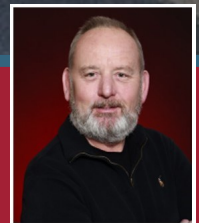


FOR LEASE
509 Randolph Street
Thomasville, NC 27360



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Bill Strickland, Broker, CCIM, MBA
bstrickland@bipinc.com
P: 336-369-5974



509 Randolph Street Thomasville, NC 27360

Well appointed and maintained Retail/Showroom building with 4 offices, 2 bathrooms, break area and heated warehouse. Approximately 200 feet road frontage with 2 curb cuts on busy street. Used as Interior Design Studio since built in 2001. The space will be vacated and available for lease on January 1, 2025.

- Close proximity to downtown, other retail, restaurants, banks
- Street and building signage
- 9' – 10' ceiling heights
- +/- 2,200 SF warehouse area
- +/- 4,700 SF showroom area
- \$11.00psf Modified Gross



Property Details

Total Building SF	8,540 +/- SF
Drive-in Door	One (10' x 14')
Year Built	2001
Parking	25 +/- spaces
Zoning	C2 (Highway Commercial)

POPULATION



1 Mile	3 Miles	5 Miles
7,430	32,852	52,937

AVERAGE HH INCOME



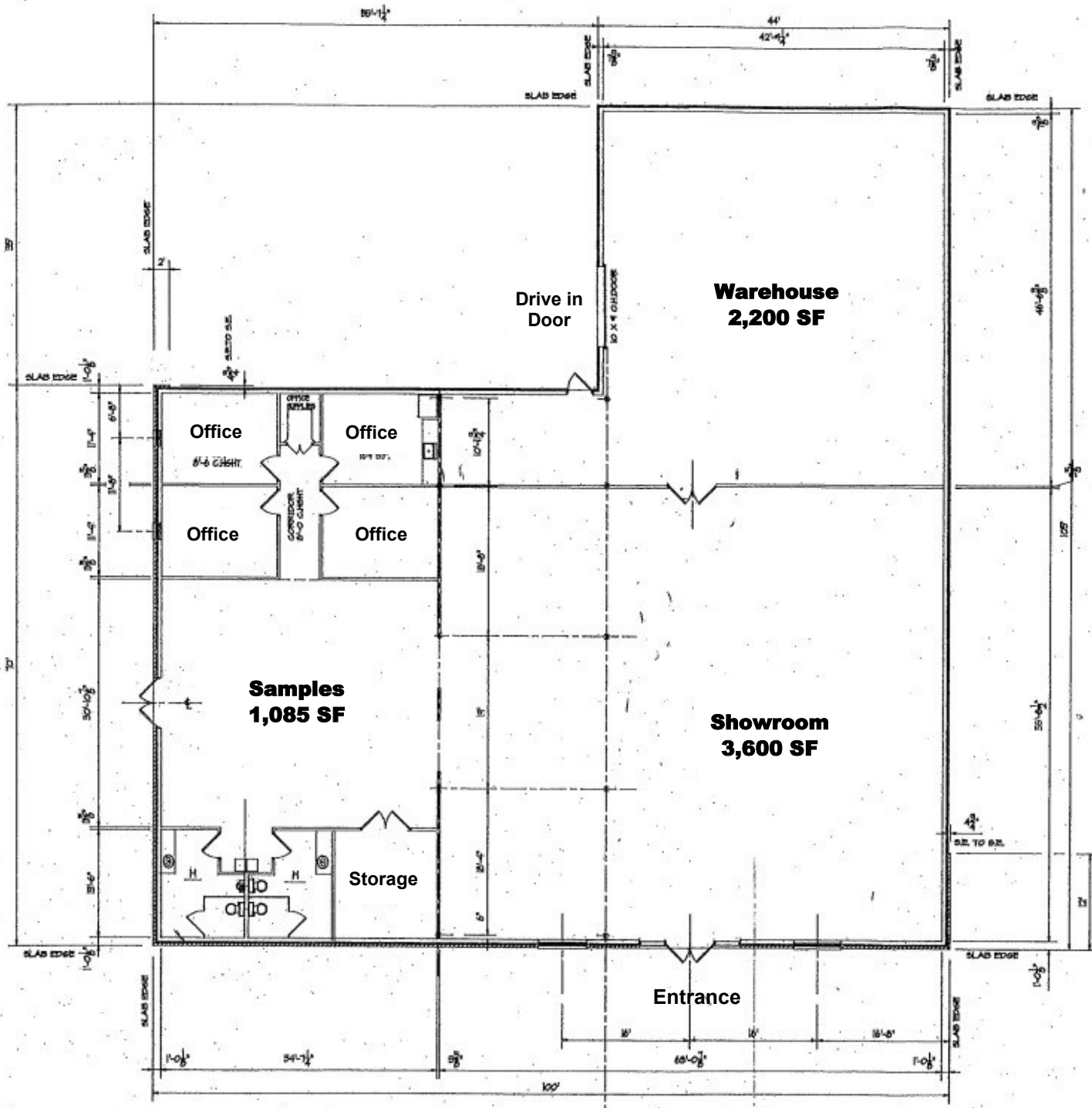
1 Mile	3 Miles	5 Miles
\$38,175	\$48,777	\$63,844

