

+/-1.57 Acre Retail Outparcel for Ground Lease

Hard Corner to Signalized Access

NWQ of Gate City Blvd @ Guilford College Rd., Jamestown NC



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

Co-Tenancy: Panda Express; Greensboro Tech Community College.

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

Site Amenities: Signalized rear loading access; shared right-in/right-out curb cut to Gate City Blvd; rough graded pad site with stubbed utilities; Storm water flows into existing GTCC storm water system.

Demographic Profile: (2024 Est.)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	2,602	32,301	108,725
Avg HH Income:	\$123,095	\$121,729	\$96,924
Employment/Daytime Pop.:	2,160	26,392	87,623

Traffic Counts: (NCDOT 2023)

Gate City Blvd:	20,000 VPD
Guilford College Rd:	7,500 VPD

Ground Lease Rate: \$140,000 Per Annum Net Net

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8 West
Apartments



Right-In/Right-Out
20,000 VPD

SITE
+/- 1.57 AC



Coming Soon



Guilford College Rd
7,500 VPD



D.R. Horton
467 AC
1,500+ Unit
Residential Development

SITE
+/-1.57 AC

230 New
Apartments



Coming Soon

Guilford College Rd.
7,500 VPD



LeBauer
Medical



Ragsdale HS
Jamestown MS
Millis Rd. Elementary

Jamestown
Pkwy

W. Gate City Blvd
20,000 VPD

Sedgefield Country Club/
High End Residential

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