

**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:** Walmart Supercenter, Dollar Tree, Chick-fil-A, Lowes Home Center, Aldi, Harbor Freight Tool, Chili's, IHOP, Tractor Supply, Hobby Lobby, Burkes Outlet, PetSmart, Verizon, others.

|   |                         |               |               |          |
|---|-------------------------|---------------|---------------|----------|
| <b>Demographic Profile:</b><br>(SUSA 2017 Est.) | <b>3 Mile</b>           | <b>5 Mile</b> | <b>7 Mile</b> |          |
|   | <b>Population:</b>      | 20,855        | 41,108        | 54,237   |
|   | <b>Avg HH Income:</b>   | \$47,900      | \$52,239      | \$53,543 |
|   | <b>Emp/Daytime Pop:</b> | 28,946        | 41,353        | 50,104   |

|  |                               |            |
|--|-------------------------------|------------|
| <b>Traffic Counts:</b><br>(NCDOT 2015) | <b>US Hwy 64/Dixie Drive:</b> | 35,000 VPD |
|  | <b>NC Hwy 42:</b>             | 12,000 VPD |

**Sales Price: \$1,250,000**

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# Location Map Asheboro, NC

Asheboro, NC



Scale 1" is approximately 13 miles



**COLLINS**  
COMMERCIAL  
PROPERTIES, INC.



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

**RANDOLPH MALL**

Ross, JC Penney,  
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**

**Rite Aid**

**US 64/Dixie Drive - 32,000 VPD**

**Lowes Home  
Improvements**

**Tractor  
Supply**

**Walmart  
Supercenter**

**Chick-fil-A**

**Burkes Outlet  
Dollar Tree**

**Petsmart**

1505 E Dixie Drive, Asheboro, NC



*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