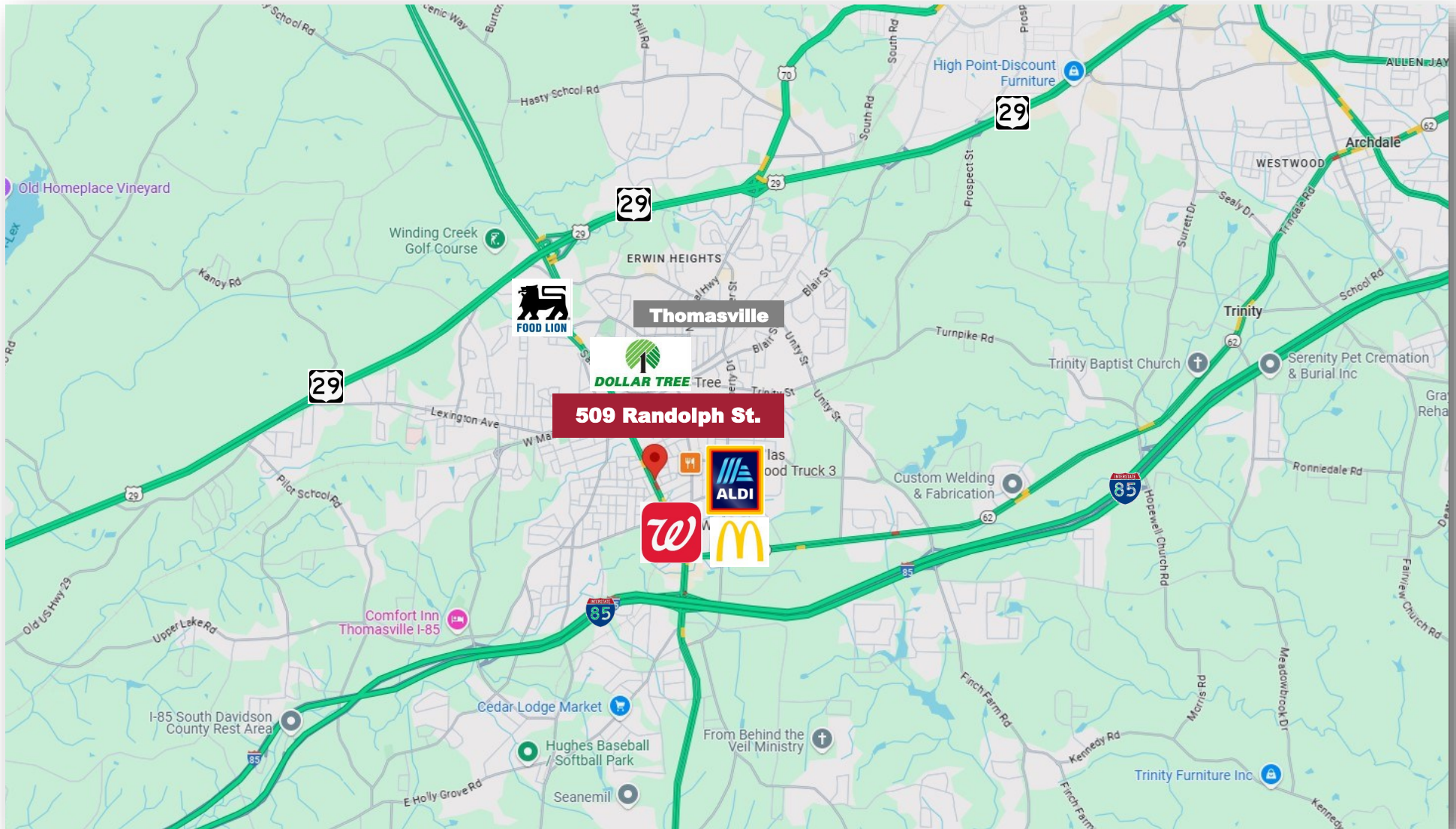
TRAFFIC



Randolph Street & Royal Oaks Street
13,848 Vehicles Per Day







1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.