

**1,200 to 2,400 SF Retail Space Available - Join CVS & Shops
 Located between Harris Teeter & Walmart Neighborhood Market
 College Road @ Hunt Club Road, Greensboro NC**



Space Available: 1,200, 1,540, or 2,400 SF Available

Area Generators: CVS, Harris Teeter, Chick-Fila-A, Walmart Neighborhood Market, Guilford College, Hardee's, McDonald's, Bank of America, BB&T, Starbucks, Pizza Hut, Goodyear Tire, Guilford Middle School, Suburban Offices, others.

Co-Tenancy: CVS, H&R Block, \$2.50 Cleaners, Home Slice Pizza & Subs, Amoroso's Bakery, La Bella Looks, Kiwi Clubhouse.

Demographic Profile: (2024 Est)		1 Mile	3 Mile	5 Mile
	Population:	9,457	59,237	166,049
	Avg HH Income:	\$77,823	\$99,971	\$103,052
	Employment:	6,538	58,287	156,048

Traffic Counts:	College Rd:	17,000 VPD
	Hunt Club Rd:	14,000 VPD
	W. Friendly Ave:	38,000 VPD

Lease Rate: \$15.00 PSF plus \$4.20 PSF TICAM

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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.

W. Friendly Ave.



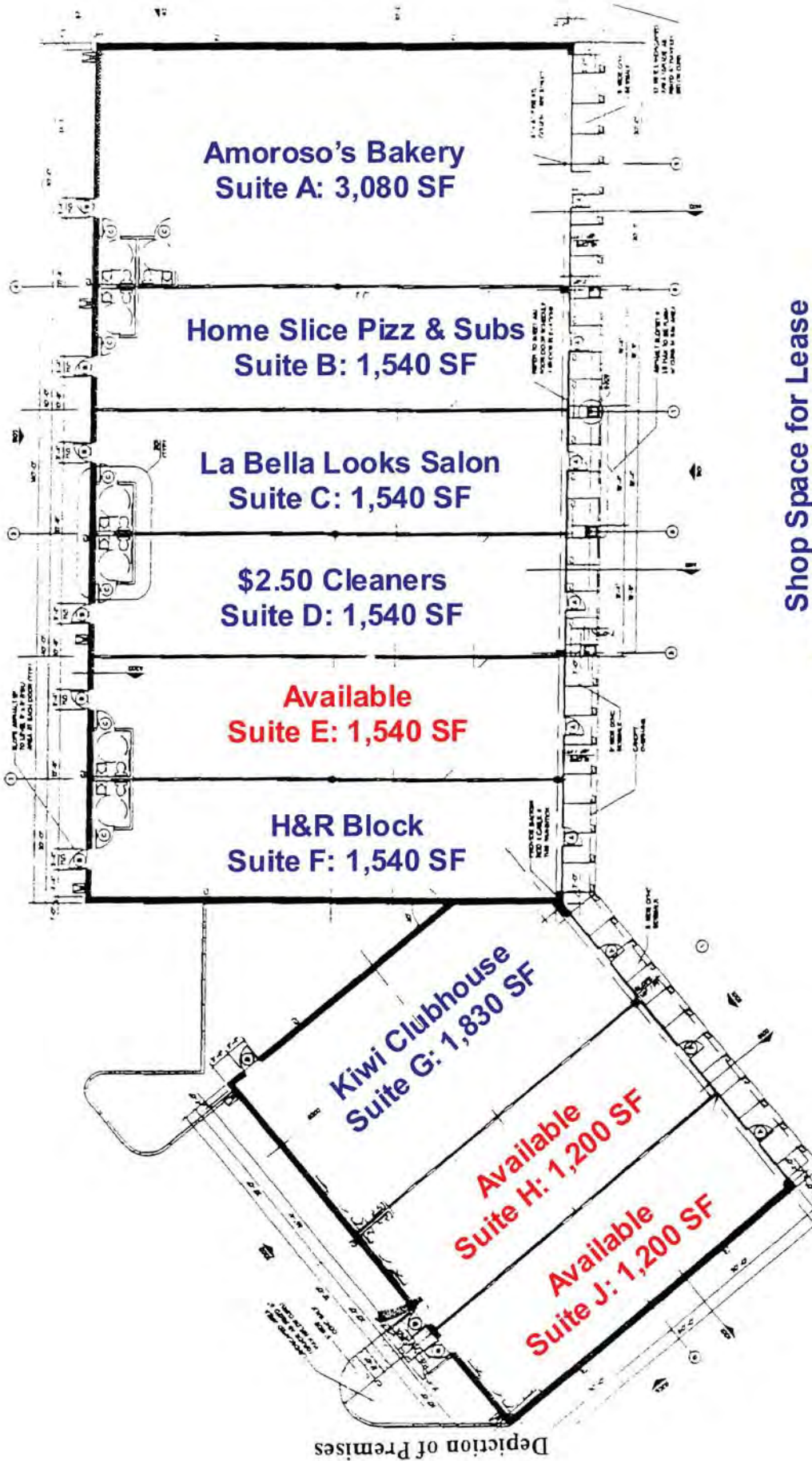
N. College Rd.
(19,000 VPDF)



CVS @ College Square
H&R Block,
\$2.50 Cleaners,
Home Slice Pizza & Subs,
Amoroso's Bakery,
La Bella Looks,
Kiwi Clubhouse

W. Guilford Middle
School

All Suite Addresses: 5803 Hunt Club Road



Depiction of Premises

Schedule F

Shop Space for Lease
CVS Shops @ College Square
609 College Rd. @ Hunt Club Rd.,
Greensboro NC

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