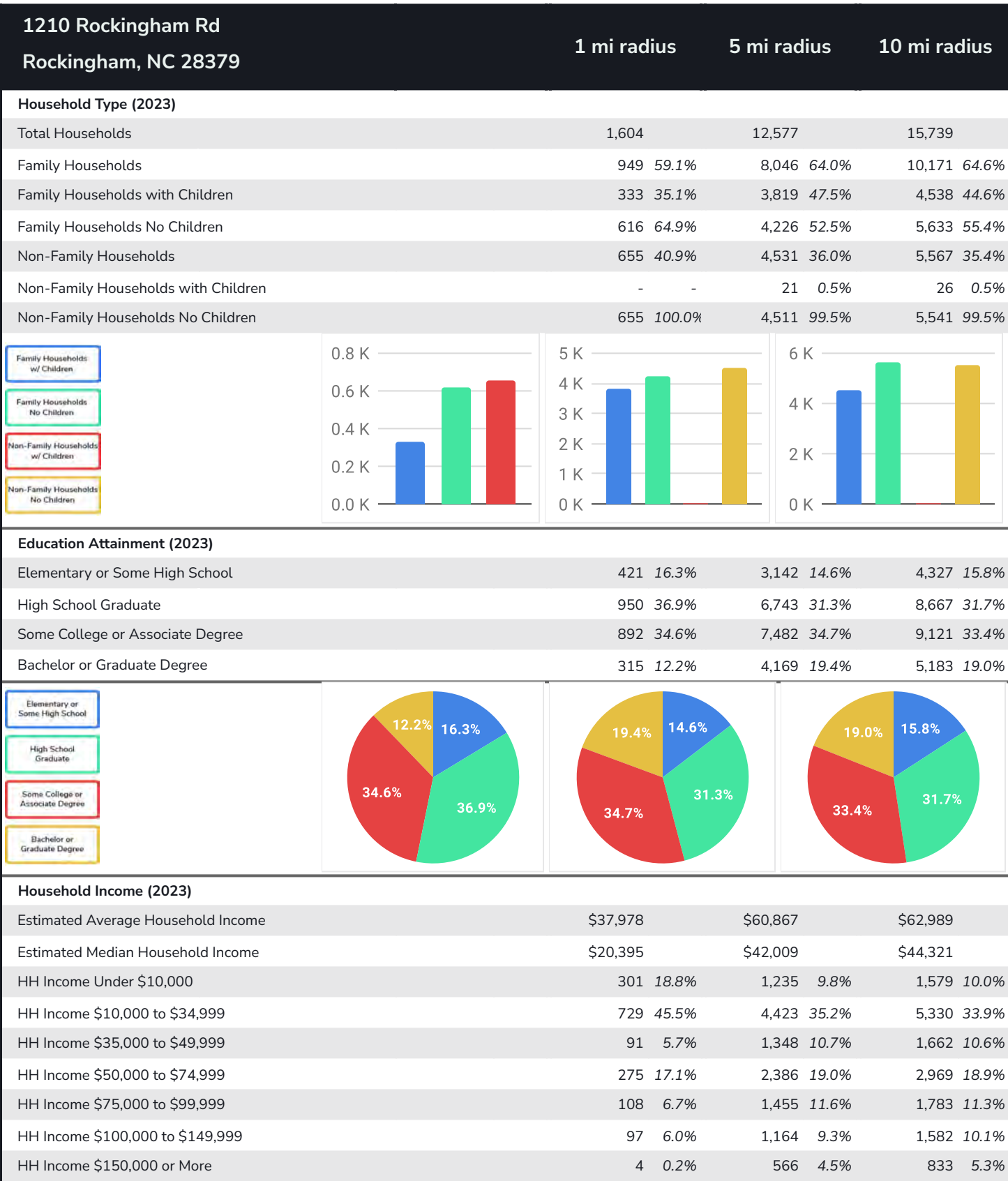
Lat/Lon: 34.9249/-79.7522

1210 Rockingham Rd Rockingham, NC 28379		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)							
Age Under 5 Years	317	8.1%	1,801	5.8%	2,184	5.6%	
Age 5 to 9 Years	253	6.4%	1,738	5.6%	2,118	5.4%	
Age 10 to 14 Years	242	6.2%	1,968	6.4%	2,444	6.3%	
Age 15 to 19 Years	244	6.2%	1,811	5.8%	2,249	5.8%	
Age 20 to 24 Years	292	7.4%	2,100	6.8%	2,735	7.0%	
Age 25 to 29 Years	265	6.7%	2,043	6.6%	2,530	6.5%	
Age 30 to 34 Years	263	6.7%	2,116	6.8%	2,613	6.7%	
Age 35 to 39 Years	211	5.4%	1,667	5.4%	2,112	5.4%	
Age 40 to 44 Years	209	5.3%	1,869	6.0%	2,363	6.1%	
Age 45 to 49 Years	205	5.2%	1,852	6.0%	2,354	6.0%	
Age 50 to 54 Years	228	5.8%	2,150	6.9%	2,732	7.0%	
Age 55 to 59 Years	246	6.3%	2,036	6.6%	2,642	6.8%	
Age 60 to 64 Years	233	5.9%	2,161	7.0%	2,799	7.2%	
Age 65 to 69 Years	182	4.6%	1,793	5.8%	2,330	6.0%	
Age 70 to 74 Years	180	4.6%	1,557	5.0%	2,036	5.2%	
Age 75 to 79 Years	158	4.0%	1,103	3.6%	1,365	3.5%	
Age 80 to 84 Years	110	2.8%	649	2.1%	797	2.0%	
Age 85 Years or Over	88	2.2%	538	1.7%	623	1.6%	
Median Age	36.3		39.5		40.1		
Generation (2023)							
iGeneration (Age Under 15 Years)	811	20.7%	5,507	17.8%	6,746	17.3%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,065	27.1%	8,071	26.1%	10,127	25.9%	
Gen Xers (Age 35 to 49 Years)	625	15.9%	5,388	17.4%	6,830	17.5%	
Baby Boomers (Age 50 to 74 Years)	1,069	27.2%	9,698	31.3%	12,539	32.1%	
Silent Generation (Age 75 to 84 Years)	268	6.8%	1,752	5.7%	2,163	5.5%	
G.I. Generation (Age 85 Years or Over)	88	2.2%	538	1.7%	623	1.6%	

## Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522



## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522

1210 Rockingham Rd Rockingham, NC 28379		1 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2023)	3,926		30,954		39,028		
Projected Population (2028)	4,017		30,962		39,370		
