

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 2013)	<u>5 Mile</u>	<u>7 Mile</u>	<u>Trade Area</u>
Population:	38,217	52,148	125,219
Avg HH Income:	\$46,551	\$51,141	\$51,467
Emp/Daytime Pop:	3,865	24,647	39,646

Traffic Counts: (NCDOT 2012)	US Hwy 64/Dixie Drive:	32,000 VPD
	NC Hwy 42:	12,000 VPD

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

RAYMOND D. COLLINS, JR., CCIM
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**COLLINS
COMMERCIAL
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2990 Bethesda Place, Suite 601C
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Location Map Asheboro, NC

Asheboro, NC

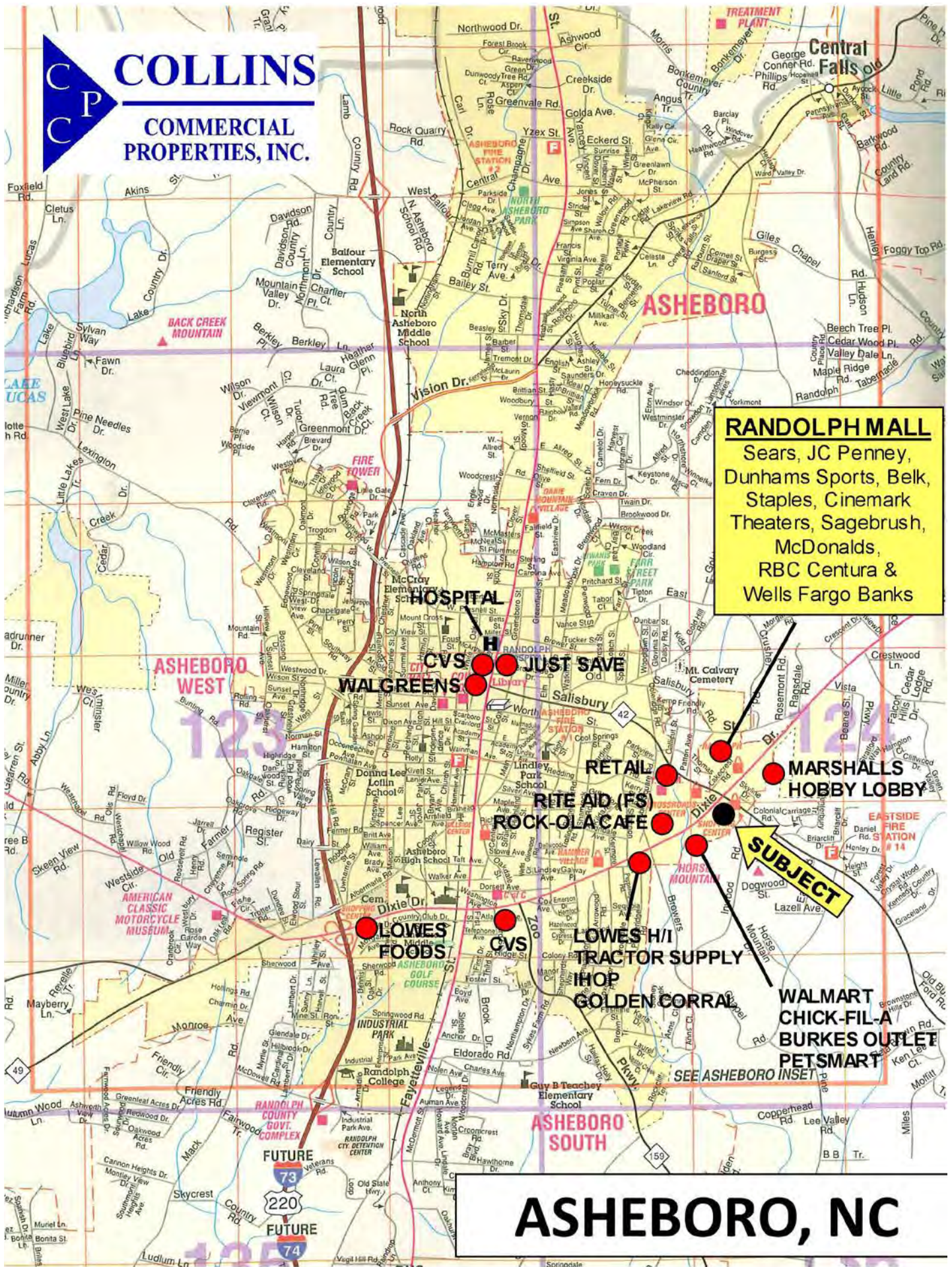
Scale 1" is approximately 13 miles



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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

