

**1,200 & 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:** Two (2) Spaces Available: 1,200 & 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, Kiwi Clubhouse, Cherry Creations Hair Salon

<b>Demographic Profile:</b> (2022 Est)		<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
	<b>Population:</b>	9,744	57,055	162,588
	<b>Avg HH Income:</b>	\$62,045	\$80,837	\$82,229
	<b>Employment:</b>	7,690	61,423	171,198

<b>Traffic Counts:</b>	<b>College Rd:</b>	17,000 VPD
	<b>Hunt Club Rd:</b>	14,000 VPD
	<b>W. Friendly Ave:</b>	38,000 VPD

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

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>                  OFC: (336) 768-0555                  MOBILE: (336) 978-6444                  EM: ray@collinscommprop.com                  WEBSITE: www.collinscommprop.com</p>		<p><b>COLLINS                  COMMERCIAL                  PROPERTIES, INC.</b>                  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

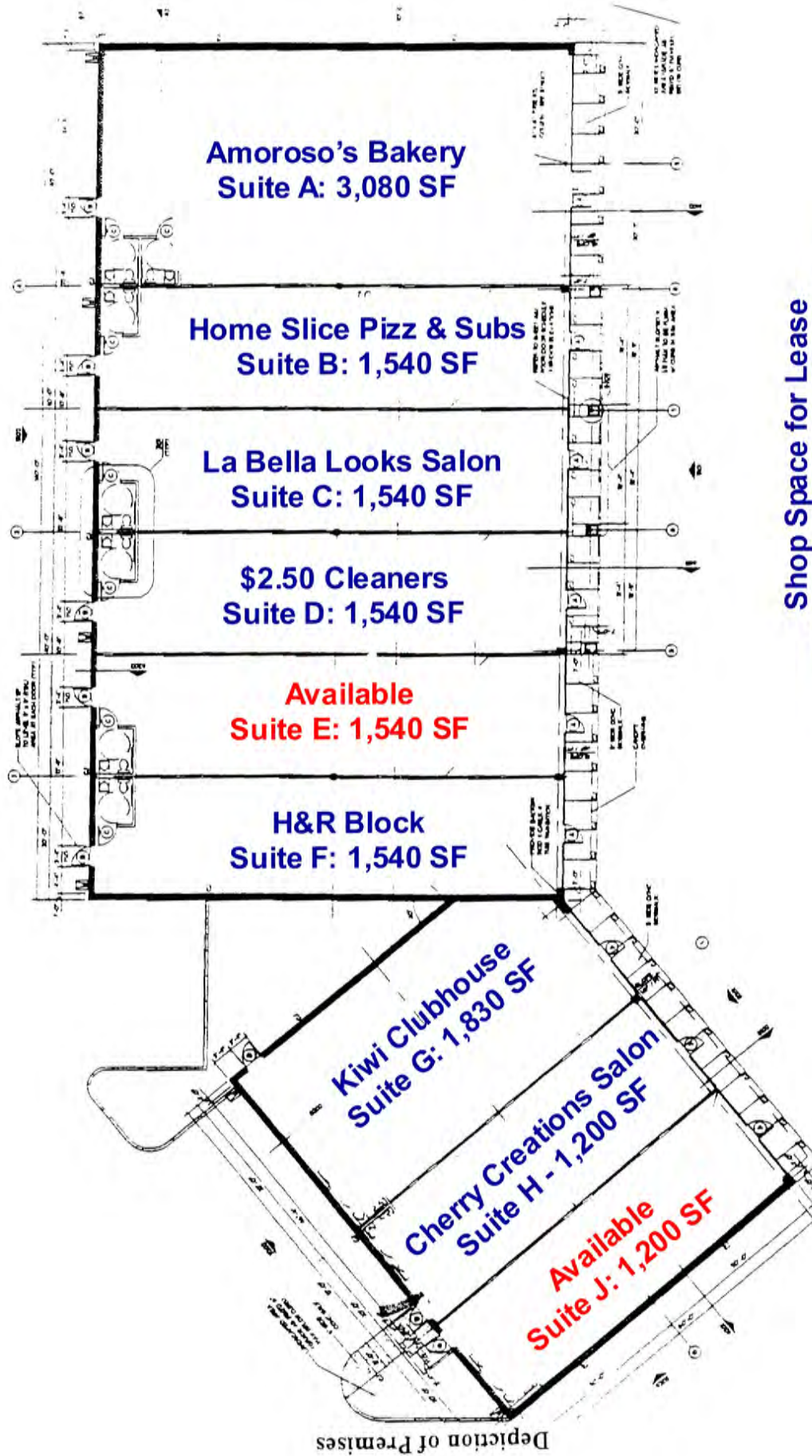
Chick-fil-A

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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