

FOR SALE

WARF AIRPORT REIDSVILLE, NC

7732 US-158 • REIDSVILLE, NC 27320

CBRE | Triad
A JOINT VENTURE

WARF AIRPORT REIDSVILLE, NC

Privately held and publicly used airport available for sale. Site includes approximately 39.5± acres located on US-158 in Reidsville (Rockingham County) with easy access to US-29 and Highway 87.

- **Site Size:** Approximately 39.5± Acres
- **Parcel Number:** 142255
- **Zoning:** RA/RP (Residential Agricultural & Residential Protected)
- **Frontage:** 266' frontage on US-158
- **Water:** Nearby (on US-158)
- **Asking Price:** Call for Pricing
- **7732 US-158:** FAA Warf Airport-6A5. Multiple buildings on site (zoned for 2 businesses currently). Includes 15 open air T hangars, ¼ mile paved runway and ¼ mile turf. Property fronts Highway 158 with 266' road frontage. Ideal for redevelopment or could be a hobby with income potential.
- Close proximity to new 158,000 SF Farmina Pet Food facility in Reidsville Industrial Park

| 2022 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 864 | 10,346 | 22,233 |
| HOUSEHOLDS | 400 | 4,727 | 9,565 |
| AVERAGE HH INCOME | \$85,762 | \$61,966 | \$58,301 |
| DAYTIME POPULATION | 1,055 | 10,115 | 23,604 |

| TRAFFIC COUNTS | |
|-----------------------------|------------|
| US-29 BYPASS | 25,000 VPD |
| US-29 BUSINESS / HIGHWAY 87 | 14,500 VPD |
| US-158 | 7,100 VPD |

