

**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, JC Penney, Sears, 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.

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

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

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

**RAYMOND D. COLLINS, JR., CCIM**  
**O: (336) 768-0555**  
**M: (336) 978-6444**  
**EM: ray@collinscommprop.com**  
**WEBSITE: www.collinscommprop.com**



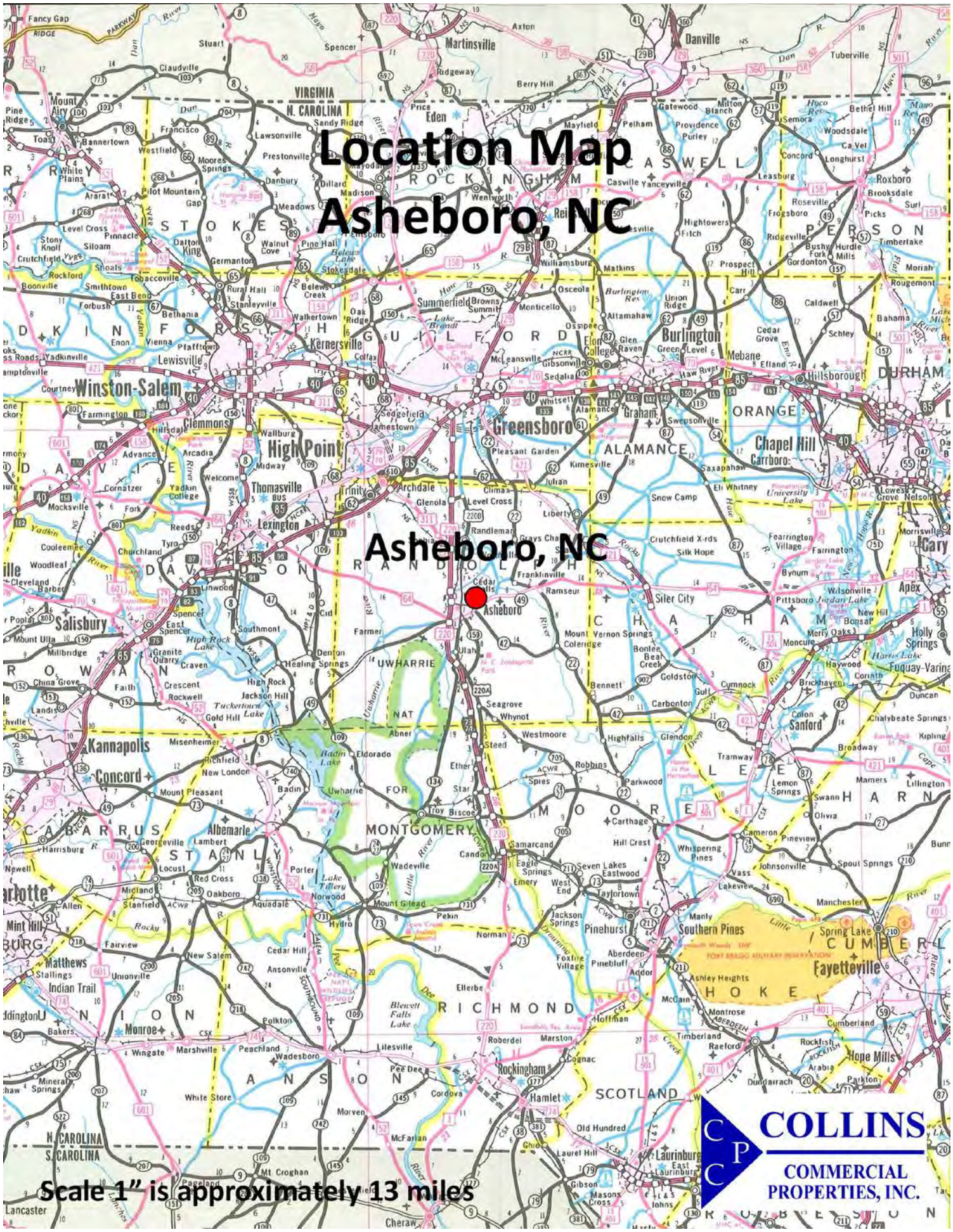
**COLLINS  
COMMERCIAL  
PROPERTIES, INC.**  
**2990 Bethesda Place, Suite 601C**  
**Winston-Salem, NC 27103**

