

**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

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

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

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

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

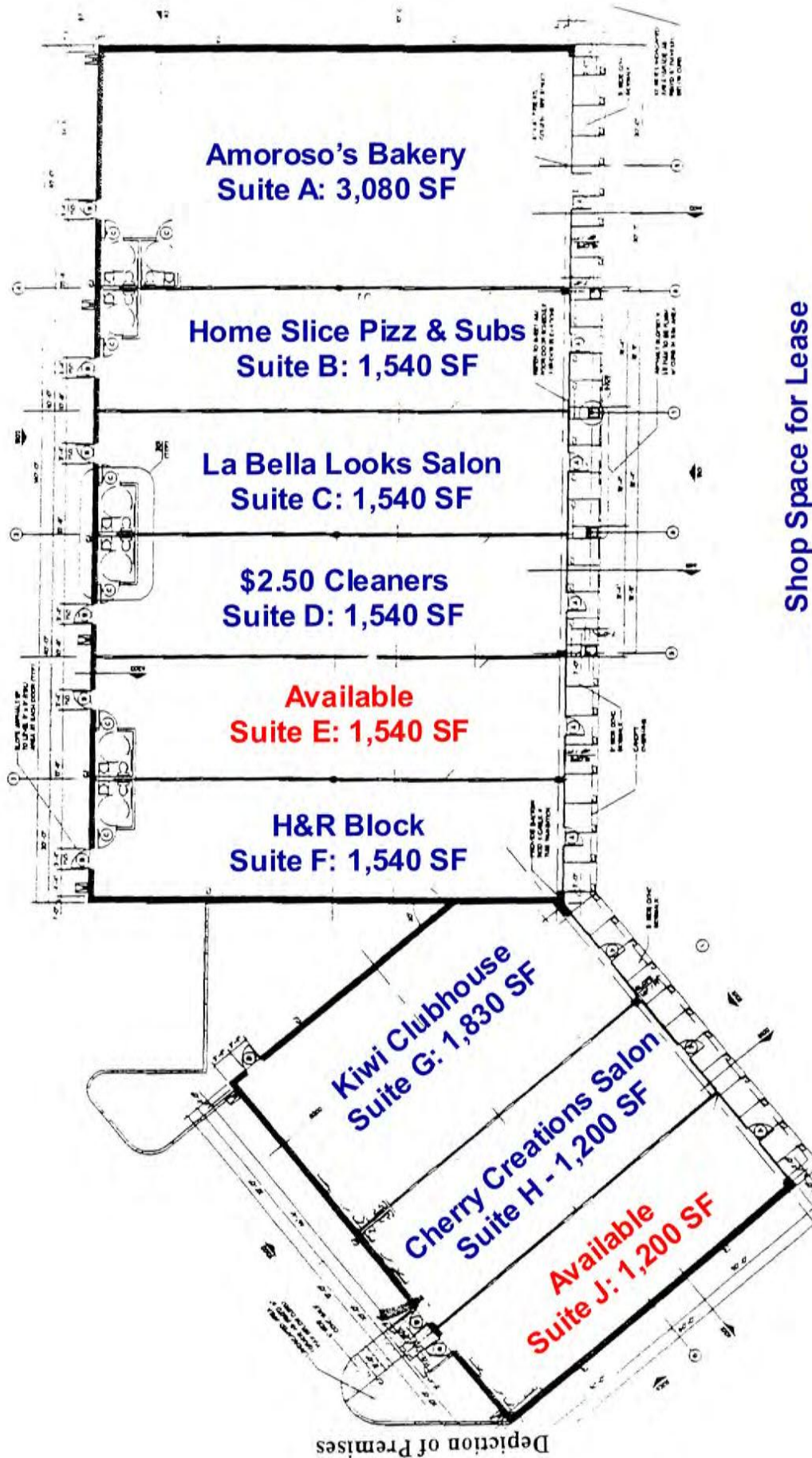
W. Guilford Middle
School

N. College Rd.
(19,000 VPDF)

W. Friendly Ave.



All Suite Addresses: 5803 Hunt Club Road



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

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