

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 GTCC, Ragsdale High School and Jamestown Middle School.

Other Area Generators: Publix, Chick-Fil-A (Coming Soon), 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: (2020 Est.)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	6,270	47,586	131,010
	Avg HH Income:	\$97,802	\$80,898	\$70,700
	Employment/Daytime Pop.:	3,367	34,188	112,307

Traffic Counts: (NCDOT 2018)	Gate City Blvd:	16,000 VPD
	Guilford College Rd:	6,500 VPD

Ground Lease Rate: Call for Pricing; Will Subdivide

<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>
--	--	---

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.





Adams Farm



W. Gate City Blvd.

Guilford College Rd

SITE

Sedgefield Country Club/
High End Residential

Single Family Residential



LeBauer Medical

Jamestown Pkwy



Ragsdale HS

Jamestown MS

Outparcels - Gate City Blvd
Jamestown/Greensboro



8 West Apartments -
Opening 2021



Guilford College Road

Gate City Blvd