

**100% Leased—As of 4/1/2026 –Join CVS & Shops
 Located between Harris Teeter & Walmart Neighborhood Market
 College Road @ Hunt Club Road, Greensboro NC**



Retail Space Available: No current availability.

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, ReKindled 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: \$16.00 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.

W. Friendly Ave.



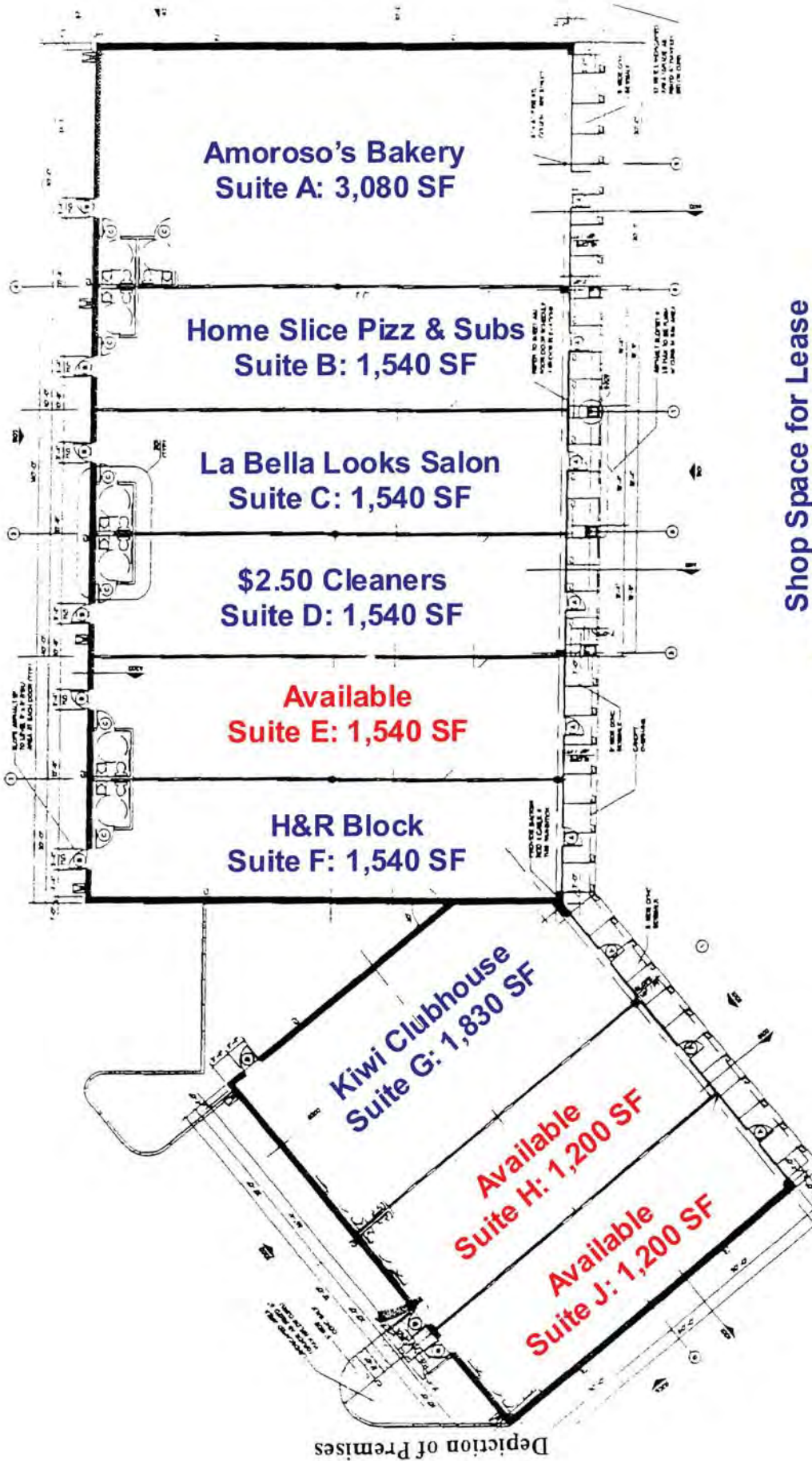
N. College Rd.
(19,000 VPDF)



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

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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