

Rockingham Commons

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379



Retail

FOR

Lease

SIZE

±2,017 - 15,939 SF

PRICE

Call for pricing



Overview

Positioned along Business Highway 74 at the town's busiest crossroads, making the center Rockingham's primary commercial hub

Drive-by visibility and easy accessibility from multiple directions

Strong daily draw and steady foot traffic with Lowe's Home Improvement, Burlington, Five Below, First Bank and 7 Brew Coffee as co-tenants

Situated near the \$10 billion Amazon Web Services data center campus now under construction in Richmond County — the largest private investment in North Carolina history — positioning the trade area for sustained job and population growth

Renovation Underway— Delivering Q2 2027



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Rockingham Commons

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379

Property Overview

Demographics

Source: Esri® 2026

	5 mile	10 mile	15 mile
Population	29,815	38,027	52,255
Avg. HH Income	\$58,307	\$60,132	\$61,066

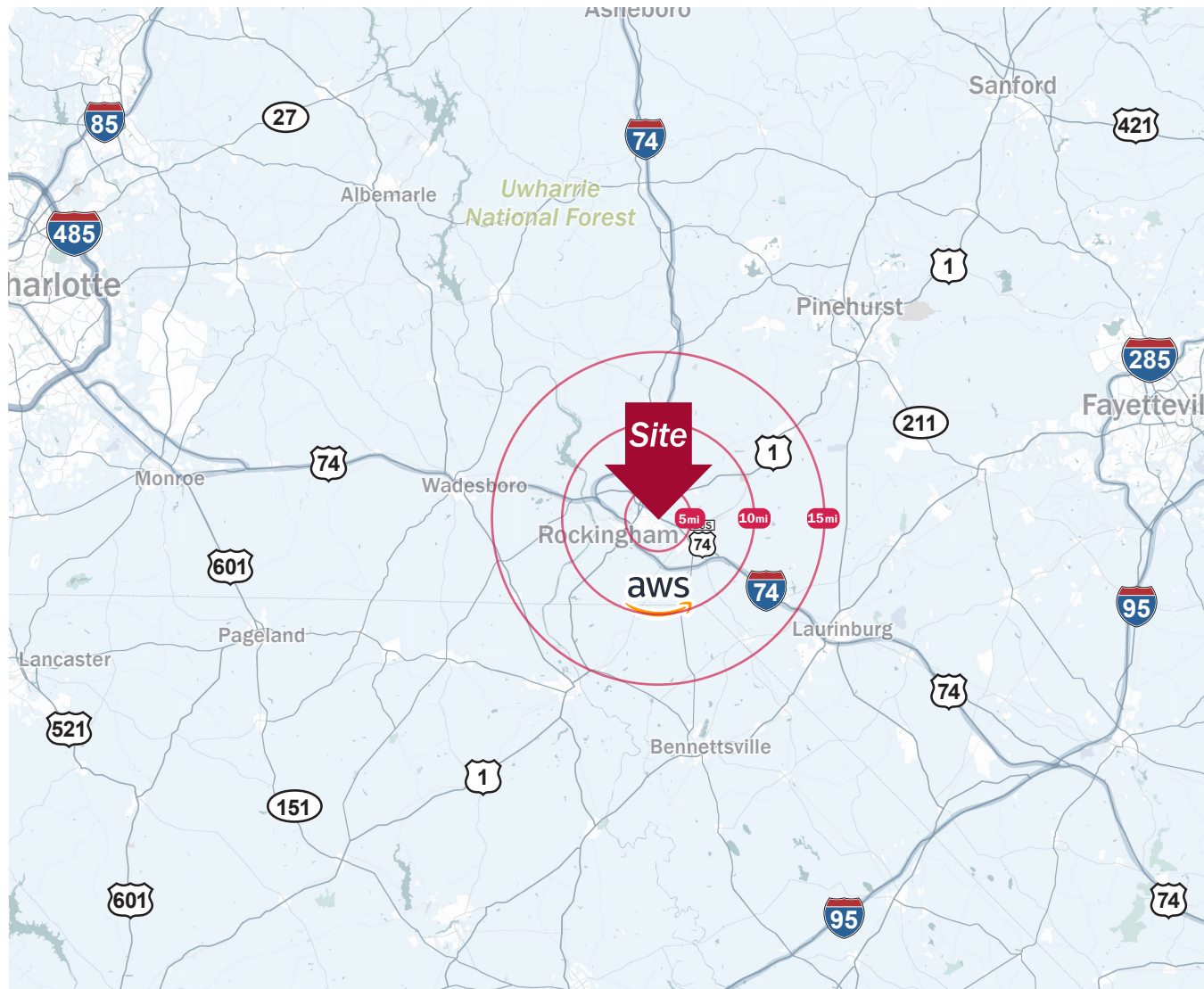
Traffic Count

Source: NCDOT

E. Broad Avenue (West of Biltmore Dr)	18,000 AADT
E. Broad Avenue (East of Biltmore Dr)	21,000 AADT
Biltmore Dr	8,500 AADT



In June 2025, **Amazon Web Services** announced it will build a massive \$10 billion cloud computing and AI data center campus right in Richmond County, in the Energy Way Industrial Park near Rockingham/Hamlet. This marks the largest single capital project in North Carolina's history and is expected to generate at least 500 new high-skilled jobs over five years, with the campus spanning nearly 800 acres and featuring 20 data center buildings. The site sits about 80 miles east of Charlotte, adjacent to Duke Energy's Smith Energy Complex, which provides the power infrastructure needed for the project.



