

**+/-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

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

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

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

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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 (12,500 ADT)

(67,500 ADT)

Randleman Road (14,400 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)  
 9.082 AC.

31' CROSS ACCESS  
 EASEMENT

30' CROSS ACCESS  
 EASEMENT

**Lot 1**

**Lot 2**

20' PRIVATE  
 UTILITY EASEMENT

20' DRAINAGE  
 EASEMENT

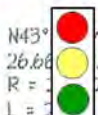
**Existing  
 CVS**

CROSS ACCESS AND  
 UTILITY EASEMENT  
 WIDTH VARIES

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



N85°03'18"W  
 133.24'

N88°13'10"W 217.72' (T) (CH)  
 R = 1972.00' L = 217.83'

588°36'58"W 240.11'

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

(123)  
 TREYBROOKE VILLAGE APARTMENTS  
 PHASE II  
 PB 134 PG. 007

TREYBROOKE VILLAGE APARTMENTS, LLC  
 D.B. 4769, PG. 338

**To S. Elm Eugene St.** →

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

N08°05'06"E  
 21.00'

N08°18'58"E 191.58' CH  
 R = 1200.00' L = 191.81'

N08°05'06"E 208.64'

M11°14'56"E 304.72'

VARIES

738.05'  
 505°41'15"W

15' PE

E CORNER POINT

EIP CONTROL POINT