

**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

<b>Demographic Profile:</b> (2022 Est)		<u><b>1 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>
	<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: \$16.00 PSF plus \$4.20 PSF TICAM**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>MOBILE: (336) 978-6444</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS          COMMERCIAL          PROPERTIES, INC.</b>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></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.



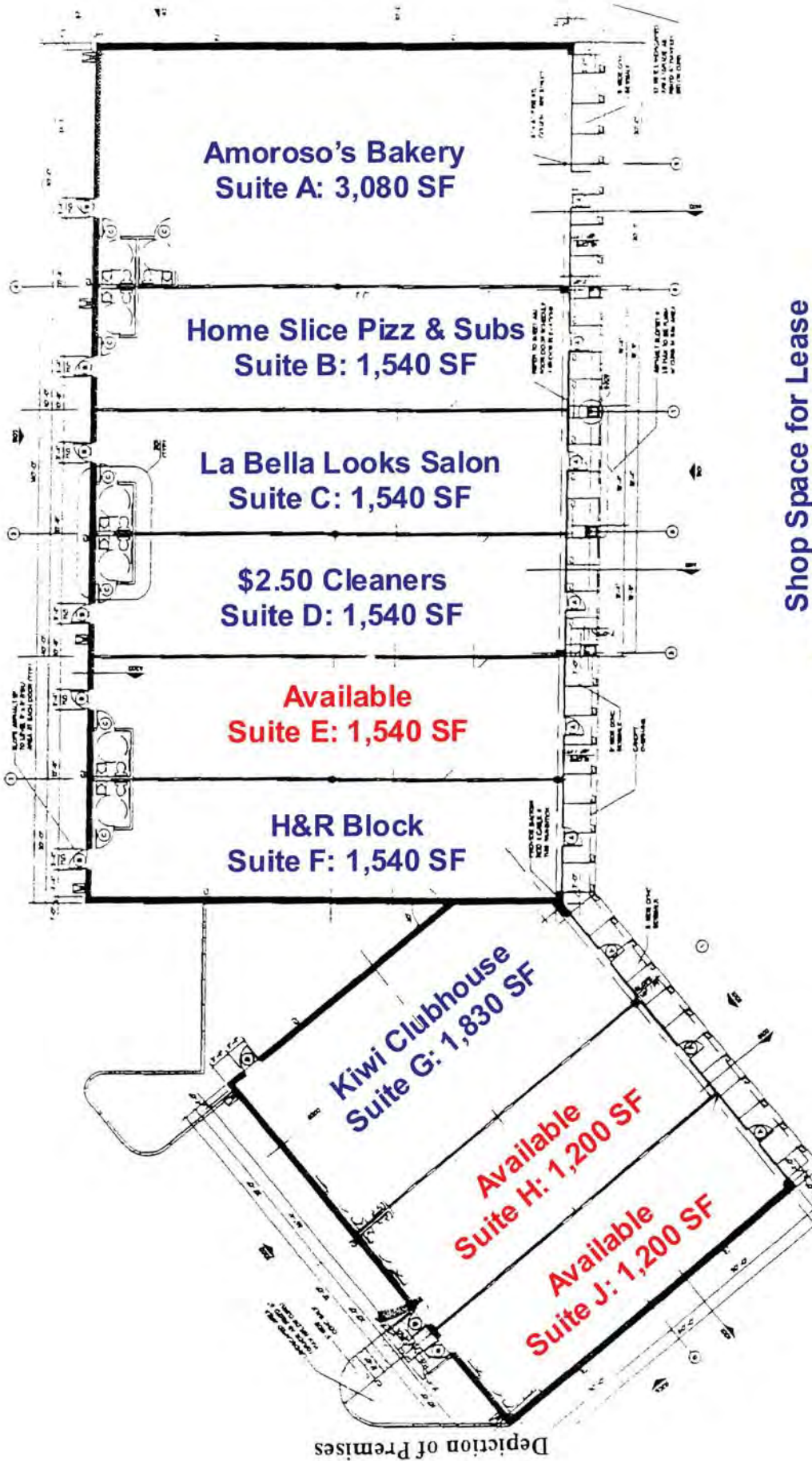
N. College Rd.  
(19,000 VPDF)



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



Schedule F

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

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