Randolph Mall

Staples

McDonalds

Marshalls
Hobby Lobby
& Other Retail

SUBJECT

Aldi

Harbor Freight
Tools

NC 42 - 12,000 VPD

Rite Aid

HOP

Lowes Home
Improvements

Tractor
Supply

Walmart

Supercenter

Chick-fil-A

Burkes Outlet

Dollar Tree

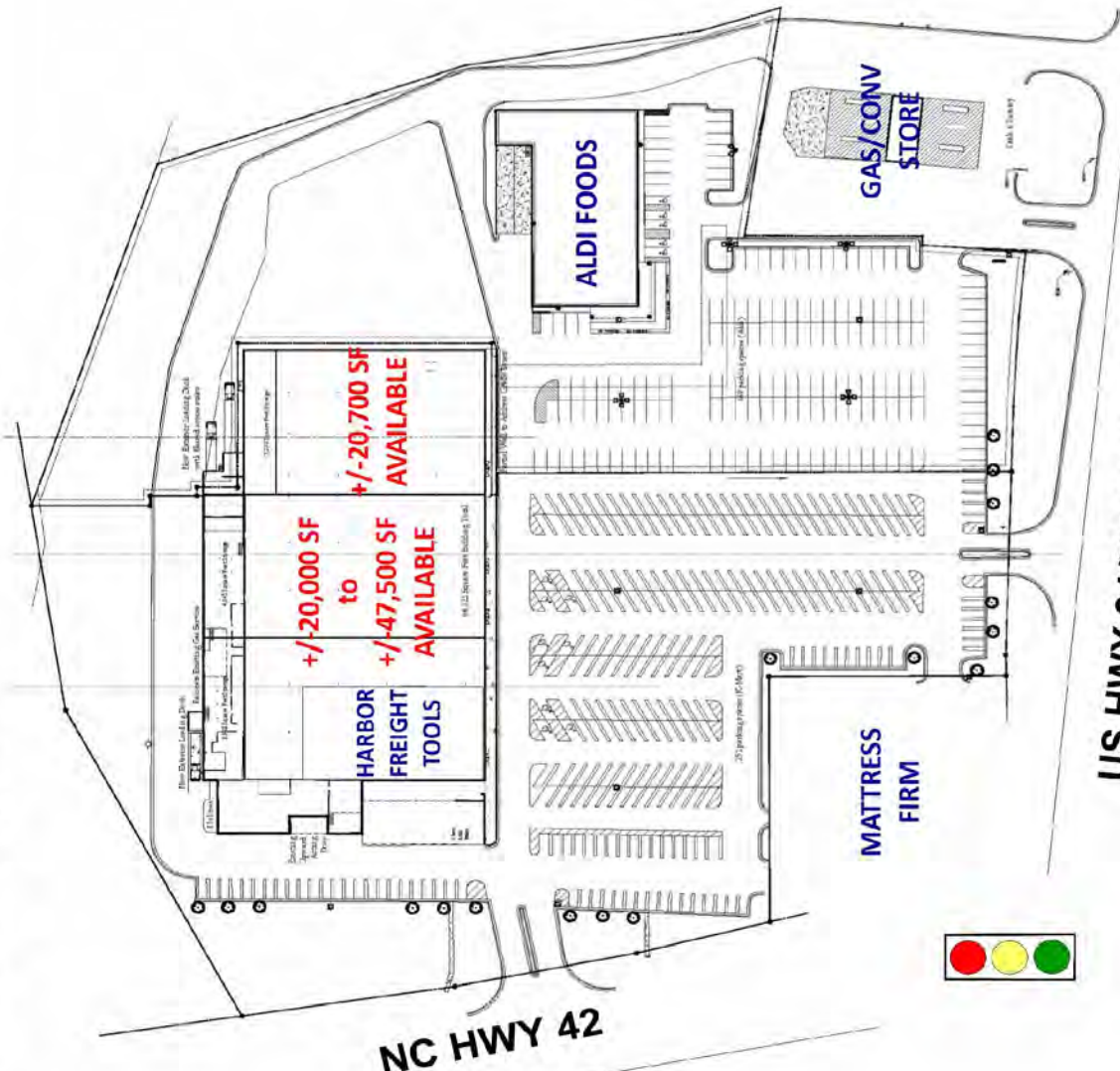
Petsmart

To CBD

YMCA

Retail

ASHEBORO, NC



City of Asheboro Parking Requirements City of Asheboro Parking Requirements

Space	Square Feet	Space	Square Feet
Store Drive	10,500 Square Feet	Store Drive	10,500 Square Feet
Store Lane	17,765 Square Feet	Store Lane	17,765 Square Feet
Store Turn	13,677 Square Feet	Store Turn	13,677 Square Feet
TOTAL BUILDING SQ. FT.	84,322 Square Feet Building Total	TOTAL BUILDING SQ. FT.	84,322 Square Feet Building Total
			422 Total Parking Spaces

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

ARCHITECT S.W. COOPER, P.L.L.C.
206 S. Fayetteville Street, Asheville, North Carolina 28801
336.625.7000

US HWY 64/NC HWY 49, DIXIE DRIVE