

Major Tenant Space Available to 48,000 SF - (Will Subdivide)
US Hwy 64/49/Dixie Drive at NC 42 - Opposite Randolph Mall
Join Aldi, Furniture Market Warehouse, Harbor Freight Tools
Asheboro (Randolph County), North Carolina



Market: Asheboro is the county seat and retail hub of Randolph County. Part of the Triad MSA with over 1.5 million people.

Co-Tenancy: Harbor Freight Tools (16,300 SF), Aldi Foods (15,150 SF Freestanding), Furniture Market Warehouse (20,700 SF)

Outparcels: Mattress Warehouse; AT&T Mobile, Hugo's Express Wash

Space Available: **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 2020)	5 Mile	7 Mile	10 Mile
Population:	40,580	54,303	75,218
Avg HH Income:	\$61,944	\$64,634	\$64,715
Emp/Daytime Pop:	40,020	48,969	61,944

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

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

RAYMOND D. COLLINS, JR., CCIM
O: (336) 768-0555
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WEBSITE: www.collinscommprop.com



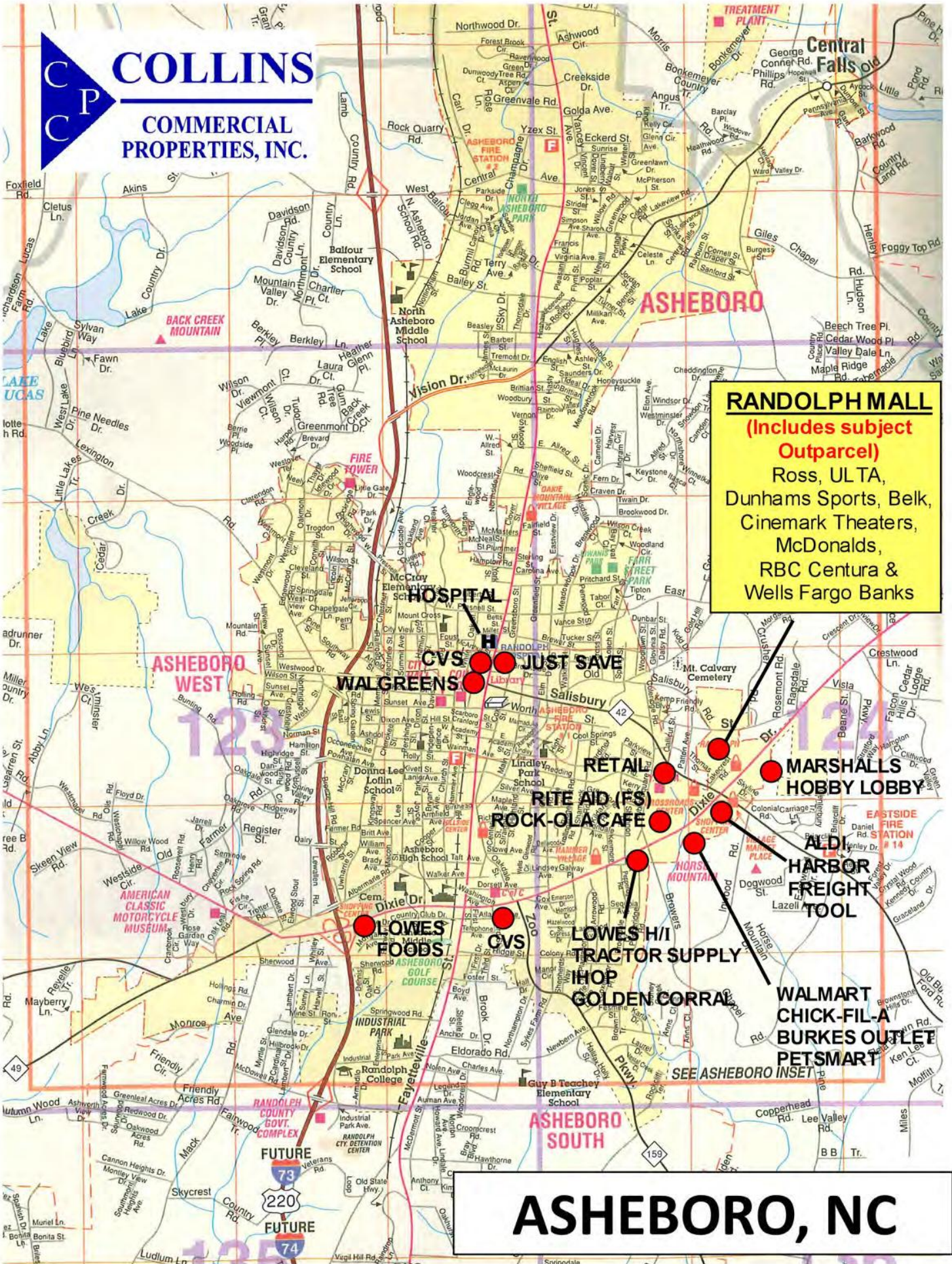
COLLINS COMMERCIAL PROPERTIES, INC.
 2990 Bethesda Place, Suite 601C
 Winston-Salem, NC 27103

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COLLINS
COMMERCIAL
PROPERTIES, INC.