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# Location Map Asheboro, NC

Asheboro, NC



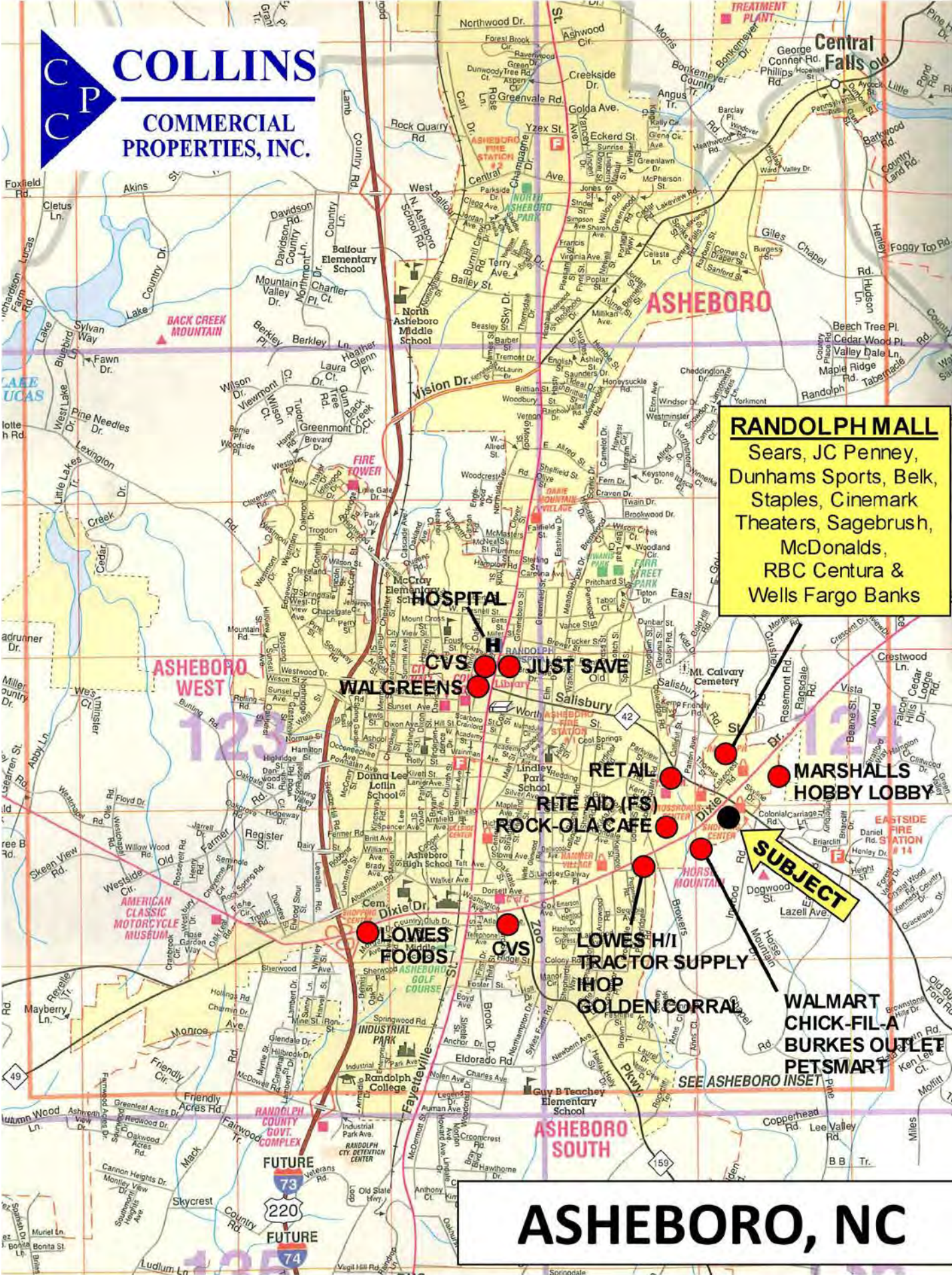
Scale 1" is approximately 13 miles



**COLLINS**  
COMMERCIAL  
PROPERTIES, INC.



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COMMERCIAL  
PROPERTIES, INC.



**RANDOLPH MALL**  
Sears, JC Penney,  
Dunhams Sports, Belk,  
Staples, Cinemark  
Theaters, Sagebrush,  
McDonalds,  
RBC Centura &  
Wells Fargo Banks

**SUBJECT**

**ASHEBORO, NC**

- CVS**
- WALGREENS**
- JUST SAVE**
- LOWES FOODS**
- CVS**
- LOWES H/I**
- TRACTOR SUPPLY**
- IHOP**
- GOLDEN CORRAL**
- WALMART**
- CHICK-FIL-A**
- BURKES OUTLET**
- PETSMART**
- RETAIL**
- RITE AID (FS)**
- ROCK-O-LA CAFE**
- MARSHALLS**
- HOBBY LOBBY**

