

+/-0.80 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: +/-0.80 Acres: Stand alone parcel; dual access
Lot 2: +/-7.88 Acres: No Subdivision; dual access

Demographics: (2023 Est.)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	9,188	38,534	114,762
	Avg HH Income:	\$63,356	\$73,403	\$73,553
	Daytime Pop:	4,269	25,087	85,522

Traffic Counts: (NCDOT 2021)	Randleman Road:	14,000 ADT
	I-85:	65,500 ADT
	E. Elm Eugene:	21,500 ADT

Pricing: Lot 1: +/-0.80 Ac: \$600,000 Lot 2: +/-7.88 Ac: \$1,560,000

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 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.









S. Elm Eugene (21,500 ADT)











(65,500 ADT)




Treybrooke







Randleman Road (14,000 ADT)







SHOFFNER COURT
 N.C.S.R. #3310
 47.5' RIGHT-OF-WAY

N52°21'44"E
 26.31' (CH.)
 R = 20.00'
 L = 28.71'

586°30'58"E 560.12'

D.U.M.E.
 TO BE REDUCED TO 20' CENTERED
 ON PIPE UPON PIPING TO CITY STANDARDS

NOTE:
 ALL PUBLIC IMPROVEMENTS ON RANDELMAN ROAD NORTH OF
 THE ASTERISK AND IMPROVEMENTS ON SHOFFNER COURT
 ARE COVERED BY A FIVE (5) YEAR IMPROVEMENTS GUARANTEE
 ACCEPTABLE TO CITY ENGINEERING WHICH EXPIRES MARCH
 26, 2007. THOSE IMPROVEMENTS WILL BE INSTALLED PRIOR
 TO (A) OCCUPANCY OF THE SECOND BUILDING WITHIN THIS
 LOT OR (B) THE END OF THE 5 YEARS, WHICH EXPIRES ON
 MARCH 26, 2007.



45' CROSS ACCESS
 EASEMENT

(122)
 4.082 AC.

RANDELMAN ROAD
 N.C.S.R. #1007
 (R/W VARIES)(PUBLIC)

Lot 1

Lot 2

**Existing
 CVS**

LOT 1
 1.440 AC.

**Existing
 CVS**

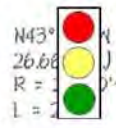
N85°03'18"W
 133.24'

N86°13'10"W 217.72' (T) (CH.)
 R = 1972.00' L = 217.83'

R = 1972.00'
 L = 105.22'
 N86°35'01"W
 105.21' (CH.)

R = 1972.00'
 L = 112.60'
 N89°44'53"W
 112.54' (CH.)

NAD 83
 N 821116.6191
 E 1762147.8575



OLD TREYBROOKE DR.
 (56' RIGHT-OF-WAY)(PUBLIC)
 (R/W DEDICATED P.B. 130, PG. 102)

TREYBROOKE VILLAGE APARTMENTS
 PHASE II
 PB 134 PG. 007
 TREYBROOKE VILLAGE APARTMENTS, LLC
 D.B. 4769, PG. 338

To S. Elm Eugene St. →