

Retail For Sale or Lease

110 -132 Railroad Avenue, Gibsonville, NC

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Join Gibsonville Square: In late 2021, current ownership purchased a 440K SF historic mill and 34 acres for a mixed use conversion. This multi-tenant facility is being converted into apartment, retail, and mixed uses.

Multi-Tenant, Value Add Investment: Today this asset has credit tenants as well as an 73K SF to reposition.

Established Downtown Location: Gibsonville Square is an expansion of an adjacent 290K SF downtown and is on a city greenway. This well positioned city is also two short miles from Elon University and adjacent Elon / Burlington's highest demographic neighbors.

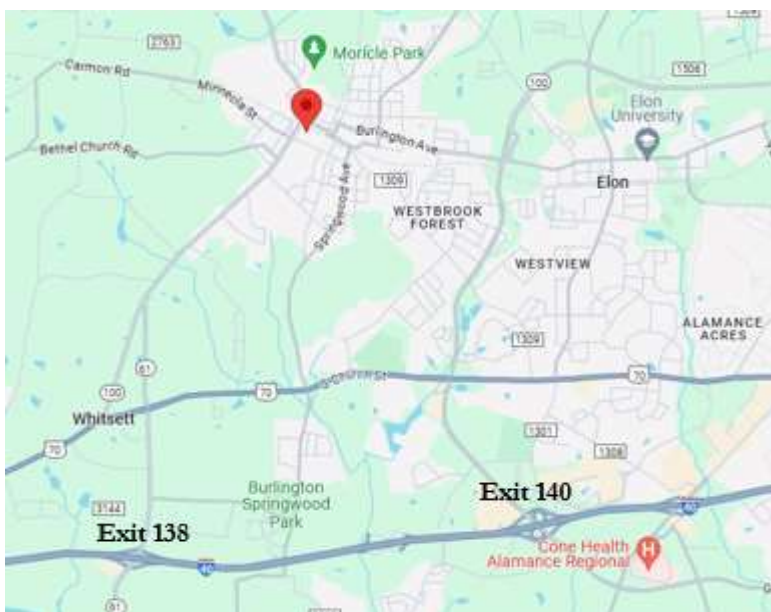
Opportunity: Excellent location for a book store, brewery, fitness, entertainment, and/or self storage concept.

Contact: With interest or questions, contact Sean Dowell at 336-378-5067.

Downtown to Downtown, Per Google Maps	Distance to Gibsonville	Context
Gibsonville		Location of Subject Site
Elon	> 3 Miles	Adjacent City
To I-40 / I-85	3.4 - 3.7 Miles	To exits 138 and 140. Two combined interstates.
Burlington	7 Miles	NC's 18th Largest City and Adjacent City
Greensboro	17 Miles	NC's 3rd Largest City.
PTLA	28 Miles	International Airport
Chapel Hill	40 Miles	NC's 16th Largest City
Winston Salem	43 Miles	NC's 5th Largest City
Durham	44 Miles	NC's 4th Largest City.
Research Triangle Park	51 Miles	7K Acre Research Park. Largest in the US
RDU	56 Miles	International Airport
Raleigh	66 Miles	NC's 2nd Largest City
Charlotte	106 Miles	NC's Largest City



Between the growing Triad and Triangle metros, Gibsonville is an established and expanding bedroom community off combined highly trafficked I-40 / I-85 and Highway 70, the areas 2nd highest traffic count east west road. Property is near regional mall Alamance Crossing.



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Building Facts & Specs

Parcel: Guilford Co. REID 102532.

Land: 6.34 acres

Zoning: Industrial in Gibsonville's P&Z. Liberal zoning that allows varied uses.

Traffic Counts: Placer AI's traffic counts of 29K – 63K daily visits

Demographics: Available upon request.

Building: Approx. 131K SF

Construction: 1935 - 1979.

Tenants: The Hardwood Store, Utz, Gibsonville Antiques (in adjacent bld).

Vacancy: 73K SF or 55%. Project is in lease up after significant improvements.

Improvements: By 3Q24, improvements include a new roof, LED lighting, and general clean up. Approx. 5K SF office area received numerous updates including new HVAC systems.

Incentives: Potential historic tax credits.

General Layout: Retail frontage to downtown Gibsonville. Rear access to a truck court and shared loading docks.

Ceiling Height: 12' – 16' is typical.

Also 23' to deck in specific areas.

Column Spacing: 26' x 10' is typical with multiple 20' corridors.

Fire Sup.: Fully sprinklered (wet)

Heat: Spot gas units.

Cooling: Primarily in office space areas

Floors: Concrete.

Floor Drains: Multiple.

For Sale: \$8,908,000 or \$68 SF.

For Lease: Contact broker.

Contact: Sean Dowell at 336-378-5067 or sean@dowellcommercial.com.