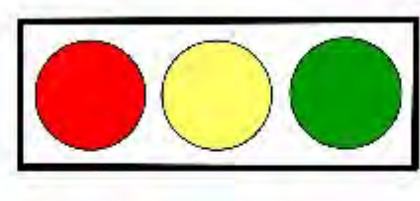
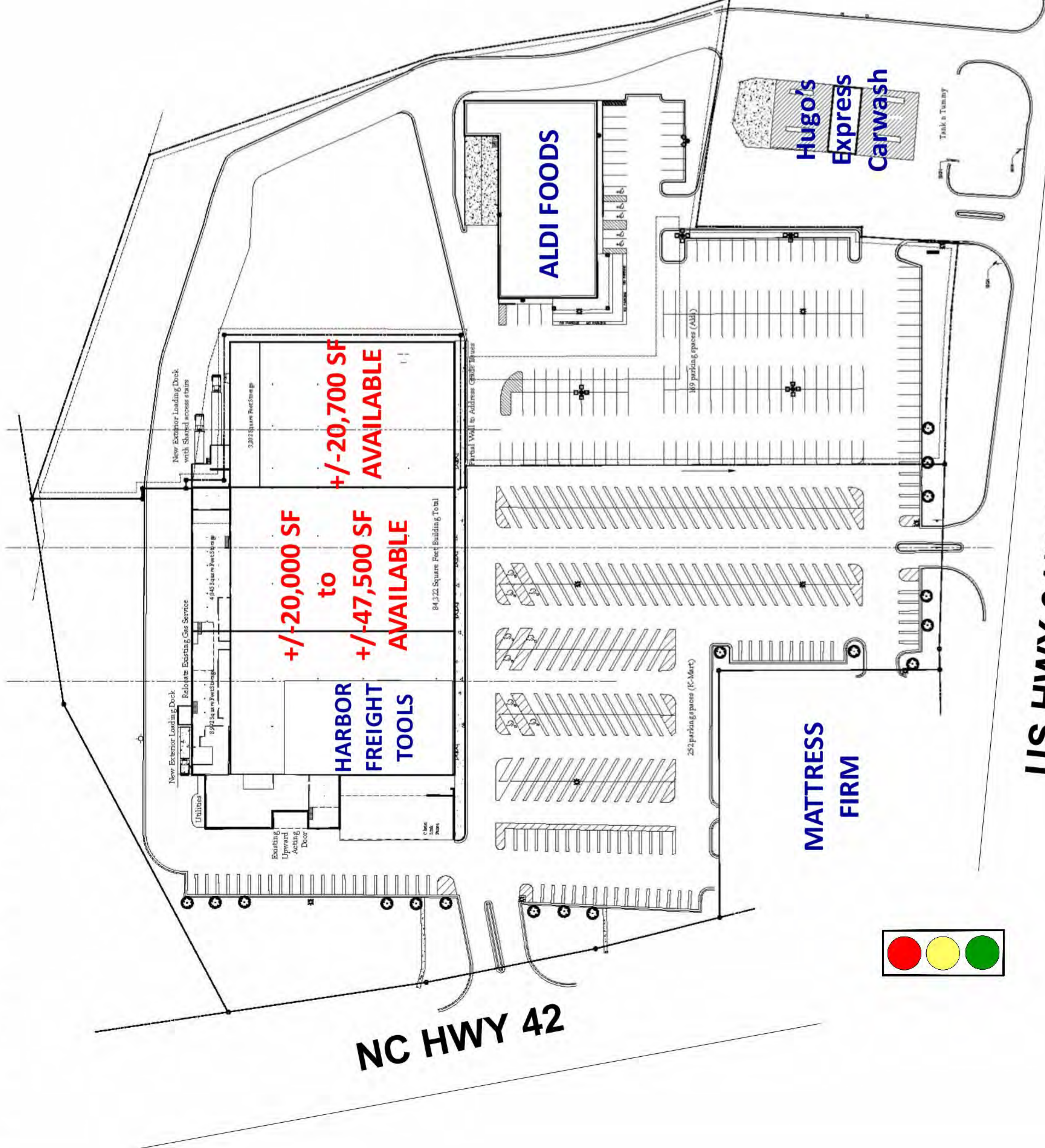
SEE ASHEBORO INSET

**Big Box Space Available: Asheboro, NC**  
**+/- 20,000 SF to 47,500 SF Immediate Availability**

**RANDOLPH MALL**  
Sears, JC Penney,  
Dunhams Sports, Belk,  
McDonalds,  
Cinemark Theaters,  
Sagebrush,  
RBC Centura &  
Wells Fargo Banks



# ASHEBORO, NC

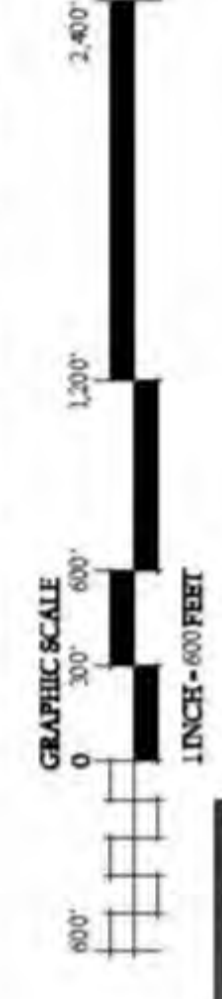


City of Asheboro Parking Requirements City of Asheboro Parking Requirements

Space	Square Feet	5 per 1,000
Store One	32,580 Square Feet	162.9
Store Two	27,765 Square Feet	138.8
Store Three	23,977 Square Feet	119.9
<b>TOTAL BUILDING SQ. FT.</b>	<b>84,322 Square Feet Building Total</b>	<b>422 Total Parking Spaces</b>

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