

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.

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

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

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

SITE

Single Family
Residential

Guilford College Rd
6,500 VPD

GTCC
GUILFORD TECHNICAL
COMMUNITY COLLEGE

GTCC
GUILFORD TECHNICAL
COMMUNITY COLLEGE

SHEETZ

FOOD LION

BR&T

Ragsdale HS
Jamestown MS
Millis Rd. Elementary

323 New Apts

Jamestown Pkwy

Publix

LeBauer Medical

Coming
Soon!

Open!

Starbucks

Walgreens

McDonald's

Wendy's

Subway

Harris
Teeter

Starbucks

Adams
Farm
Residential

230 New Apts
Sedgefield
Country Club/
High End
Residential

GRANDOVER
RESORT & SPA

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