

Peripheral Development to Enclosed Regional Mall
+/-66,834 SF Existing Big Box Retail Space - For Sale or Lease
2223 Vanstory St. @ I-40 @ Gate City Blvd., Greensboro NC



Offering: Former 66,834 SF Gander Mountain Existing Big Box Retail located next to Regional Mall in Greensboro, off I-40 and Gate City Blvd - Interstate visibility - Available for Sale or Lease.

Area Generators: Four Seasons Mall: Dillard's, JC Penney; Sheraton/Koury Convention Center, Guitar Center, Burlington Coat Factory, Walmart Family Market, Total Wine & More, Conns Home Plus, Walgreens, Toys R Us, Starbuck's, Outback, Bone Fish Grill, Carrabba's, others.

Demographic Profile: (SUSA 2017 Est.)		<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
	Population:	83,610	178,748	273,653
	Avg HH Income:	\$50,998	\$60,932	\$64,231
	Employment:	67,788	147,030	224,351
	Daytime Pop:	70,606	189,452	267,401

Traffic Counts:	I-40:	112,000 VPD (2015 NCDOT)
	Gate City Blvd:	55,000 VPD (2015 NCDOT)
	Vanstory Street:	13,000 VPD (2017 GDOT)

Call for Pricing

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.





SITE

Four Seasons Mall:
Dillard's, JC Penney,
Bonefish, Outback
1,140,000 SF

Koury Conv. Center

55,000 VPD

112,000 VPD

13,000 VPD

I-40

Vanstory Drive

Holden Road

Gate City Blvd.

Hotel Cluster



Plat for 2223 Vanstory Street

66,900 SF Available

APPROVED & SET ASH BY THE CITY ENGINEER OF GREENSBORO, N.C., ON THE BASIS OF THE INFORMATION FURNISHED IN CONNECTION WITH THE APPLICATION FOR RECORDATION AND THE INFORMATION CONTAINED IN THE PLAT.

DATE: 11-13-18

1-1337



Four Seasons Town Mall

1MM Sq. Ft
(Dillard's, JC Penney)

ADDITIONAL DIMENSIONS - *(See DIMENSIONAL DATA)*

- MIN LOT WIDTH: 100 FT
- MIN LOT DEPTH: 125 FT
- MIN LOT AREA: 12,500 SQ FT
- MIN LOT FRONT YIELD: 1.20
- MIN LOT REAR YIELD: 0.80
- MIN LOT SIDE YIELD: 0.50
- MIN LOT CORNER YIELD: 0.50

ROYALTY CORPORATION

Route 40 (R/W VARIES)

SITE DATA

TAX MAP: 1995-5-37

REFERENCE: P.L. 2400 P.C. 817

DEVELOPER: R/W VARIES

DEVELOPER'S SITE PLAN: 1995-5-37

DEVELOPER'S TRACT: 20,000 AC

DEVELOPER'S TRACT: 10,000 AC

DEVELOPER'S TRACT: 10,000 AC

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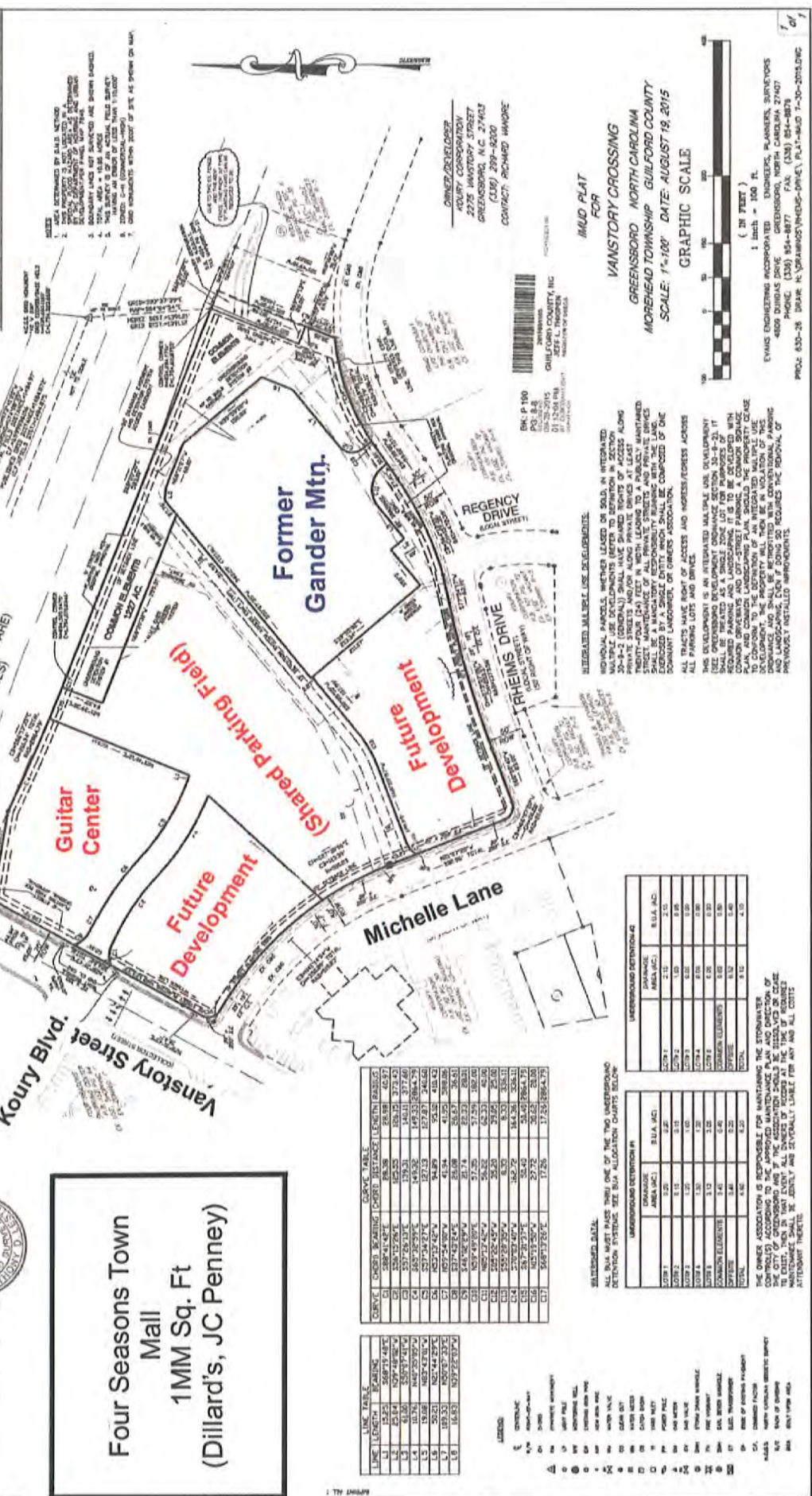
DEVELOPER'S TRACT: 10,000 AC

