Sandhills Collision Center of Rockingham

118 Lady Mary Ln, Rockingham, NC 28379

Retail
Investment Opportunity

Offering Memorandum

±8,550 SF Building | Built In 1986 | ±14,000 Vehicles Per Day | ±0.7 Acres of Land

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Investment Highlights

$1,100,000
Business & Real Estate Included

Opportunity Highlights

- Strong sales growth and expanding market presence since relocating to its current facility less than three years ago.
- Fully operational, turnkey collision repair business with an established customer base, experienced team, and systems in place for a seamless ownership transition.
- Current ownership is willing to remain involved during the transition period, if desired.

Real Estate Highlights

- Situated on approximately ±0.70 acres with a ±7,300 SF collision repair facility featuring 9 service bays.
- Located in Rockingham, NC with excellent visibility and convenient access to surrounding communities.

Business Highlights

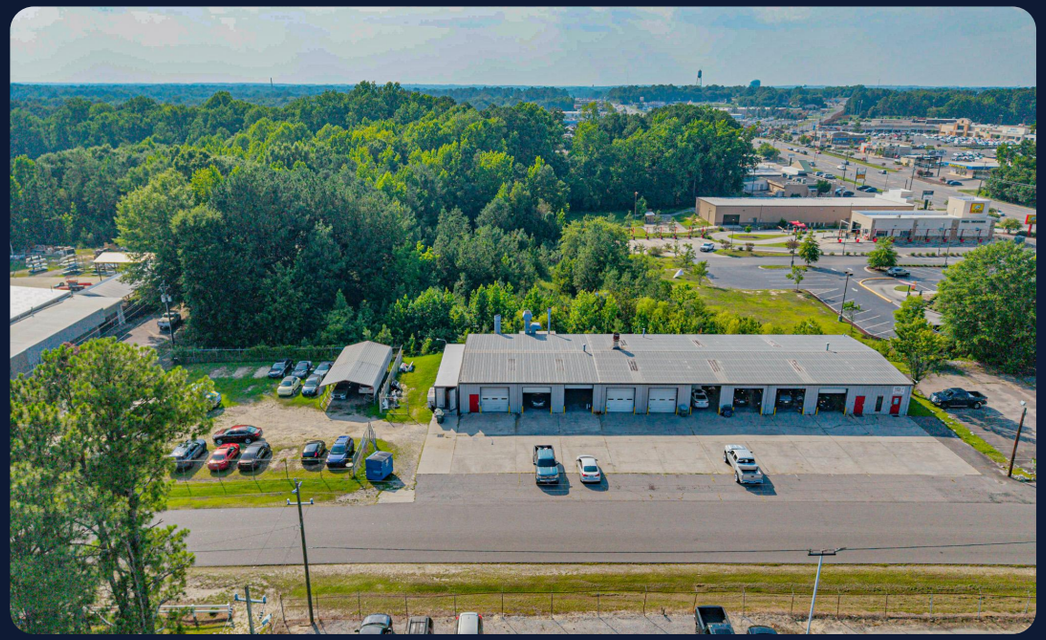
- Largest collision repair facility in Richmond County.
- Well-established brand with a second independently owned location operating under the same name in Seven Lakes, providing strong regional name recognition.
- Producing $1.5M+ in annual revenue and $250K+ Seller's Discretionary Earnings (SDE).
- Strong reputation in the local market with a loyal customer base and long-standing referral relationships.