Census Population (2020)	3,728		30,802		38,945		
Census Population (2010)	3,925		32,867		41,945		
Projected Annual Growth (2023 to 2028)	91	0.5%	8	-	342	0.2%	
Historical Annual Growth (2020 to 2023)	198	1.8%	152	0.2%	83	-	
Historical Annual Growth (2010 to 2020)	-197	-1.7%	-2,065	-2.1%	-3,000	-2.4%	
Estimated Population Density (2023)	1,250	psm	394	psm	124	psm	
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2023)	1,604		12,577		15,739		
Projected Households (2028)	1,608		12,339		15,576		
Census Households (2020)	1,564		12,703		15,915		
Census Households (2010)	1,619		13,248		16,699		
Estimated Households with Children (2023)	333	20.7%	3,840	30.5%	4,564	29.0%	
Estimated Average Household Size (2023)	2.38		2.43		2.43		
Average Household Income							
Estimated Average Household Income (2023)	\$37,978		\$60,867		\$62,989		
Projected Average Household Income (2028)	\$39,554		\$66,460		\$68,112		
Estimated Average Family Income (2023)	\$40,680		\$69,665		\$73,043		
Median Household Income							
Estimated Median Household Income (2023)	\$20,395		\$42,009		\$44,321		
Projected Median Household Income (2028)	\$20,589		\$41,906		\$44,345		
Estimated Median Family Income (2023)	\$34,539		\$55,966		\$57,883		
Per Capita Income							
Estimated Per Capita Income (2023)	\$15,755		\$24,919		\$25,671		
Projected Per Capita Income (2028)	\$16,063		\$26,673		\$27,216		
Estimated Per Capita Income 5 Year Growth	\$309	2.0%	\$1,754	7.0%	\$1,544	6.0%	
Estimated Average Household Net Worth (2023)	\$126,883		\$205,753		\$219,004		
Daytime Demos (2023)							
Total Businesses	250		1,152		1,304		
Total Employees	3,062		11,377		12,451		
Company Headquarter Businesses	6	2.3%	37	3.2%	40	3.0%	
Company Headquarter Employees	96	3.1%	976	8.6%	998	8.0%	
Employee Population per Business	12.2		9.9		9.6		
Residential Population per Business	15.7		26.9		29.9		

