

Major/Anchor Tenant Space Available (Will Subdivide)

20,000 to 63,564 SF - Co-Tenancy: Aldi, Blockbuster

**US Hwy 64/49/Dixie Drive at NC 42 - Opposite Randolph Mall
Asheboro (Randolph County), North Carolina**



Market: Asheboro is the county seat and retail hub of Randolph County. Part of the Triad MSA with over 1.3 million people.

Co-Tenants: **Aldi Foods** (15,150 Freestanding), **Blockbuster Video** (Freestanding)

Space Available: 20,000—63,564 SF **GLA:** Total of +/- 84,600 SF

Area Retail: **Randolph Mall** (Belk, JC Penney, Sears, Dillard's, Books-A-Million, Cinemark Theaters, Staples), Wal-Mart Supercenter, Dollar Tree, Chick-fil-A, Lowes Home Center, Chili's, IHOP, Tractor Supply, Hobby Lobby, Burkes Outlet, Verizon, others.

| Demographic Profile (2010): | <u>5 Mile</u> | <u>7 Mile</u> | <u>Trade Area</u> |
|------------------------------------|----------------------|----------------------|--------------------------|
| Population: | 39,185 | 52,744 | 124,343 |
| Avg HH Income: | \$53,247 | \$53,415 | \$53,649 |
| Employment: | 16,850 | 23,064 | 60,390 |

Traffic Counts (2009): Hwy 64/Dixie Drive: 31,000 VPD

Lease Rate: Priced on a Case-by-Case Basis

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Location Map Asheboro, NC

Asheboro, NC



Scale 1" is approximately 13 miles

COLLINS
COMMERCIAL PROPERTIES, INC.

Big Box Space Available: Asheboro, NC
20,000 SF - 64,000 SF Immediate Availability

RANDOLPH MALL
Sears, JC Penney,
Dillards, Belk,
Books-A-Million,
Cinemark Theaters,
Ryans, Sagebrush,
Centura, Wachovia

COLLINS
COMMERCIAL
PROPERTIES, INC.



Randolph Mall

Hobby Lobby & Retail

Staples

NC 42

To CBD

YMCA

Retail

SUBJECT

Rite Aid

IHOP

Lowes Home Improvements

Tractor Supply

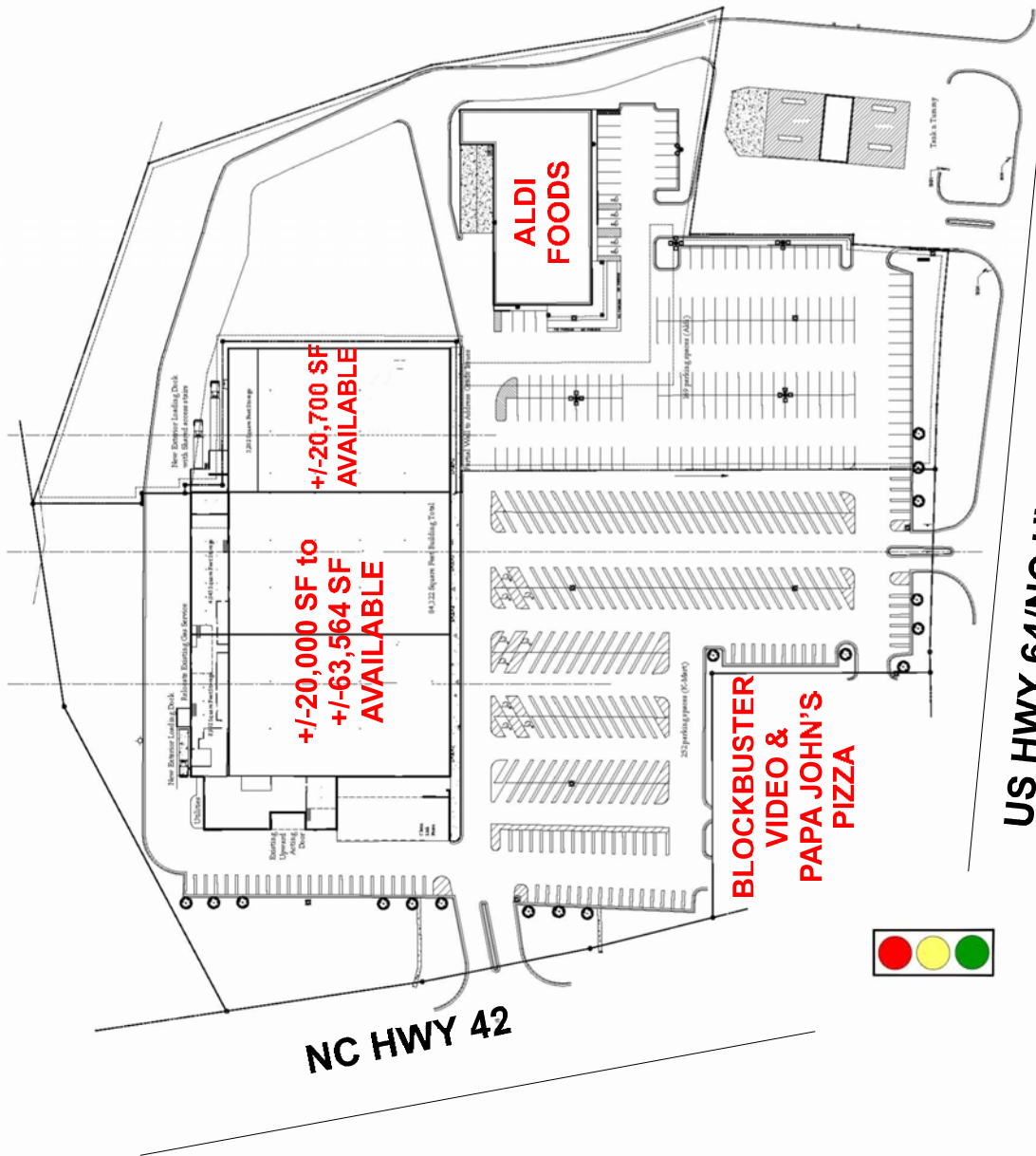
Wal-Mart Supercenter

Chick-fil-A

Burkes Outlet

US 64/Dixie Drive

ASHEBORO, NC



NC HWY 42

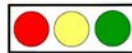
US HWY 64/NC HWY 49, DIXIE DRIVE

| Space | Square Feet | City of Asheboro Parking Requirements | City of Asheboro Parking Requirements |
|------------------------|-----------------------------------|---------------------------------------|---------------------------------------|
| Store One | 32,580 Square Feet | 5 per 1,000 | |
| Store Two | 27,765 Square Feet | 162.9 | |
| Store Three | 23,977 Square Feet | 138.8 | |
| TOTAL BUILDING SQ. FT. | 84,322 Square Feet Building Total | 119.9 | 422 Total Parking Spaces |



CONCEPTUAL SITE PLAN
 OF THE
 PREVIOUSLY KNOWN
 K-MART BUILDING

1330 East Dixie Drive / Highway 49/64 / Asheboro, North Carolina



ARCHITECT S.W. COFER, PLLC
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