Investment Highlights

Equipment Highlights

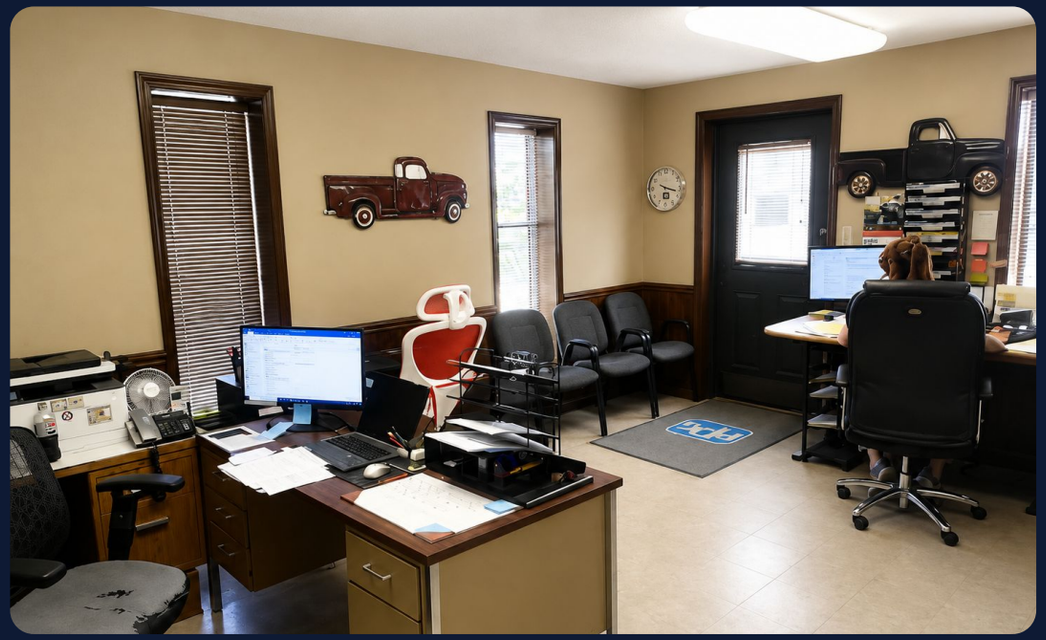
- (3) Blowtherm Paint Booths
- (2) Downdraft
- (1) Crossdraft
- PPG Solvent Mixing System
- Approximately $35,000 in toner inventory
- (2) Cheetah Frame Machines
- (1) Star-A-Liner Frame Machine
- 2012 Freightliner Rollback
- AirPro Scanner & Calibration Board
- Updated Matco Scanner
- Brand New 12,000-lb Challenger Lift
- Car-O-Liner Multi Welder & GYS Spot Welder
- 1234YF A/C Machine
- New Hodge Rotary Screw Air Compressor

