

Stabilized Retail Investment on Randleman Rd Corridor
Approximately \$190/SF *Offered at \$867,000*



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

2320 RANDLEMAN ROAD
GREENSBORO, NC

FINANCIAL & TENANT *summary*

ANCHOR TENANT OVERVIEW

The lease is with Pledge Financial, a fast-growing multi-state pawn and financial services operator with more than 30 retail locations across the East Coast. The tenant operates under several well-known brands, including Riverside Pawn, and continues to expand its footprint across multiple states.

This location benefits from a strong corporate-backed tenant with five years of lease term remaining on a true NN lease, offering predictable income with minimal landlord responsibilities.

INVESTMENT HIGHLIGHTS

Four years of lease term remaining

True NN lease – tenant pays taxes, insurance, and CAM

Tenant: Pledge Financial (operating as Riverside Pawn)

Corporate operator with 30+ pawn and financial services locations across the East Coast

High-visibility location in a historically active retail corridor

Stable, management-light investment

PROPERTY DETAILS

Building Size: 4,566 SF

Lot Size: 1.15 acres

Year Built: 1979

Asset Type: Retail (Class C)

Zoning: C-M (Commercial Medium)

Freestanding building with ample on-site parking

PRICING SUMMARY

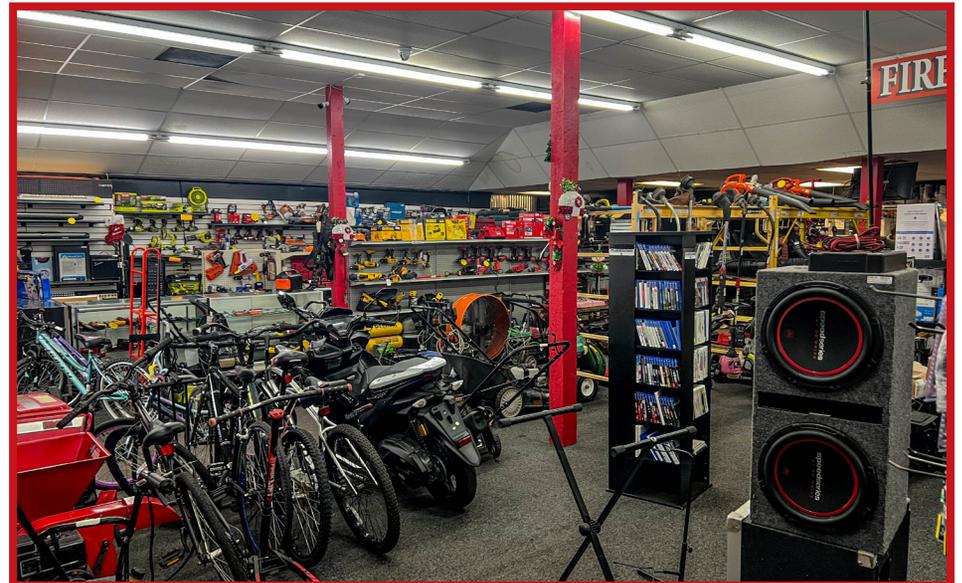
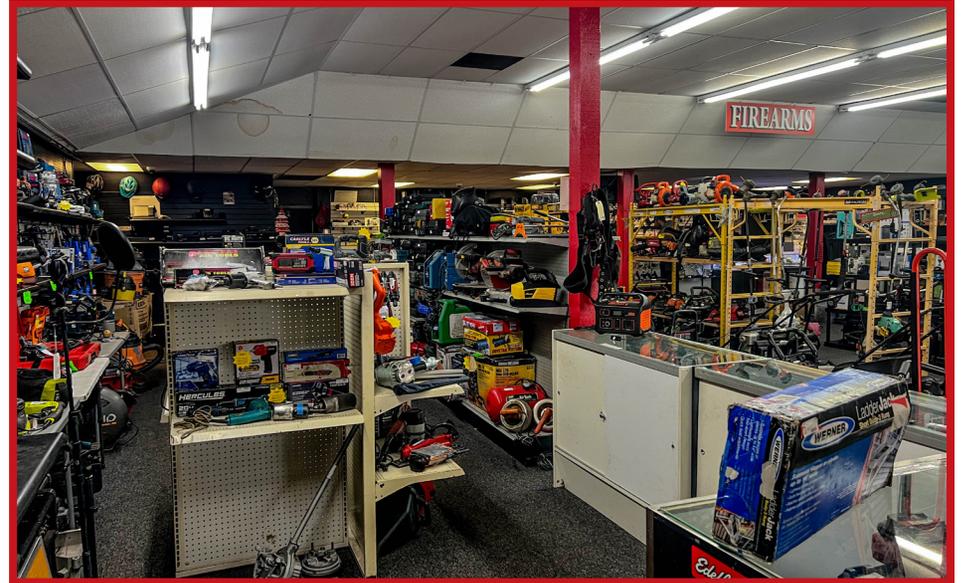
Asking Price: \$867,000

Approximately \$190/SF

Reliable cash flow with a seasoned multi-state operator



PROPERTY *photos*



RETAIL *map*



LOCATION HIGHLIGHTS

Less than 1 mile and a two-minute drive from I-40

Positioned directly on the Randleman Rd retail corridor

Surrounded by a mix of national and regional retailers

Strong traffic counts and established customer draw

Convenient access to Greensboro's major arteries

**BROKERAGE
DEVELOPMENT
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:

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