

+/-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

RAYMOND D. COLLINS, JR., CCIM
OFC: (336) 768-0555
FAX: (336) 768-2055
EM: ray@collinscommprop.com
WEBSITE: www.collinscommprop.com



**COLLINS
COMMERCIAL
PROPERTIES, INC.**
2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103

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)



Randleman Road (14,000 ADT)



Treybrooke