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

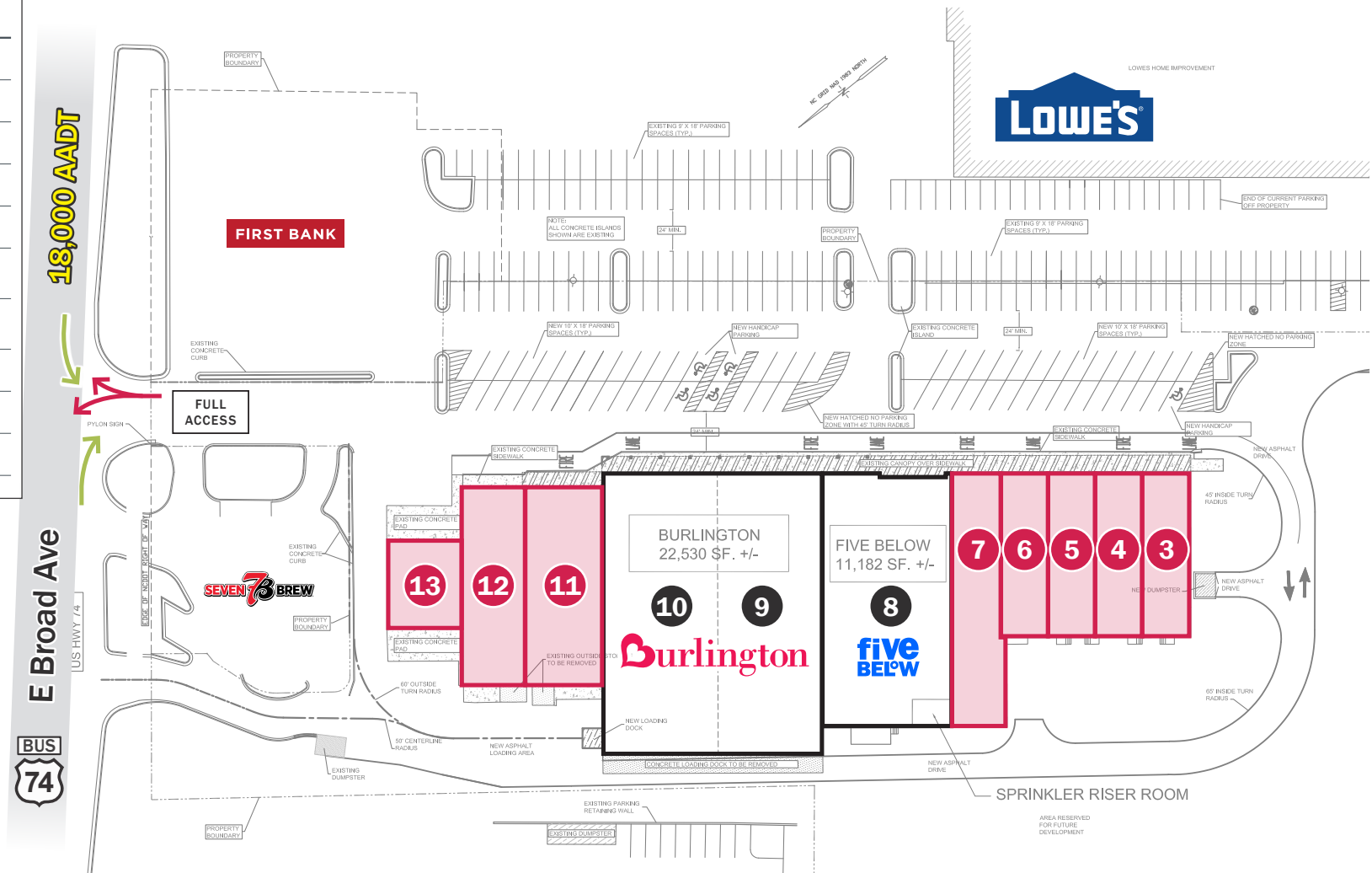
Rockingham Commons

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379

Site Plan

Suite*	Total RSF	Availability
3	±4,550	AVAILABLE
4	±2,500	AVAILABLE
5	±2,017	AVAILABLE
6	±2,100	AVAILABLE
7	±4,772	AVAILABLE
8	five BELOW	
9 10	Burlington	
11	±5,380	AVAILABLE
12	±4,710	AVAILABLE
13	±2,430	AVAILABLE

*Spaces can be combined/
subdivided



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Rockingham Commons

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379

Site Access



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379

Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



**2400 South Boulevard | Suite 300
Charlotte, NC 28203**

mpvre.com

Rockingham Commons

1308 E. BROAD AVENUE, ROCKINGHAM, NC 28379

Property Photo & Rendering



Property as of 2024



Rendering of Renovation



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

contact

Joey Morganthall
Director of Retail
(704) 367 5007
jmorganthall@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com