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522

1210 Rockingham Rd Rockingham, NC 28379	1 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity						
White (2023)	2,010	51.2%	17,338	56.0%	21,808	55.9%
Black or African American (2023)	1,296	33.0%	10,064	32.5%	12,834	32.9%
American Indian or Alaska Native (2023)	61	1.6%	470	1.5%	621	1.6%
Asian (2023)	64	1.6%	376	1.2%	436	1.1%
Hawaiian or Pacific Islander (2023)	3	-	13	-	15	-
Other Race (2023)	260	6.6%	1,249	4.0%	1,488	3.8%
Two or More Races (2023)	231	5.9%	1,445	4.7%	1,826	4.7%
Not Hispanic or Latino Population (2023)	3,465	88.3%	28,768	92.9%	36,448	93.4%
Hispanic or Latino Population (2023)	461	11.7%	2,186	7.1%	2,580	6.6%
Not Hispanic or Latino Population (2028)	3,544	88.2%	28,748	92.8%	36,746	93.3%
Hispanic or Latino Population (2028)	473	11.8%	2,214	7.2%	2,624	6.7%
Not Hispanic or Latino Population (2020)	3,259	87.4%	28,723	93.3%	36,439	93.6%
Hispanic or Latino Population (2020)	468	12.6%	2,079	6.7%	2,506	6.4%
Not Hispanic or Latino Population (2010)	3,506	89.3%	31,102	94.6%	39,798	94.9%
Hispanic or Latino Population (2010)	419	10.7%	1,765	5.4%	2,147	5.1%
Projected Hispanic Annual Growth (2023 to 2028)	12	0.5%	28	0.3%	44	0.3%
Historic Hispanic Annual Growth (2010 to 2023)	42	0.8%	421	1.8%	433	1.5%
Age Distribution (2023)						
Age Under 5	317	8.1%	1,801	5.8%	2,184	5.6%
Age 5 to 9 Years	253	6.4%	1,738	5.6%	2,118	5.4%
Age 10 to 14 Years	242	6.2%	1,968	6.4%	2,444	6.3%
Age 15 to 19 Years	244	6.2%	1,811	5.8%	2,249	5.8%
Age 20 to 24 Years	292	7.4%	2,100	6.8%	2,735	7.0%
Age 25 to 29 Years	265	6.7%	2,043	6.6%	2,530	6.5%
Age 30 to 34 Years	263	6.7%	2,116	6.8%	2,613	6.7%
Age 35 to 39 Years	211	5.4%	1,667	5.4%	2,112	5.4%
Age 40 to 44 Years	209	5.3%	1,869	6.0%	2,363	6.1%
Age 45 to 49 Years	205	5.2%	1,852	6.0%	2,354	6.0%
Age 50 to 54 Years	228	5.8%	2,150	6.9%	2,732	7.0%
Age 55 to 59 Years	246	6.3%	2,036	6.6%	2,642	6.8%
Age 60 to 64 Years	233	5.9%	2,161	7.0%	2,799	7.2%
Age 65 to 74 Years	362	9.2%	3,351	10.8%	4,366	11.2%
Age 75 to 84 Years	268	6.8%	1,752	5.7%	2,163	5.5%
Age 85 Years or Over	88	2.2%	538	1.7%	623	1.6%
Median Age	36.3		39.5		40.1	
Gender Age Distribution (2023)						
Female Population	2,127	54.2%	16,109	52.0%	20,043	51.4%
Age 0 to 19 Years	508	23.9%	3,580	22.2%	4,396	21.9%
Age 20 to 64 Years	1,172	55.1%	9,245	57.4%	11,552	57.6%
Age 65 Years or Over	447	21.0%	3,284	20.4%	4,095	20.4%
Female Median Age	38.8		41.4		41.8	
Male Population	1,799	45.8%	14,845	48.0%	18,985	48.6%
Age 0 to 19 Years	548	30.5%	3,737	25.2%	4,599	24.2%
Age 20 to 64 Years	981	54.5%	8,751	59.0%	11,329	59.7%
Age 65 Years or Over	271	15.0%	2,357	15.9%	3,058	16.1%
Male Median Age	33.8		37.7		38.4	

## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522

### 1210 Rockingham Rd Rockingham, NC 28379

1 mi radius      5 mi radius      10 mi radius

#### Household Income Distribution (2023)

HH Income \$200,000 or More	1	-	269	2.1%	392	2.5%
HH Income \$150,000 to \$199,999	3	0.2%	297	2.4%	441	2.8%
HH Income \$100,000 to \$149,999	97	6.0%	1,164	9.3%	1,582	10.1%
HH Income \$75,000 to \$99,999	108	6.7%	1,455	11.6%	1,783	11.3%
HH Income \$50,000 to \$74,999	275	17.1%	2,386	19.0%	2,969	18.9%
HH Income \$35,000 to \$49,999	91	5.7%	1,348	10.7%	1,662	10.6%
HH Income \$25,000 to \$34,999	159	9.9%	1,503	12.0%	1,829	11.6%
HH Income \$15,000 to \$24,999	253	15.8%	1,237	9.8%	1,631	10.4%
HH Income Under \$15,000	618	38.5%	2,918	23.2%	3,449	21.9%
HH Income \$35,000 or More	574	35.8%	6,919	55.0%	8,829	56.1%
HH Income \$75,000 or More	208	13.0%	3,185	25.3%	4,198	26.7%

#### Housing (2023)

Total Housing Units	1,843		14,492		18,167	
Housing Units Occupied	1,604	87.1%	12,577	86.8%	15,739	86.6%
Housing Units Owner-Occupied	935	58.3%	7,968	63.4%	10,038	63.8%
Housing Units, Renter-Occupied	669	41.7%	4,609	36.6%	5,701	36.2%
Housing Units, Vacant	238	14.8%	1,914	15.2%	2,428	15.4%

#### Marital Status (2023)

Never Married	1,533	49.2%	9,702	38.1%	12,098	37.5%
Currently Married	697	22.4%	8,802	34.6%	11,369	35.2%
Separated	194	6.2%	1,450	5.7%	1,980	6.1%
Widowed	364	11.7%	2,316	9.1%	2,784	8.6%
Divorced	326	10.5%	3,178	12.5%	4,050	12.5%

#### Household Type (2023)

Population Family	3,012	76.7%	25,076	81.0%	31,645	81.1%
Population Non-Family	802	20.4%	5,435	17.6%	6,663	17.1%
Population Group Quarters	112	2.9%	443	1.4%	720	1.8%
Family Households	949	59.1%	8,046	64.0%	10,171	64.6%
Non-Family Households	655	40.9%	4,531	36.0%	5,567	35.4%
Married Couple with Children	-	-	1,938	22.0%	2,300	20.2%
Average Family Household Size	3.2		3.1		3.1	

#### Household Size (2023)

1 Person Households	592	36.9%	4,059	32.3%	4,967	31.6%
2 Person Households	492	30.7%	4,245	33.8%	5,315	33.8%
3 Person Households	251	15.6%	1,914	15.2%	2,421	15.4%
4 Person Households	154	9.6%	1,372	10.9%	1,753	11.1%
5 Person Households	76	4.7%	610	4.9%	796	5.1%
6 or More Person Households	39	2.5%	378	3.0%	487	3.1%

#### Household Vehicles (2023)

Households with 0 Vehicles Available	285	17.8%	1,376	10.9%	1,631	10.4%
Households with 1 Vehicles Available	595	37.1%	4,684	37.2%	5,769	36.7%
Households with 2 or More Vehicles Available	724	45.1%	6,518	51.8%	8,338	53.0%
Total Vehicles Available	2,452		21,656		27,646	
Average Vehicles Per Household	1.5		1.7		1.8	

## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522

### 1210 Rockingham Rd Rockingham, NC 28379

#### 1 mi radius

#### 5 mi radius

#### 10 mi radius

#### Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	3,067		25,039		31,780	
Estimated Civilian Employed	1,505	49.1%	14,424	57.6%	18,011	56.7%
Estimated Civilian Unemployed	72	2.4%	727	2.9%	917	2.9%
Estimated in Armed Forces	36	1.2%	119	0.5%	209	0.7%
Estimated Not in Labor Force	1,453	47.4%	9,770	39.0%	12,644	39.8%
Unemployment Rate	2.4%		2.9%		2.9%	

#### Occupation (2023)

Occupation: Population Age 16 Years or Over	1,505		14,424		18,011	
Management, Business, Financial Operations	66	4.4%	1,306	9.1%	1,665	9.2%
Professional, Related	223	14.8%	2,965	20.6%	3,637	20.2%
Service	327	21.7%	2,493	17.3%	3,135	17.4%
Sales, Office	236	15.7%	2,697	18.7%	3,267	18.1%
Farming, Fishing, Forestry	-	-	252	1.8%	291	1.6%
Construct, Extraction, Maintenance	195	12.9%	1,601	11.1%	2,022	11.2%
Production, Transport Material Moving	458	30.4%	3,109	21.6%	3,993	22.2%
White Collar Workers	525	34.9%	6,968	48.3%	8,569	47.6%
Blue Collar Workers	981	65.1%	7,456	51.7%	9,442	52.4%

#### Consumer Expenditure (2023)

Total Household Expenditure	\$58.77 M		\$622.43 M		\$797.08 M	
Total Non-Retail Expenditure	\$31.21 M	53.1%	\$328.87 M	52.8%	\$421.04 M	52.8%
Total Retail Expenditure	\$27.56 M	46.9%	\$293.56 M	47.2%	\$376.03 M	47.2%
Apparel	\$2.01 M	3.4%	\$21.51 M	3.5%	\$27.58 M	3.5%
Contributions	\$1.75 M	3.0%	\$19.34 M	3.1%	\$24.88 M	3.1%
Education	\$1.61 M	2.7%	\$17.09 M	2.7%	\$22.07 M	2.8%
Entertainment	\$3.16 M	5.4%	\$34.24 M	5.5%	\$43.96 M	5.5%
Food and Beverages	\$8.88 M	15.1%	\$92.96 M	14.9%	\$118.91 M	14.9%
Furnishings and Equipment	\$1.96 M	3.3%	\$21.28 M	3.4%	\$27.33 M	3.4%
Gifts	\$1.29 M	2.2%	\$14.38 M	2.3%	\$18.52 M	2.3%
Health Care	\$5.16 M	8.8%	\$54.34 M	8.7%	\$69.41 M	8.7%
Household Operations	\$2.25 M	3.8%	\$24.1 M	3.9%	\$30.9 M	3.9%
Miscellaneous Expenses	\$1.09 M	1.9%	\$11.67 M	1.9%	\$14.96 M	1.9%
Personal Care	\$785.16 K	1.3%	\$8.34 M	1.3%	\$10.68 M	1.3%
Personal Insurance	\$364.63 K	0.6%	\$4.11 M	0.7%	\$5.3 M	0.7%
Reading	\$126.38 K	0.2%	\$1.35 M	0.2%	\$1.73 M	0.2%
Shelter	\$12.73 M	21.7%	\$132.41 M	21.3%	\$169.36 M	21.2%
Tobacco	\$445.88 K	0.8%	\$4.3 M	0.7%	\$5.45 M	0.7%
Transportation	\$10.41 M	17.7%	\$112.51 M	18.1%	\$144.24 M	18.1%
Utilities	\$4.74 M	8.1%	\$48.49 M	7.8%	\$61.8 M	7.8%

#### Educational Attainment (2023)

Adult Population Age 25 Years or Over	2,578		21,536		27,298	
Elementary (Grade Level 0 to 8)	157	6.1%	1,263	5.9%	1,749	6.4%
Some High School (Grade Level 9 to 11)	264	10.3%	1,879	8.7%	2,578	9.4%
High School Graduate	950	36.9%	6,743	31.3%	8,667	31.7%
Some College	623	24.2%	4,958	23.0%	6,064	22.2%
Associate Degree Only	269	10.4%	2,523	11.7%	3,057	11.2%
Bachelor Degree Only	229	8.9%	2,669	12.4%	3,286	12.0%
Graduate Degree	86	3.3%	1,500	7.0%	1,897	6.9%

## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.9249/-79.7522

### 1210 Rockingham Rd

Rockingham, NC 28379

1 mi radius

5 mi radius

10 mi radius

#### Units In Structure (2023)

1 Detached Unit	837	51.7%	8,763	66.1%	10,654	63.8%
1 Attached Unit	-	-	98	0.7%	115	0.7%
2 to 4 Units	195	12.0%	897	6.8%	1,038	6.2%
5 to 9 Units	200	12.3%	560	4.2%	628	3.8%
10 to 19 Units	20	1.3%	47	0.4%	55	0.3%
20 to 49 Units	45	2.8%	109	0.8%	119	0.7%
50 or More Units	43	2.6%	99	0.8%	109	0.7%
Mobile Home or Trailer	265	16.4%	2,002	15.1%	3,017	18.1%
Other Structure	-	-	-	-	3	-

#### Homes Built By Year (2023)

Homes Built 2010 or later	199	12.3%	736	5.6%	921	5.5%
Homes Built 2000 to 2009	161	9.9%	1,027	7.8%	1,395	8.4%
Homes Built 1990 to 1999	170	10.5%	1,901	14.3%	2,472	14.8%
Homes Built 1980 to 1989	159	9.8%	1,460	11.0%	2,148	12.9%
Homes Built 1970 to 1979	323	19.9%	2,335	17.6%	2,835	17.0%
Homes Built 1960 to 1969	183	11.3%	2,237	16.9%	2,612	15.6%
Homes Built 1950 to 1959	228	14.1%	1,195	9.0%	1,389	8.3%
Homes Built Before 1949	181	11.2%	1,687	12.7%	1,966	11.8%

#### Home Values (2023)

Home Values \$1,000,000 or More	1	0.1%	59	0.7%	105	1.0%
Home Values \$500,000 to \$999,999	3	0.3%	46	0.6%	97	1.0%
Home Values \$400,000 to \$499,999	2	0.2%	84	1.0%	127	1.3%
Home Values \$300,000 to \$399,999	22	2.3%	228	2.9%	341	3.4%
Home Values \$200,000 to \$299,999	63	6.7%	826	10.4%	1,154	11.5%
Home Values \$150,000 to \$199,999	43	4.6%	1,009	12.7%	1,235	12.3%
Home Values \$100,000 to \$149,999	207	22.1%	1,537	19.3%	1,788	17.8%
Home Values \$70,000 to \$99,999	211	22.5%	1,798	22.6%	2,081	20.7%
Home Values \$50,000 to \$69,999	229	24.5%	1,110	13.9%	1,413	14.1%
Home Values \$25,000 to \$49,999	81	8.7%	652	8.2%	828	8.3%
Home Values Under \$25,000	75	8.0%	618	7.8%	868	8.7%
Owner-Occupied Median Home Value	\$82,120		\$106,096		\$107,983	
Renter-Occupied Median Rent	\$492		\$505		\$496	

#### Transportation To Work (2023)

Drive to Work Alone	1,118	74.2%	12,403	86.0%	15,585	86.5%
Drive to Work in Carpool	312	20.7%	1,278	8.9%	1,480	8.2%
Travel to Work by Public Transportation	-	-	45	0.3%	49	0.3%
Drive to Work on Motorcycle	-	-	1	-	1	-
Walk or Bicycle to Work	8	0.6%	146	1.0%	225	1.2%
Other Means	10	0.7%	56	0.4%	92	0.5%
Work at Home	57	3.8%	494	3.4%	579	3.2%

#### Travel Time (2023)

Travel to Work in 14 Minutes or Less	587	39.0%	4,724	32.8%	5,526	30.7%
Travel to Work in 15 to 29 Minutes	350	23.2%	4,960	34.4%	6,537	36.3%
Travel to Work in 30 to 59 Minutes	304	20.2%	3,379	23.4%	4,355	24.2%
Travel to Work in 60 Minutes or More	207	13.8%	867	6.0%	1,013	5.6%
Average Minutes Travel to Work	18.2		18.8		19.3	