

Major Tenant Space Available (Will Subdivide)
+/- 20,000 to 47,500 SF - Co-Tenants: Aldi, Harbor Freight Tools
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-Tenant: Harbor Freight Tools (16,300 SF), Aldi Foods (15,150 Freestanding), Mattress Firm (Outparcel)

Space Available: +/- 20,000 to 47,500 SF **GLA:** Total of +/- 84,600 SF

Area Retail: **Randolph Mall:** Belk, Ross, Ulta, Dunham's Sports, Books-A-Million, Cinemark Theaters, Staples; Walmart Supercenter, Dollar Tree, Chick-fil-A, Lowes Home Center, Chili's, IHOP, Tractor Supply, Hobby Lobby, Burkes Outlet, PetSmart, Verizon, others.

Demographic Profile: (SUSA 2017)	5 Mile	7 Mile	Trade Area	
	Population:	41,108	54,237	125,990
	Avg HH Income:	\$52,239	\$53,543	\$54,364
	Emp/Daytime Pop:	41,353	50,104	92,179

Traffic Counts: (NCDOT 2019)	US Hwy 64/Dixie Drive:	54,000 VPD
	NC Hwy 42:	23,000 VPD

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

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**COLLINS
COMMERCIAL
PROPERTIES, INC.**
2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103

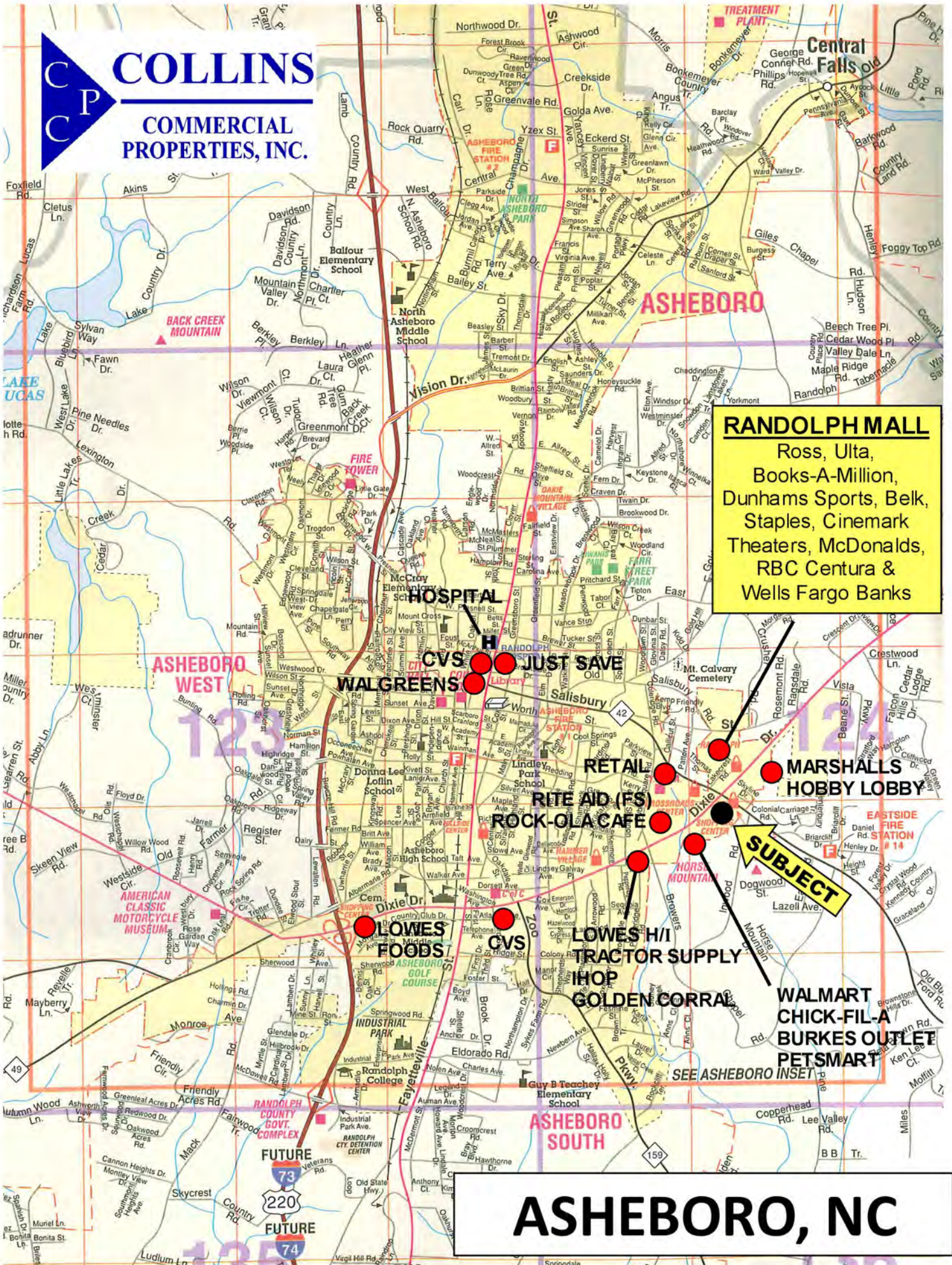
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COLLINS

