

# OUTPARCEL FOR LEASE/SALE

VILLAGE MARKETPLACE

1432-1560 EAST DIXIE DRIVE, AHSEBORO, NC 27203



Grant Bosworth | (704) 765-4620 | [grant@onealliancecompanies.com](mailto:grant@onealliancecompanies.com)

## ABOUT THE PROPERTY

# OUTPARCEL FOR LEASE/SALE

- Adjacent to Asheboro Mall (Belk, Ross, Cinemark, Five Below, Books-A-Million, Dunham's Sports)
- National retailers nearby: Walmart, Lowe's, Aldi, Chick-fil-A, Chipotle, Food Lion, Tractor Supply
- Strong demographics and steady growth in Randolph County, with over 148,000 residents and a balanced economic base across manufacturing, education, and retail sectors
- Convenient access to U.S. 64, NC 42, and I-73/I-74 (Piedmont Triad region)
- Prime visibility on Asheboro's dominant retail corridor
- Outparcel opportunity in established shopping destination
- Multiple high-traffic national co-tenants
- Strong signage and pylon visibility options
- Immediate availability — build-to-suit or ground lease considered



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# THE DETAILS

**Location** 1432-1560 East Dixie Drive, Asheboro, NC

**Co Anchor** Big Lots, Hobby Lobby, Marshalls, Planet Fitness

**Price** \$950,000

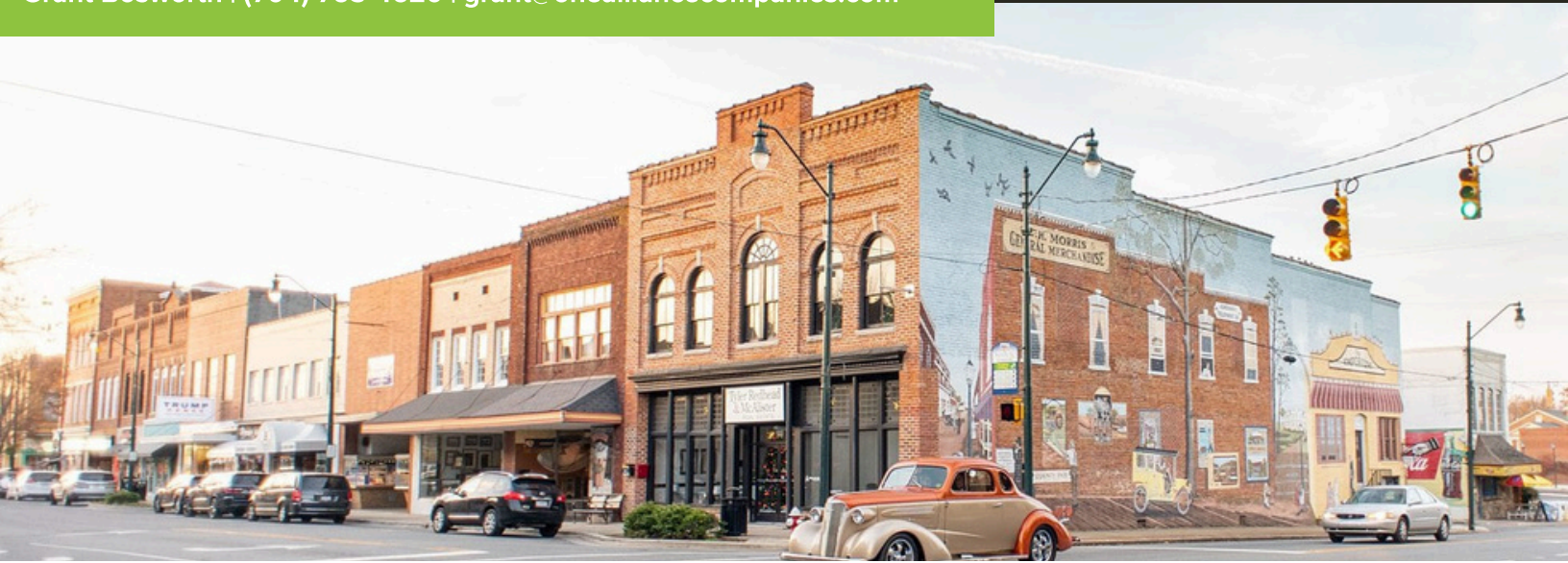


Position your business for success on Asheboro's premier retail corridor. This ±0.77-acre outparcel sits at the heart of the thriving Village Marketplace Shopping Center, anchored by Hobby Lobby, Marshalls, Big Lots, Planet Fitness, and Honey Baked Ham. With excellent visibility and direct access from E. Dixie Drive (Hwy 64/NC Hwy 42), this site offers a rare opportunity in one of Randolph County's most active retail nodes.

## HIGHLIGHTS

- Site Size: ±0.77 acres
- Zoning: B-2 (Asheboro Business District)
- Frontage: Excellent exposure along East Dixie Drive
- Access: Three access points, including a signalized intersection
- Traffic Count: ±30,343 AADT at E. Dixie Dr. & Hwy 42
- Availability: Immediate
- Use Potential: Ideal for QSR, bank, retail, medical office, or service-driven business
- Surrounding Trade Area





ABOUT THE AREA

# ASHEBORO, NC

Asheboro is a city in central North Carolina and serves as the county seat of Randolph County. Founded in 1796, it was named after Samuel Ashe, a Revolutionary War figure and former governor of North Carolina. Today, Asheboro has a population of just over 27,000 residents, making it a mid-sized community within the Piedmont Triad region, which includes nearby cities like Greensboro and High Point.

One of Asheboro’s most defining features is that it is home to the North Carolina Zoo, the largest natural habitat zoo in the world. This major attraction draws visitors from across the state and beyond, significantly contributing to the local economy and tourism industry. The city has even earned the nickname “Zoo City” because of this landmark.

In terms of transportation and connectivity, Asheboro is well-positioned along major routes like U.S. Highway 64 and U.S. 220, with access to Interstate 73/74. These corridors provide convenient connections to larger cities such as Raleigh, Greensboro, and Charlotte, making Asheboro a strategic location for both residents and businesses.

Overall, Asheboro offers a mix of small-town charm, natural beauty, and economic relevance within central North Carolina. Its combination of historical roots, outdoor landscapes, and attractions like the state zoo make it a unique and important city in the region.

