

1,540 SF Retail Space Available - Join CVS & Shops
Located between Harris Teeter & Walmart Neighborhood Market
College Road @ Hunt Club Road, Greensboro NC



Retail Space Available: One space remaining 1,540 Sq. ft.

Area Generators: CVS, Harris Teeter, Chick-Fila-A, Walmart Neighborhood Market, Guilford College, Hardee's, McDonald's, Bank of America, BB&T, Starbucks, Pizza Hut, Goodyear Tire, Guilford Middle School, Suburban Offices, others.

Co-Tenancy: CVS, H&R Block, \$2.50 Cleaners, Home Slice Pizza & Subs, Amoroso's Bakery, La Bella Looks, POW! Nutrition, Kiwi Clubhouse, Cherry Creations Hair Salon

Demographic Profile: (2019 Est)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	8,789	58,166	161,008
	Avg HH Income:	\$75,501	\$80,363	\$79,453
	Employment:	\$3,189	\$44,933	\$121,295

Traffic Counts:	College Rd:	19,000 VPD
	Hunt Club Rd:	4,800 VPD
	W. Friendly Ave:	30,000 VPD

Lease Rate: \$15.00 PSF plus \$4.20 PSF TICAM

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 MOBILE: (336) 978-6444 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.

COLLINS
COMMERCIAL
PROPERTIES, INC.

W. Friendly Ave.

Starbucks
T-Mobile
Elizabeth's Pizzeria
Anytime Fitness
Walmart Neighborhood Market

BB&T

Guilford COLLEGE

McDonald's

Pizza Hut



N. College Rd.
(19,000 VPDF)

Hardee's

GOODYEAR

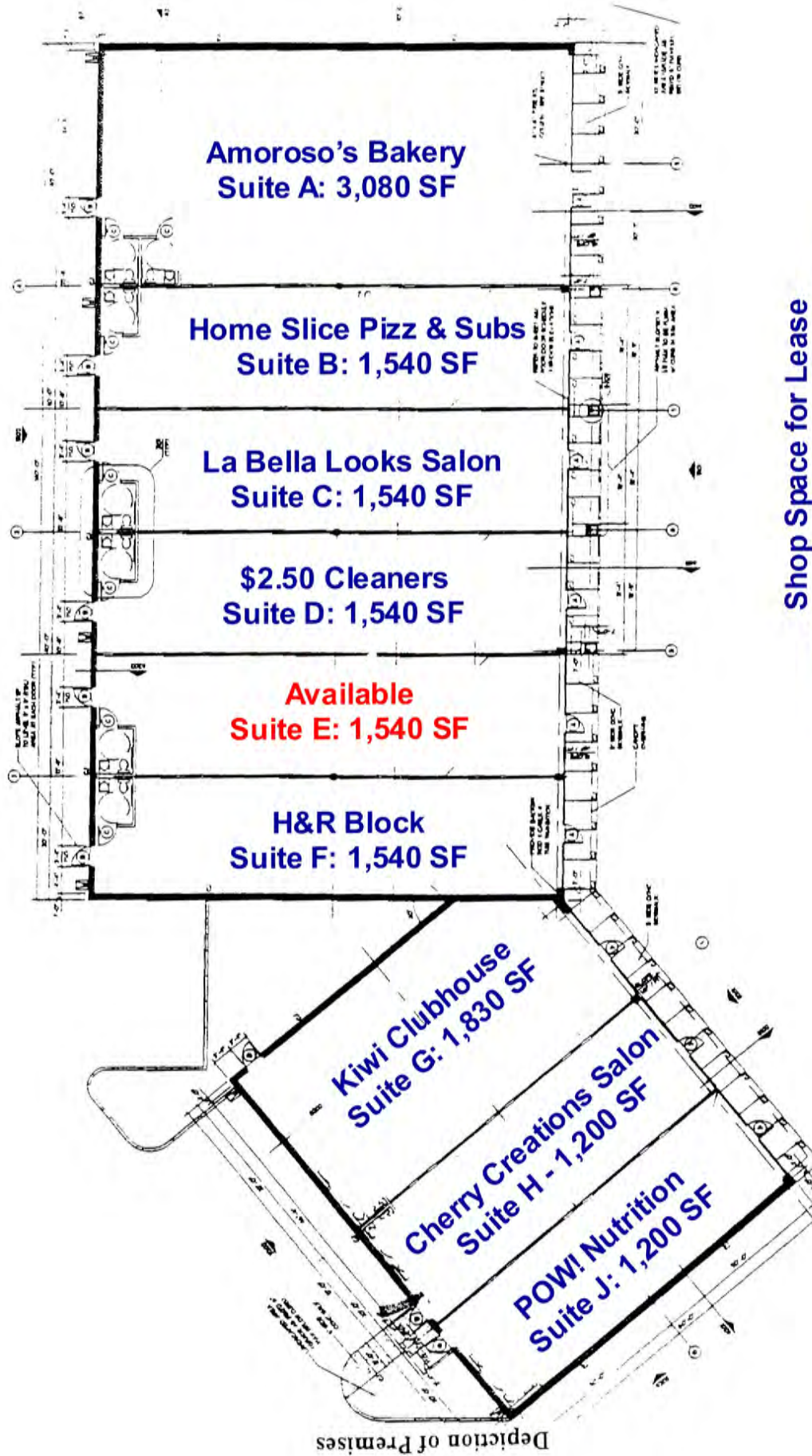
Chick-fil-A

Harris Teeter
Your Neighborhood Food Store

CVS @ College Square
H&R Block,
\$2.50 Cleaners,
Home Slice Pizza & Subs,
Amoroso's Bakery,
La Bella Looks,
Kiwi Clubhouse
Cherry Creations Salon

W. Guilford Middle
School

All Suite Addresses: 5803 Hunt Club Road



Depiction of Premises

Schedule F

Shop Space for Lease
CVS Shops @ College Square
609 College Rd. @ Hunt Club Rd.,
Greensboro NC

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