**COMMERCIAL
PROPERTIES, INC.**



RANDOLPH MALL
Ross, Ulta,
Books-A-Million,
Dunhams Sports, Belk,
Staples, Cinemark
Theaters, McDonalds,
RBC Centura &
Wells Fargo Banks

SUBJECT

ASHEBORO, NC

HOSPITAL
CVS
WALGREENS
JUST SAVE

RETAIL
RITE AID (FS)
ROCK-OLA CAFE

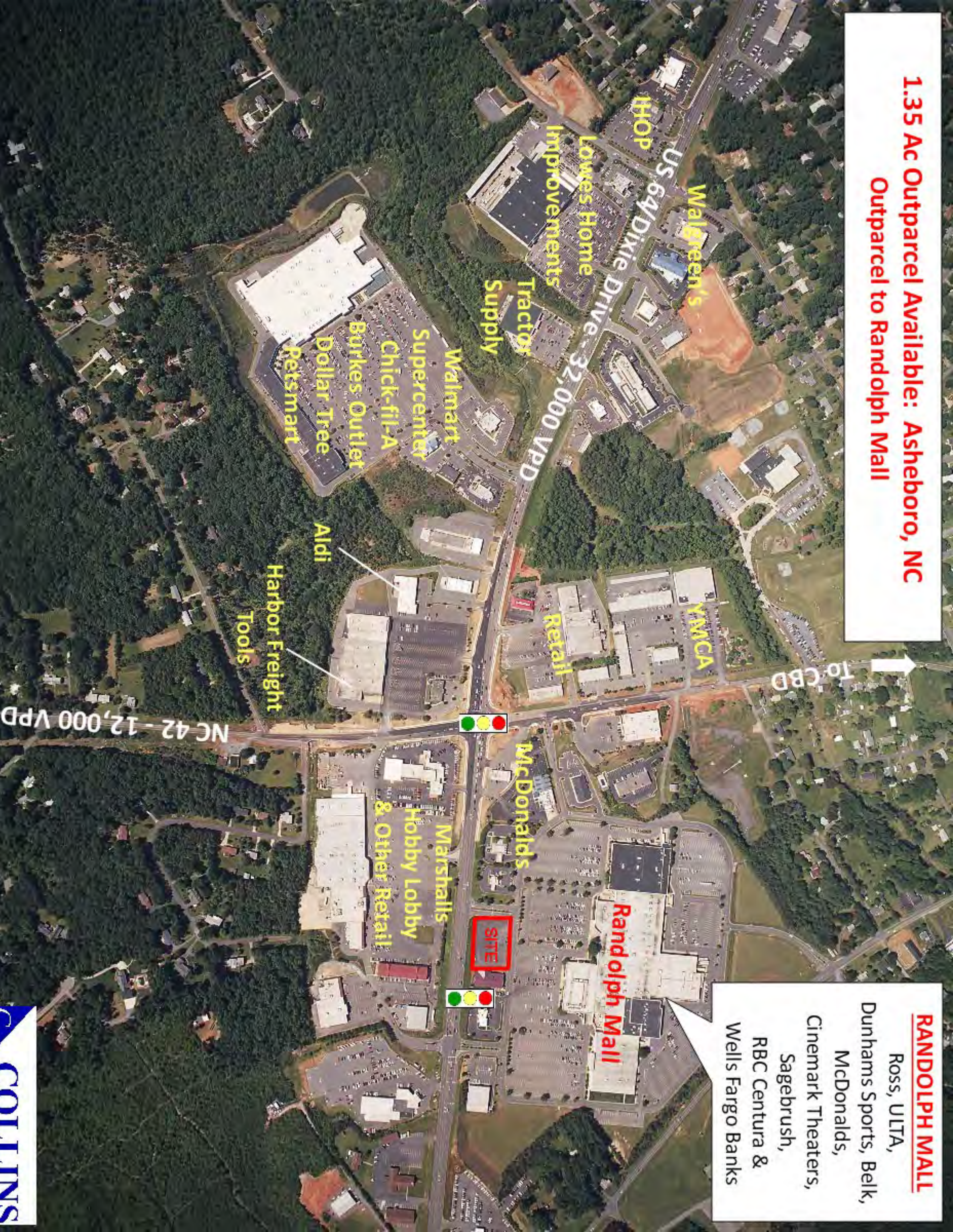
MARSHALLS
HOBBY LOBBY

LOWES FOODS
CVS
LOWES H/I
TRACTOR SUPPLY
IHOP
GOLDEN CORRAL

WALMART
CHICK-FIL-A
BURKES OUTLET
PETSMART

