

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.

Demographic Profile: (SUSA 2017 Est.)	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 2015)	US Hwy 64/Dixie Drive:	35,000 VPD
	NC Hwy 42:	12,000 VPD

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

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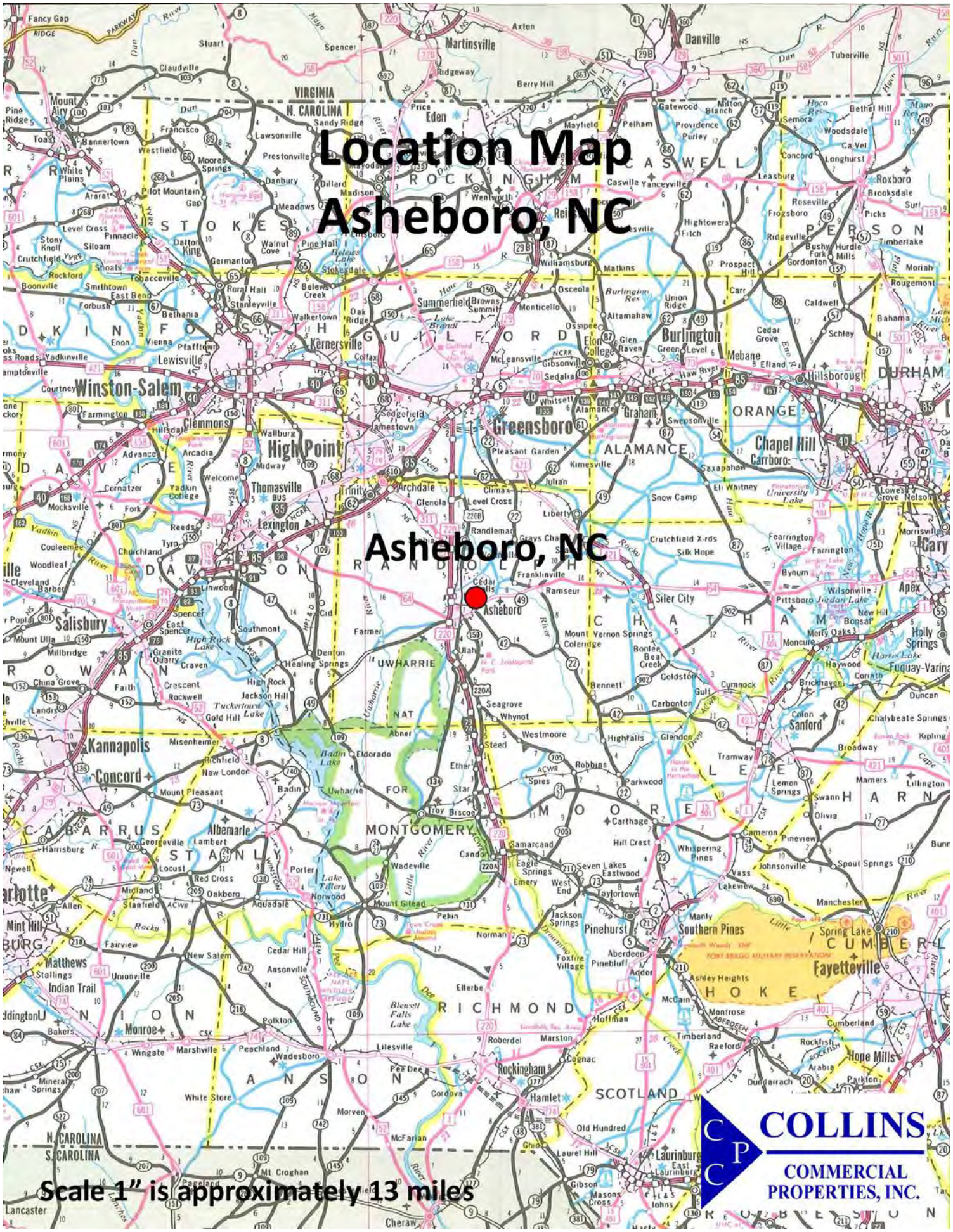
**COLLINS
COMMERCIAL
PROPERTIES, INC.**
2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103

