

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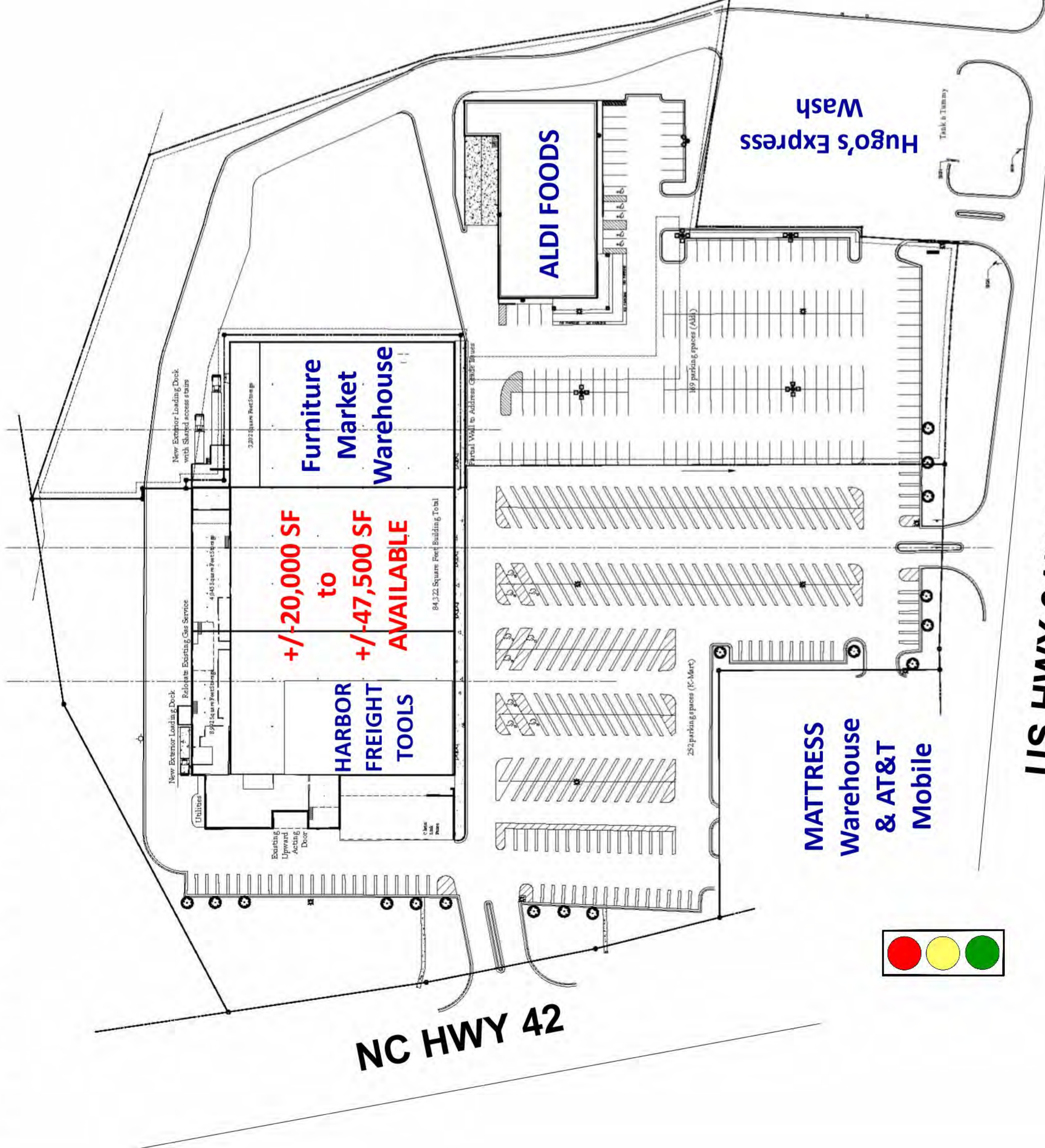
**1.35 Ac Outparcel Available: Asheboro, NC
Outparcel to Randolph Mall**

RANDOLPH MALL

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

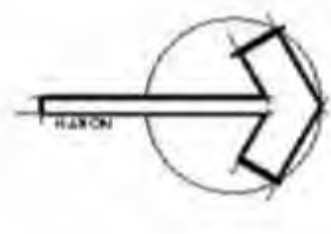


ASHEBORO, NC



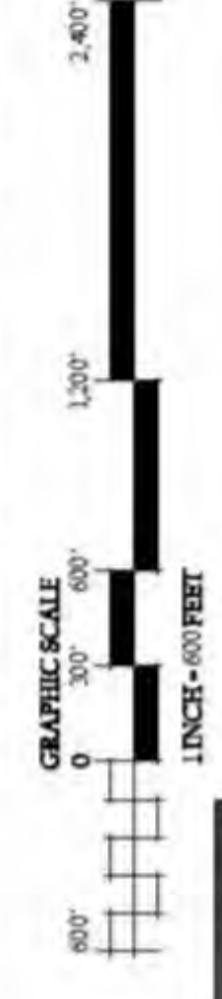
City of Asheboro Parking Requirements City of Asheboro Parking Requirements

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
TOTAL BUILDING SQ. FT.	84,322 Square Feet Building Total	422 Total Parking Spaces

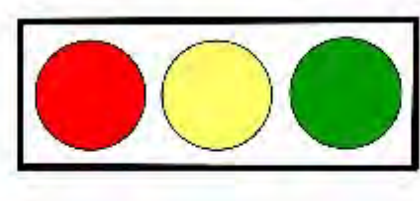


CONCEPTUAL SITE PLAN
FOR THE
PREVIOUSLY KNOWN
K-MART BUILDING

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

NC HWY 42