

+/-1.20 Acre & 7.88 Acre Improved Commercial/Retail Sites
NEC of Randleman Rd & Elmsley Drive at CVS Pharmacy
Randleman Rd off S. Elm St. off I-85, Greensboro NC



Trade Area: South Greensboro off I-85 By-Pass: Middle Income Residential Growth Area supported by heavy Retail & Services.

Area Generators: CVS, Food Lion, Walmart Super Center, Lowes Home Improvement, Food Lion, Gold's Gym, Cracker Barrel, McDonald's, Wendy's, Bojangle', Zaxby's, others.

Site Conditions: **Signalized Corner;** Commercially Zoned; Rough graded padsites with shared Driveway Cuts to both street fronts, utilities available.

Lot 1: +/-1.20 Acres: Stand alone parcel; dual access
Lot 2: +/-7.88 Acres: No Subdivision; dual access

Demographics: (2017 Est. - Sites USA)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	9,305	40,573	119,422
Avg HH Income:	\$58,773	\$55,799	\$53,471
Daytime Pop:	4,360	28,645	99,293

Traffic Counts: (NCDOT 2017)	Randleman Road:	14, 400 ADT
	I-85:	67,500 ADT
	E. Elm Eugene:	12,500 ADT

Pricing: Lot 1: +/-1.20 Ac: \$600,000 Lot 2: +/-7.88 Ac: \$1,560,000

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S. Elm Eugene (12,500 ADT)

(67,500 ADT)

Randleman Road (14,400 ADT)

