

+/-1.49 Acre Re-Development Opportunity for Sale
3011-3015 Randleman Road, Greensboro NC
+/-5,448 Sq. Ft. former Restaurant for Sale or Lease



Market Overview: Subject property is located in south Greensboro on the Randleman Road commercial corridor, surrounded by dense single family and multi-family population base. The Randleman Road corridor compliments newer development on S. Elm-Eugene Street with retail cluster around Walmart Super Center and interchange with I-40.

Parcel Available: +/-1.49 Acres improved with 5,448 SF former restaurant.

Area Retail: Aldi, Food Lion, Hardee's, Wells Fargo, Dollar Tree, Auto Zone, Advanced Auto, Dollar General, Gold's Gym, BB&T, First Citizen's Bank, Mrs. Winners Chicken & Biscuits; Walmart Super Center, Lowes HI, Cracker Barrel located 1 mile to Southeast.

Demographic Profile: (SUSA 2021 Est.)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	10,531	48,756	130,882
Avg HH Income:	\$63,383	\$57,489	\$58,078
Emp/Daytime Pop:	5,305	38,533	121,992

Traffic Counts: (NCDOT 2019)	Randleman Road:	19,000 VPD
	W. Vandalia Road:	8,600 VPD

Sales Price: \$795,000 Lease Rate: \$4,500 Per Month Net

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1.49 Acres - 3011 - 3015 Randleman Rd, Greensboro NC



Business 85

S. Elm-Eugene

W. Vandalia Road

Randleman Road



SITE



Guilford County, NC



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Map Scale
1 inch = 83 feet
10/20/2021