

High Profile 1.35 Acre Parcel Available for Sale

Signalized Outparcel to Randolph Mall

NE Quadrant of Dixie Drive/US 64 @ Asheboro (Randolph County), North Carolina



Market: Asheboro is the county seat and retail hub of Randolph County. Part of the Triad MSA with over 1,600,000 population.

Randolph Mall Co-Tenancy: Belk, Ross, Dunham's Sports, Books-A-Million, Cinemark Theaters, McDonald's.

Parcel Available: 1.35 Acres improved with 8,400 SF operating restaurant.

Area Retail: Marshall's, Belk, ULTA, Dunham's Sports, Walmart Supercenter, Chick-fil-A, Lowes Home Center, Aldi, Harbor Freight Tool, Chili's, IHOP, Tractor Supply, Hobby Lobby, PetSmart, Verizon.

Demographic Profile: (SUSA 2019 Est.)	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	20,122	40,512	53,943
Avg HH Income:	\$54,699	\$58,431	\$60,336
Emp/Daytime Pop:	27,709	40,619	49,792

Traffic Counts: (NCDOT 2018)	US Hwy 64/Dixie Drive:	54,000 VPD
	NC Hwy 42:	23,000 VPD

Sales Price: \$1,250,000

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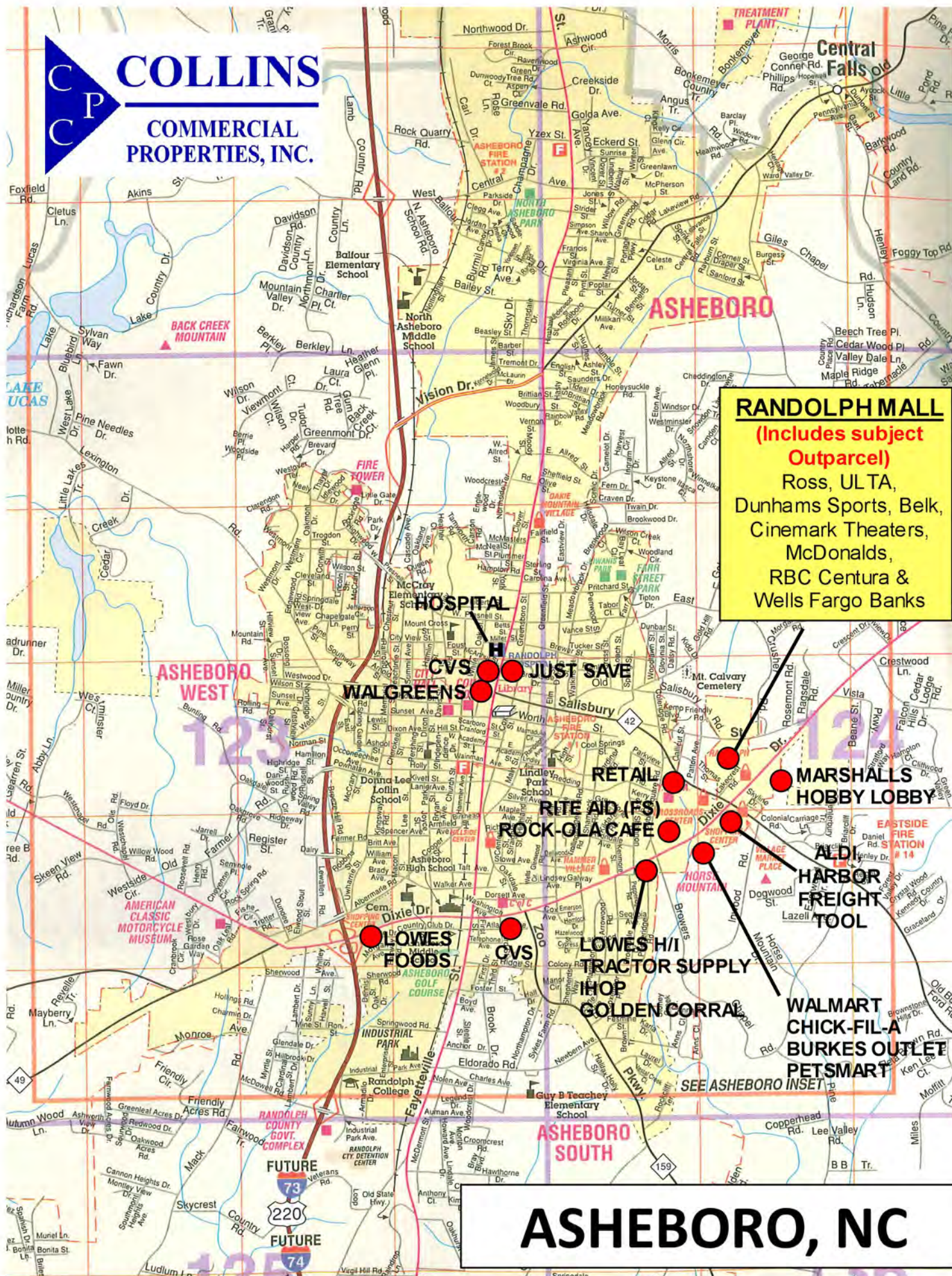
Location Map Asheboro, NC

Asheboro, NC

Scale 1" is approximately 13 miles



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

CVS
WALGREENS

RITE AID (FS)
ROCK-OLA CAFE

MARSHALLS
HOBBY LOBBY

ALDI
HARBOR FREIGHT TOOL

LOWES FOODS

CVS
TRACTOR SUPPLY

IHOP
GOLDEN CORRAL

WALMART
CHICK-FIL-A
BURKES OUTLET
PETSMART

ASHEBORO, NC

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

RANDOLPH MALL

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

Randolph Mall

SITE

McDonalds

**Marshalls
Hobby Lobby
& Other Retail**

NC 42 - 12,000 VPD

To CBD

YMCA

Retail

**Harbor Freight
Tools**

Aldi

Walgreen's

US 64/Dixie Drive - 32,000 VPD

THOP

**Lowes Home
Improvements**

**Tractor
Supply**

**Walmart
Supercenter**

Chick-fil-A

Burkes Outlet

Dollar Tree

Petsmart



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 100 feet
2/5/2016