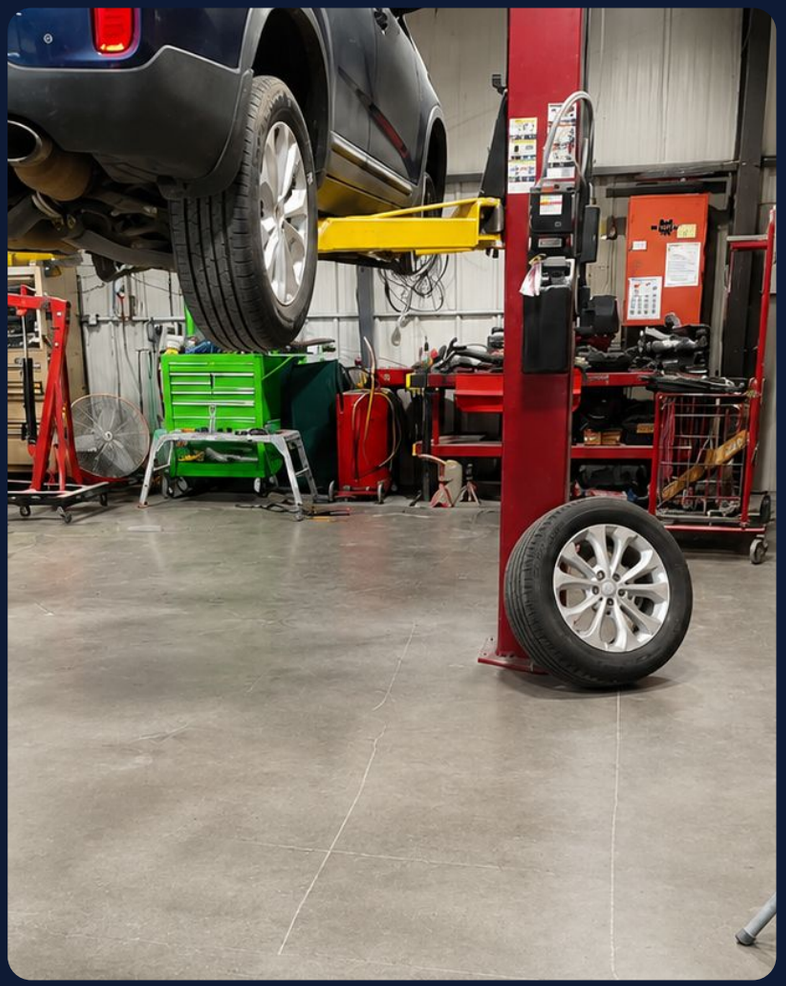
PROPERTY PHOTOS



PROPERTY PHOTOS

INTERIOR PHOTOS





NW
Lady Mary Ln

TRACTOR SUPPLY CO
GMC
BURGER KING
SONIC
Richmond Plaza
belk
HIBBETT SPORTS
planet fitness
ROSS DRESS FOR LESS
FIREHOUSE SUBS
FOUNDED BY FIREMEN
Rainbow
Little Caesars
AspenDental
verizon
Bath & Body Works
DUNKIN'
Jersey Mike's SUBS
TACO BELL
74
KFC
McDonald's
PIZZA INN
Walgreens
Ned's Pawn Shop
EXPRESS ZIPS CAR WASH
Bojangles
± 20,000 VPD
74
Cameron Grove
±56 Units
Subject Property
NISSAN
Griffin
GRIFFIN NISSAN
Lady Mary Ln
NATIONWIDE
R.H. MCRAE'S ELECTRICAL INC.
N

FOOD LION
CITI TRENDS
O'Reilly AUTO PARTS
Advance Auto Parts
SHERWIN WILLIAMS
Richmond Memorial Hospital
±99 Beds
Chick-fil-A
TRACTOR SUPPLY CO
GMC
SONIC
BURGER KING
Fidelity Bank
Right By You
NAPA
belk
DUNKIN'
FIREHOUSE SUBS
planet fitness
ROSS
DRESS FOR LESS
verizon
AspenDental
Little Caesars
TACO BELL
FAMILY DOLLAR
± 20,000 VPD
Pine Ridge Homes
±70 Homes
Public Storage
Goodwill
ZAXBY'S
74
Long Drive
±225 Units
SPORT Cycles
LOWE'S
KFC
McDonald's
DOLLAR GENERAL
PIZZA INN
THE PLASTEK GROUP
Pinecrest Village
±152 Units
Subject Property
Hampton by Hilton
Hwy55
Cameron Grove
±56 Units
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Dunham's SPORTS
FARMERS home FURNITURE
your hometown store
PAPA JOHN'S
Walmart
Supercenter
Ford
CATO
N

ROCKINGHAM, NC

Market Demographics

8,967
Total Population

$37,224
Median HH Income

3,320
Employed Population

$150,800
Median Property Value

Local Market Overview

Rockingham serves as the commercial and governmental center of Richmond County, providing a stable customer base supported by local residents, regional employers, and travelers moving through south-central North Carolina. The community benefits from its location along U.S. Highway 74, which connects the area to Charlotte and Wilmington, while nearby U.S. Highways 1 and 220 enhance regional accessibility. The area's affordable cost of living, established residential neighborhoods, and steady commuter traffic contribute to consistent demand for automotive services, including collision repair, maintenance, and vehicle restoration. The local economy is supported by manufacturing, healthcare, education, logistics, and retail sectors, creating dependable employment and vehicle ownership throughout the market.

Demand for collision repair services is further supported by Richmond County's rural and suburban driving patterns, where personal vehicle ownership is essential for commuting and daily transportation. Residents frequently travel to employment centers throughout the Sandhills and greater Charlotte region, resulting in consistent vehicle miles traveled and ongoing need for repair services. Continued transportation investments, including improvements to the future Interstate 73/74 corridor, are expected to strengthen regional connectivity and commercial activity over time. Combined with relatively affordable housing and stable household demographics, the market offers favorable fundamentals for automotive service businesses seeking long-term customer demand.

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