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1. ALL AREAS WITHIN THIS PROJECT ARE TO BE DEVELOPED AS COMMERCIAL USE (C-1) ZONING.
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UNDERGROUND DETENTION

UNDERGROUND DETENTION #	DRAINAGE	AREA (A.C.)	FEET
UD001	1.5	1.5	1.5
UD002	1.5	1.5	1.5
UD003	1.5	1.5	1.5
UD004	1.5	1.5	1.5
UD005	1.5	1.5	1.5
UD006	1.5	1.5	1.5
UD007	1.5	1.5	1.5
UD008	1.5	1.5	1.5
UD009	1.5	1.5	1.5
UD010	1.5	1.5	1.5
UD011	1.5	1.5	1.5
UD012	1.5	1.5	1.5
UD013	1.5	1.5	1.5
UD014	1.5	1.5	1.5
UD015	1.5	1.5	1.5
UD016	1.5	1.5	1.5
UD017	1.5	1.5	1.5
UD018	1.5	1.5	1.5
UD019	1.5	1.5	1.5
UD020	1.5	1.5	1.5
UD021	1.5	1.5	1.5
UD022	1.5	1.5	1.5
UD023	1.5	1.5	1.5
UD024	1.5	1.5	1.5
UD025	1.5	1.5	1.5
UD026	1.5	1.5	1.5
UD027	1.5	1.5	1.5
UD028	1.5	1.5	1.5
UD029	1.5	1.5	1.5
UD030	1.5	1.5	1.5
UD031	1.5	1.5	1.5
UD032	1.5	1.5	1.5
UD033	1.5	1.5	1.5
UD034	1.5	1.5	1.5
UD035	1.5	1.5	1.5
UD036	1.5	1.5	1.5
UD037	1.5	1.5	1.5
UD038	1.5	1.5	1.5
UD039	1.5	1.5	1.5
UD040	1.5	1.5	1.5
UD041	1.5	1.5	1.5
UD042	1.5	1.5	1.5
UD043	1.5	1.5	1.5
UD044	1.5	1.5	1.5
UD045	1.5	1.5	1.5
UD046	1.5	1.5	1.5
UD047	1.5	1.5	1.5
UD048	1.5	1.5	1.5
UD049	1.5	1.5	1.5
UD050	1.5	1.5	1.5

UNDERGROUND DATA:

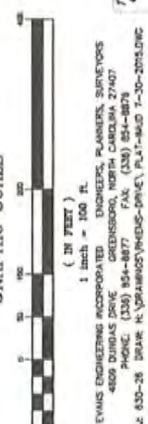
ALL BURIED UTILITIES ARE TO BE MAINTAINED IN PLACE AND SHALL BE REVEALED TO THE CITY OF GREENSBORO AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAME. THE CITY OF GREENSBORO AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAME. THE CITY OF GREENSBORO AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAME.

OWNER/DEVELOPER

ROYALTY CORPORATION
2223 VANSTORY STREET
GREENSBORO, N.C. 27403
PHONE: (336) 399-8200
CONTACT: RICHARD HANCOCK

MUD FLAT FOR VANSTORY CROSSING

GREENSBORO NORTH CAROLINA
MOREHEAD TOWNSHIP GUILFORD COUNTY
SCALE: 1"=100' DATE: AUGUST 18, 2015



EVANS ENGINEERING INCORPORATED ENGINEERS, PLANNERS, SURVEYORS
4809 DURHAM DRIVE GREENSBORO, NORTH CAROLINA 27407
PHONE: (336) 854-8877 FAX: (336) 854-8878
P.O. BOX 630-28 DRIVE N. (GREENSBORO) DRIVE, P.O. BOX 7-30-2015, NC

LEGEND

1. CENTERLINE
2. PROPERTY BOUNDARY
3. EASEMENT
4. EASEMENT
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Floor Plan - Former Gander Mtn. 2223 Vanstory Street, Greensboro NC Peripheral Development to Four Seasons Town Center