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Location Map Asheboro, NC

Asheboro, NC



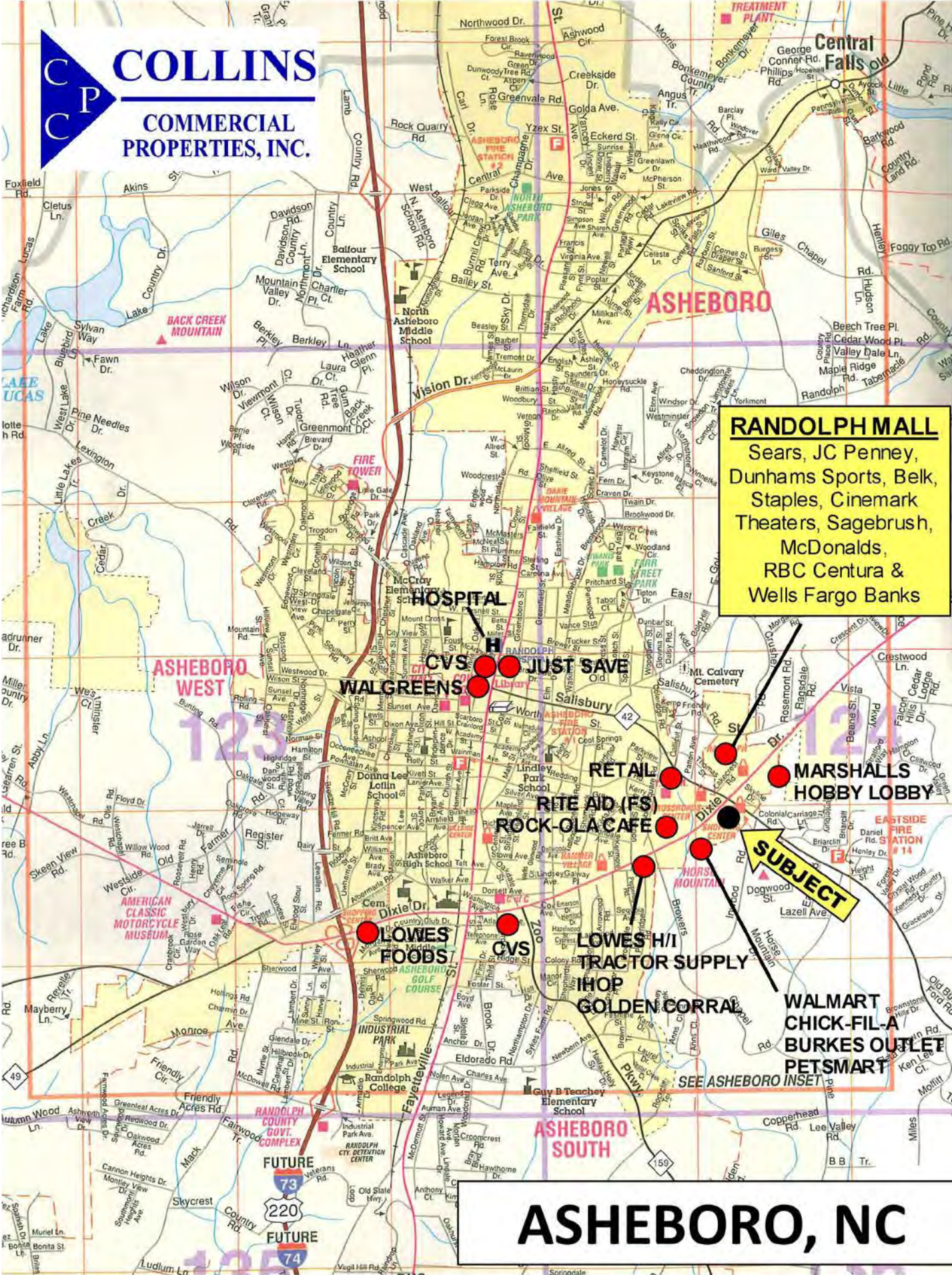
Scale 1" is approximately 13 miles



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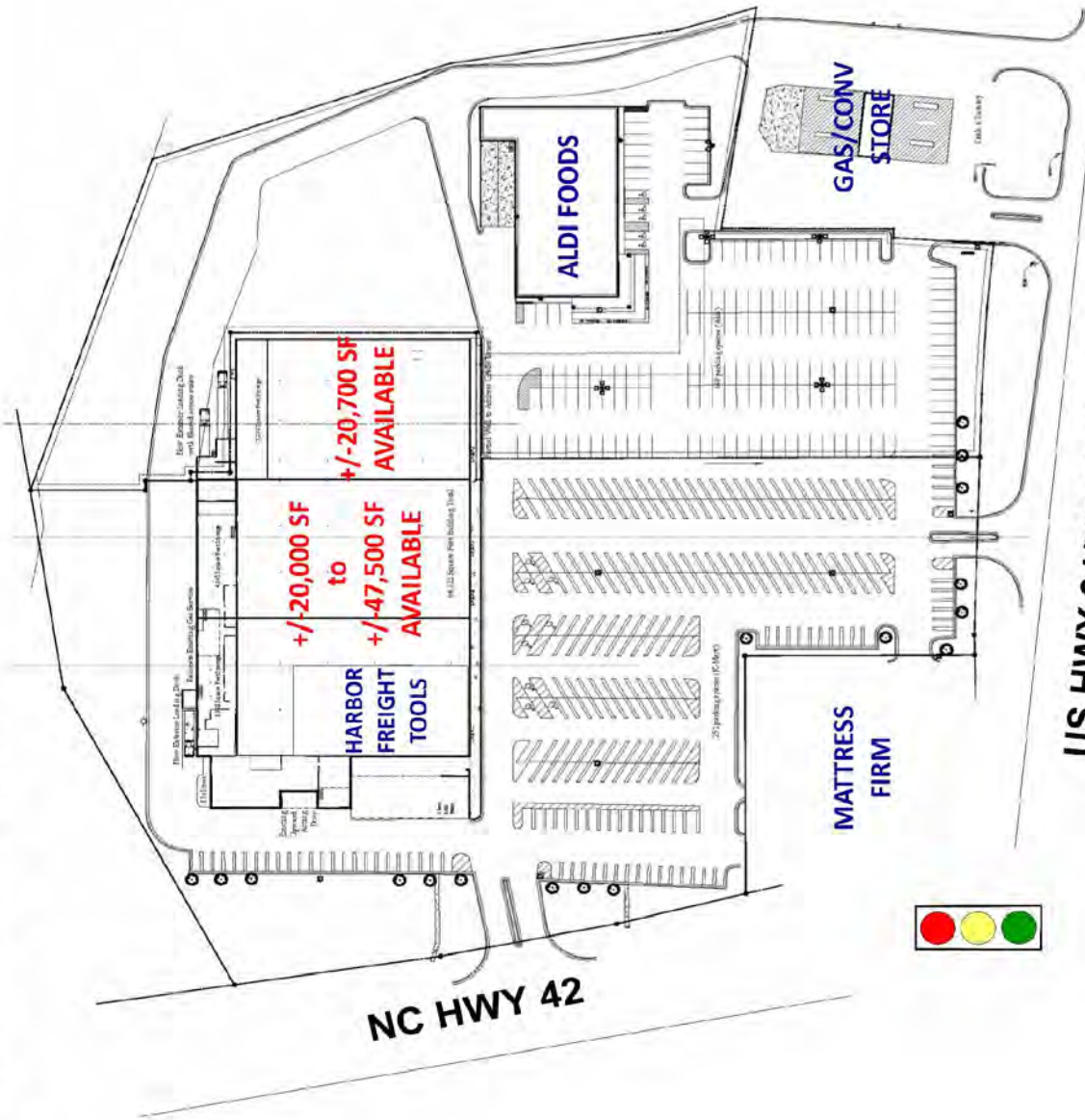
ASHEBORO, NC

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



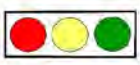
City of Ashboro Parking Requirements - City of Ashboro Parking Requirements

Space	Square Feet	3 per 1000
Space Date	10,500 Square Feet	105.0
Space Time	17,765 Square Feet	178.8
Space Three	13,977 Square Feet	139.8
TOTAL BUILDING SQ. FT.	84,122 Square Feet Building Total	422 Typical Parking Spaces

CONCEPTUAL SITE PLAN
 FOR THE
 PREVIOUSLY KNOWN
K-MART BUILDING
 1310 East Dixie Drive / Highway 49/64 / Ashboro, North Carolina

GRAPHIC SCALE
 0' 10' 20' 40' 60' 80' 100' 120' 140'

ARCHITECT S. W. COOPER, PLLC
 206 E. Fayetteville Street, Ashboro, North Carolina 27103
 336.626.7000



US HWY 64/NC HWY 49, DIXIE DRIVE