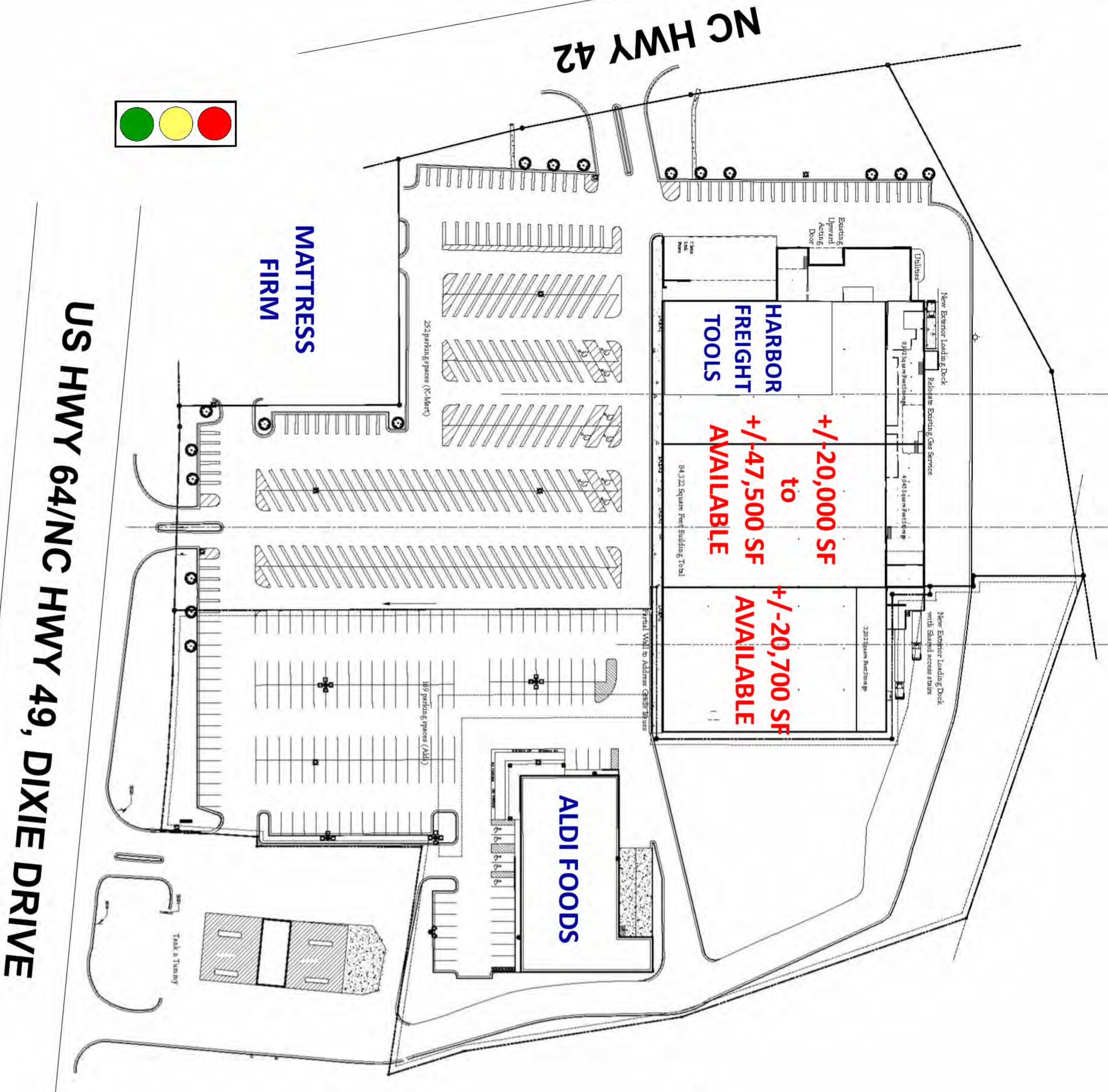
SEE ASHEBORO INSET

1.35 Ac Outparcel Available: Asheboro, NC
Outparcel to Randolph Mall

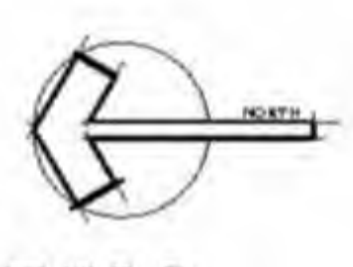


RANDOLPH MALL
Ross, ULTA,
Dunhams Sports, Belk,
McDonalds,
Cinemark Theaters,
Sagebrush,
RBC Centura &
Wells Fargo Banks

ASHEBORO, NC



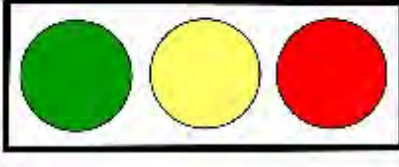
Space	Square Feet	City of Asheboro Parking Requirements	City of Asheboro Parking Requirements
Store One	32,580 Square Feet	5 per 1000	1629
Store Two	27,765 Square Feet		1388
Store Three	23,977 Square Feet		1199
TOTAL BUILDING SQ. FT.	84,322 Square Feet Building Total		422 Total Parking Spaces



CONCEPTUAL SITE PLAN
FOR THE
PREVIOUSLY KNOWN
K-MART BUILDING
1330 East Dixie Drive / Highway 49/64 / Asheboro, North Carolina



ARCHITECT S W COFER, PLLC
206 S. Fayetteville Street, Asheboro, North Carolina 27203
336.629.7100



US HWY 64/NC HWY 49, DIXIE DRIVE