Above is a downtown festival. Below is the annual GMHSI car show at Gibsonville Square



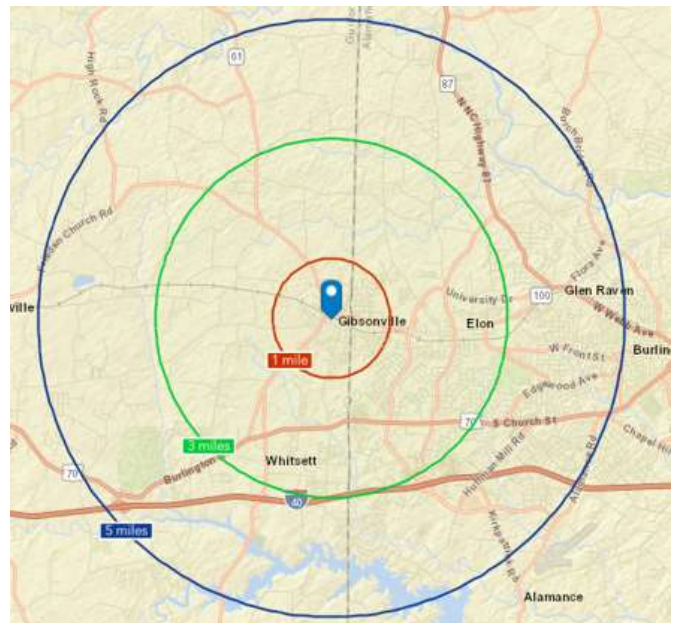
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08/10/2023

Gibsonville Square - Development Overview

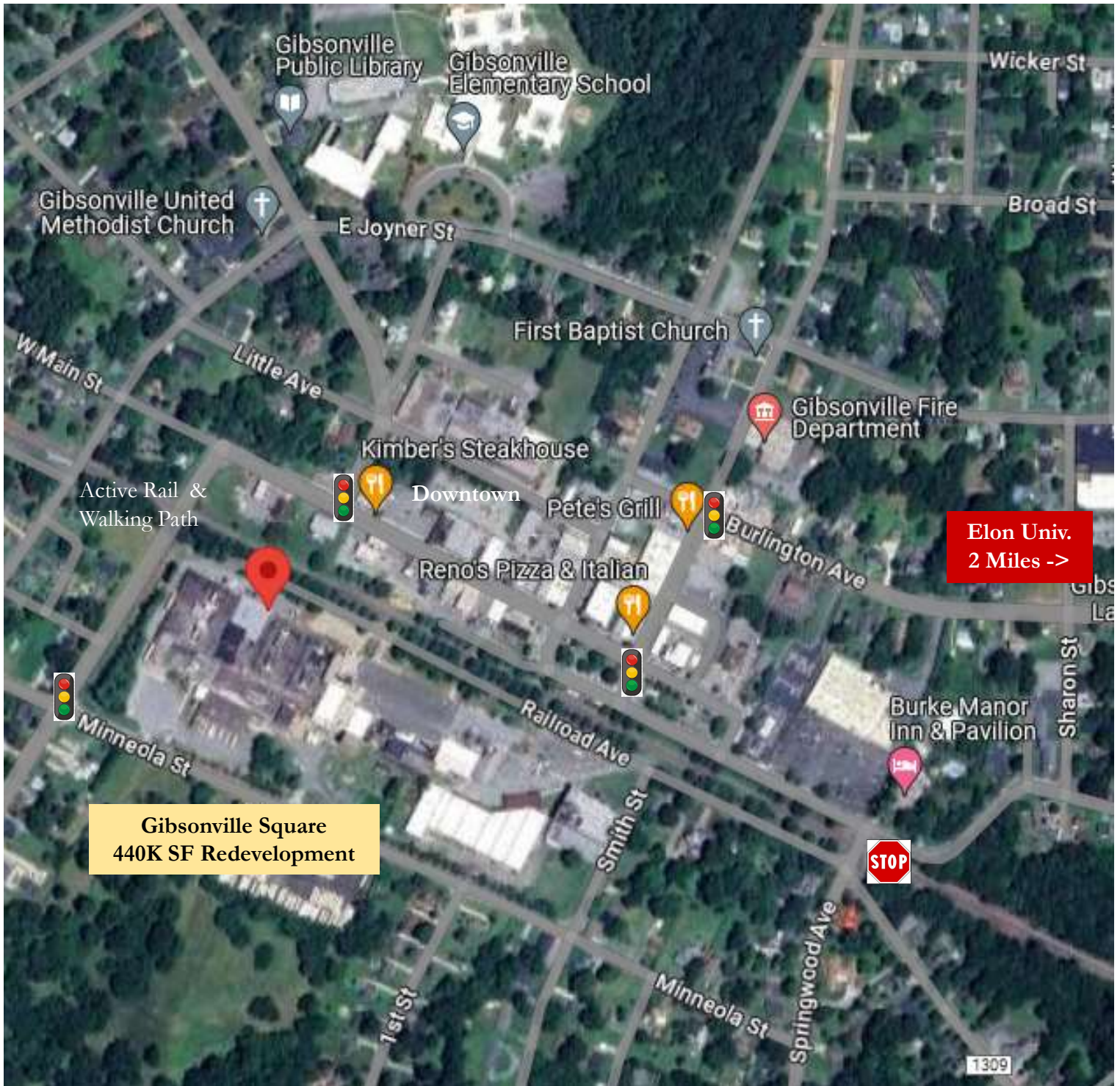


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**Gibsonville Square
440K SF Redevelopment**

For More Details, Contact Sean Dowell
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ESRI 2023 Estimates	1 Mile	3 Miles	5 Miles
Population	4,789	26,916	61,699
Households	1,975	9,723	23,988
Average HH Income	\$84,390	\$90,665	\$92,357

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