

Retail Outparcels for Ground Lease - Signalized Access
+/-3.35 Acres - Divisible for Two or More End Users
NWQ of Gate City Blvd @ Guilford College Rd., Jamestown NC



Trade Area: Signalized intersection at W. Gate City Blvd. and Guilford College Road. Serving the affluent Grandover, Sedgefield, Adams Farm and Jamestown communities. Close to Ragsdale High School and Jamestown Middle, and Greensboro Community Technical College (15,000 Students)

Other Area Generators: Publix, Chick-Fil-A, Starbucks, Sheetz, LeBauer Health Care, Guilford Technical Community College, Ragsdale HS, Jamestown MS

Site Amenities: Signalized Access; rough graded pad site with stubbed utilities; will subdivide. Shared storm water retention proposed for multiple users. Proposed right-in direct site access from Gate City Blvd.

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|--|---------------------------------|----------------------|----------------------|----------------------|
| Demographic Profile: (2021 Est.) | | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| | Population: | 2,759 | 32,978 | 104,854 |
| | Avg HH Income: | \$102,532 | \$98,780 | \$77,427 |
| | Employment/Daytime Pop.: | 2,369 | 20,417 | 95,748 |

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| Traffic Counts: (NCDOT 2019) | Gate City Blvd: | 16,000 VPD |
| | Guilford College Rd: | 6,500 VPD |

Ground Lease Rate: Call for Pricing; Will Subdivide

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| <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.



GTCC Site: NWQ Gate City Blvd @ Guilford College Rd, Jamestown NC

**D.R. Horton:
467 AC
1,200+ Unit
Residential
Development**

SITE

**Guilford College Rd
6,500 VPD**

**W. Gate City Blvd.
16,000 VPD
230 New Apts**

**Single Family
Residential**

**Sedgefield
Country Club/
High End
Residential**

**Ragsdale HS
Jamestown MS
Millis Rd. Elementary**

323 New Apts

Jamestown Pkwy

Le Bauer Medical

**GRANDOVER
RESORT & SPA**



**Adams
Farm
Residential**

**Open!
Coming
Soon!**



Outparcels - Gate City Blvd
Jamestown/Greensboro



8 West Apartments -
Opening 2021



Coming Soon



Guilford College Road
6,500 VPD

Gate City Blvd
16,000 VPD