RANDOLPH MALL
(Includes subject Outparcel)
Ross, ULTA,
Dunhams Sports, Belk,
Cinemark Theaters,
McDonalds,
RBC Centura & Wells Fargo Banks

ASHEBORO, NC

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

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



To CBD

YMCA

Staples

Randolph Mall

McDonalds

Marshalls
Hobby Lobby
& Other Retail

NC 42 - 12,000 VPD

Harbor Freight
Tools

Verizon

Aldi

Furniture
Market
Warehouse

Walgreen's

US 64 Dixie Drive - 32,000 VPD

HOP

Lowe's Home
Improvements

Tractor
Supply

Walmart
Supercenter

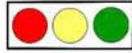
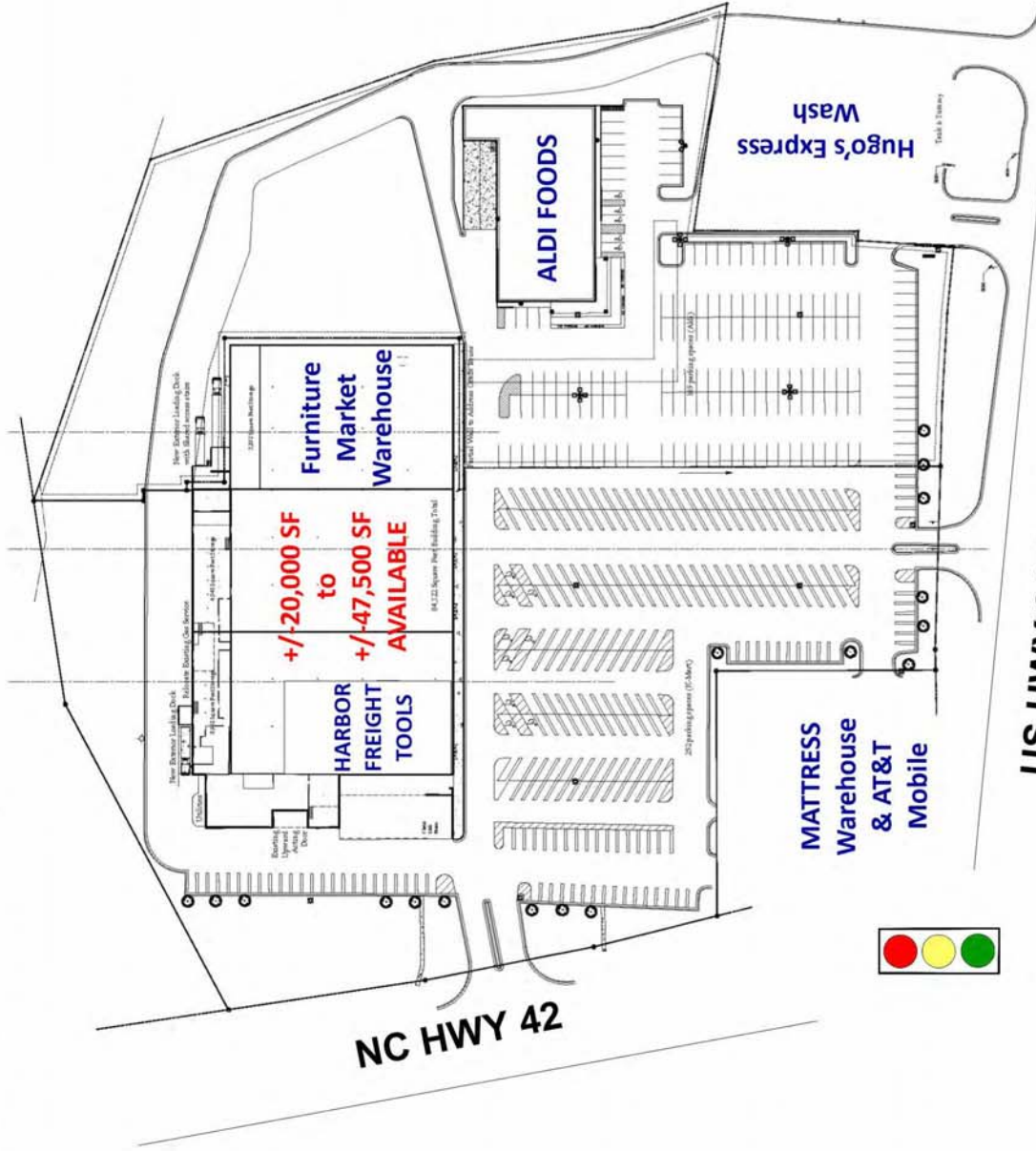
Chick-fil-A

Burkes Outlet

Dollar Tree

Petsmart

ASHEBORO, NC



City of Asheboro Parking Requirements City of Asheboro Parking Requirements

Space	Square Feet	5 per 1,000
Store One	32,980 Square Feet	162.9
Store Two	27,765 Square Feet	138.8
Store Three	23,977 Square Feet	119.9
TOTAL BUILDING SQ. FT.	84,722 Square Feet Building Total	421 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. COPER, PLLC
206 S. Fayetteville Street, Asheboro, North Carolina 27203
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