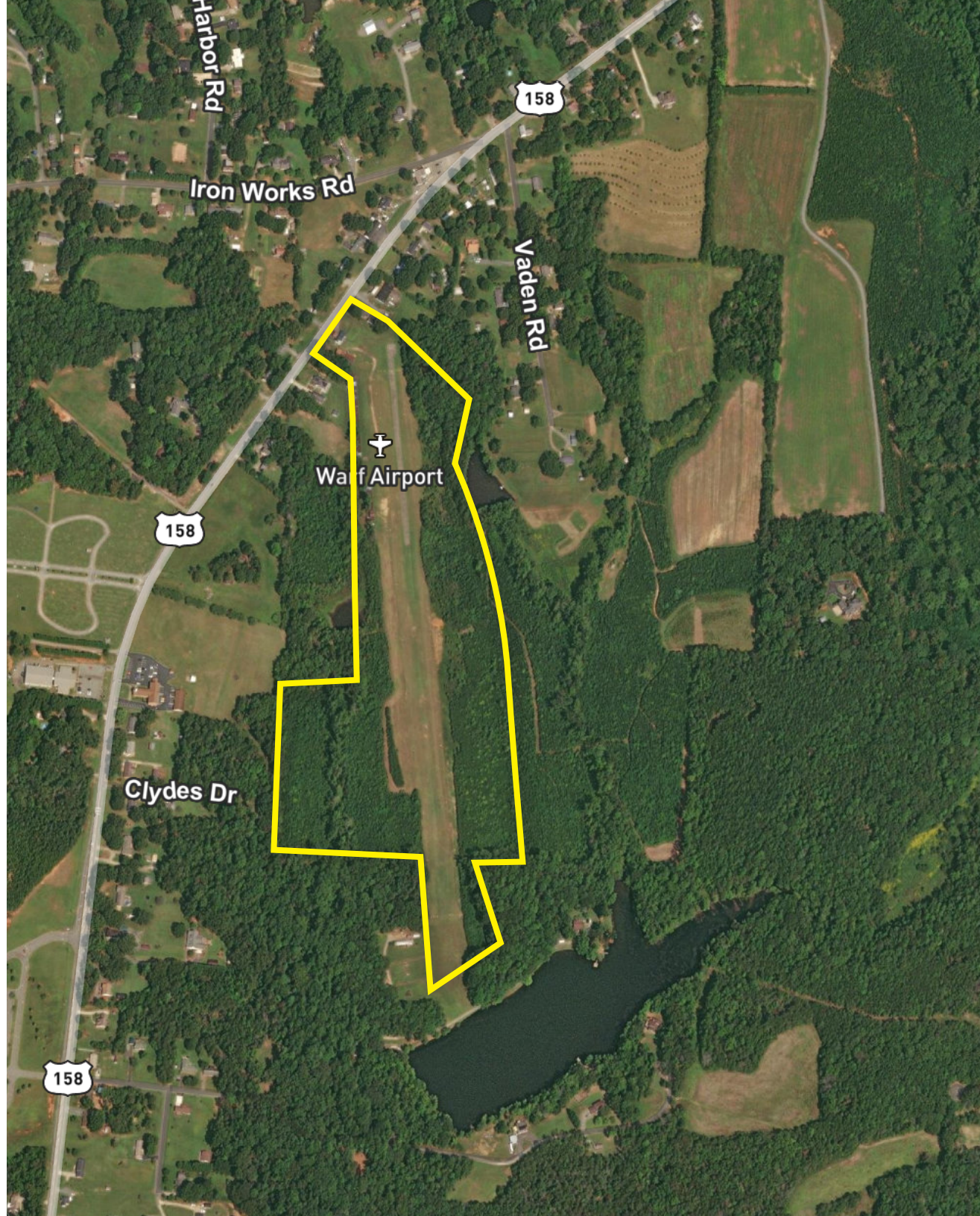


PHOTO GALLERY



Aerial view of runway



Large hanger barn

LOCATION AERIAL



DOWNTOWN REIDSVILLE

UNIFI

Reidsville Family
YMCA

Walgreens

ELIZABETH'S PIZZA

Cone Health Annie
Penn Hospital

South End
Elementary School

Walnut St

Freeway Crossing

Logos: Lowes FOODS, RAC, PAPA JOHN'S, CATO, DOLLAR TREE, JACKSON HEWITT TAX SERVICE, HIBBETT SPORTS, at&t

Logos: CONE HEALTH, Aaron's, Spectrum, boost mobile

DOLLAR GENERAL

7,100 VPD

DOWNTOWN REIDSVILLE 3 MILES

14,500 VPD

Reidsville Senior High School

Reidsville Middle School

Drum Rd

Logos: FOOD LION, marcos PIZZA, FAMILY DOLLAR, SUBWAY, The Donut House

REIDSVILLE NISSAN
EXPERIENCE THE DIFFERENCE

Reidsville Industrial Park

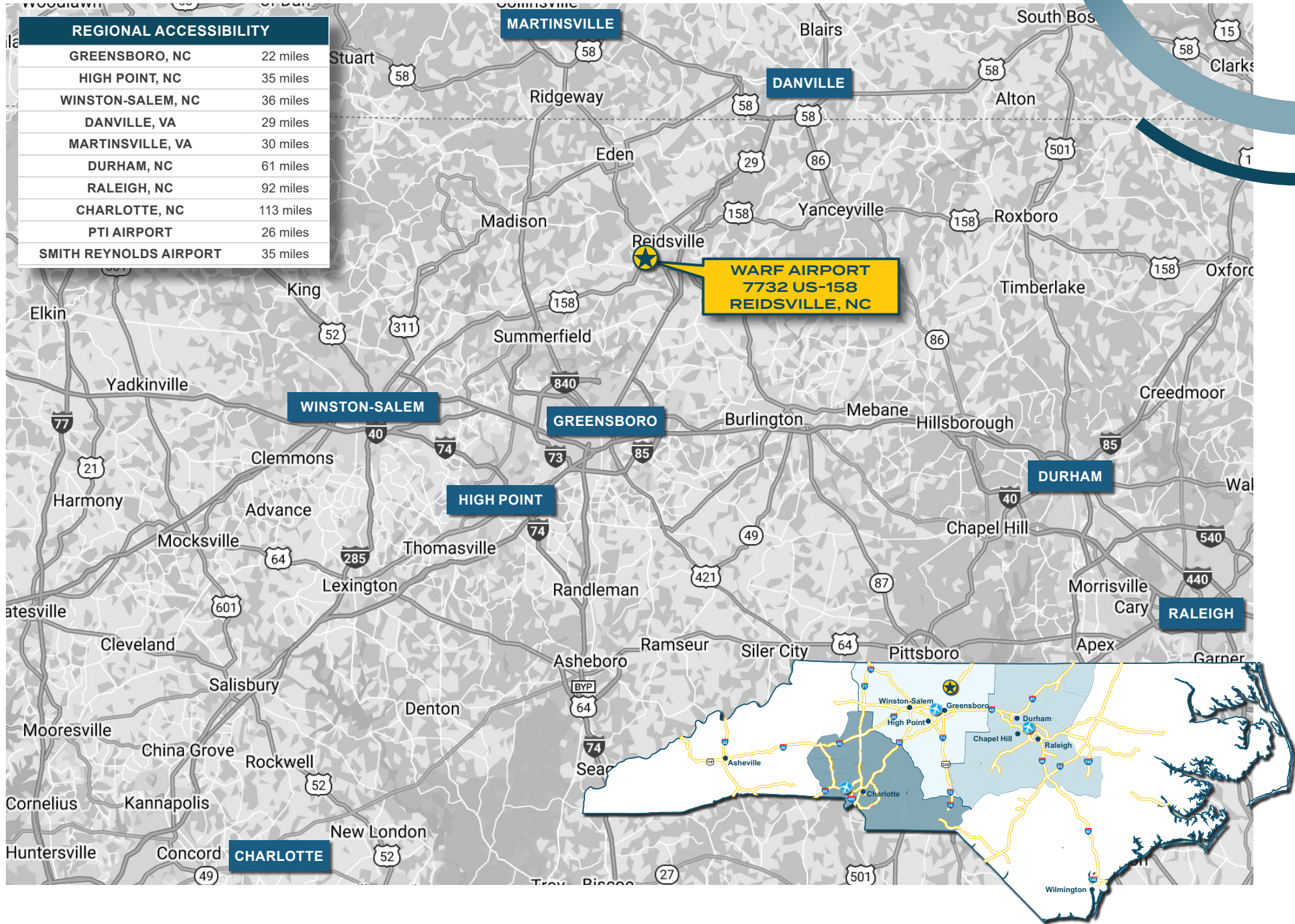
25,000 VPD

TSC TRACTOR SUPPLY CO2

Amcor Specialty Cartons

LOCATION OVERVIEW

| REGIONAL ACCESSIBILITY | |
|------------------------|-----------|
| GREENSBORO, NC | 22 miles |
| HIGH POINT, NC | 35 miles |
| WINSTON-SALEM, NC | 36 miles |
| DANVILLE, VA | 29 miles |
| MARTINSVILLE, VA | 30 miles |
| DURHAM, NC | 61 miles |
| RALEIGH, NC | 92 miles |
| CHARLOTTE, NC | 113 miles |
| PTI AIRPORT | 26 miles |
| SMITH REYNOLDS AIRPORT | 35 miles |



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CONTACT US

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