

Retail Outparcels for Ground Lease - Signalized Access
+/-3.35 Acres - Divisible for Two or More End Users
NWQ of Gate City Blvd @ Guilford College Rd., Jamestown NC



Trade Area: Signalized intersection at W. Gate City Blvd. and Guilford College Road. Serving the affluent Grandover, Sedgefield, Adams Farm and Jamestown communities. Close to Ragsdale High School and Jamestown Middle, and Greensboro Community Technical College (15,000 Students)

Other Area Generators: Publix, Chick-Fil-A, Starbucks, Sheetz, LeBauer Health Care, Guilford Technical Community College, Ragsdale HS, Jamestown MS

Site Amenities: Signalized Access; rough graded pad site with stubbed utilities; will subdivide. Shared storm water retention proposed for multiple users. Proposed right-in direct site access from Gate City Blvd.

Demographic Profile: (2023 Est.)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	2,850	33,404	106,648
	Avg HH Income:	\$107,925	\$118,681	\$96,263
	Employment/Daytime Pop.:	2,173	17,718	86,006

Traffic Counts: (NCDOT 2021)	Gate City Blvd:	15,000 VPD
	Guilford College Rd:	6,200 VPD

Ground Lease Rate: Call for Pricing; Will Subdivide

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GTCC Site: NWQ Gate City Blvd @ Guilford College Rd, Jamestown NC

**D.R. Horton:
467 AC
1,200+ Unit
Residential
Development**

**Guilford College Rd
6,500 VPD**

SITE

**Single Family
Residential**

**GTCC
GUILFORD TECHNICAL
COMMUNITY COLLEGE**

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GUILFORD TECHNICAL
COMMUNITY COLLEGE**

BR&T

FOOD 51

**Ragsdale HS
Jamestown MS
Millis Rd. Elementary**

323 New Apts

Jamestown Pkwy

**W. Gate City Blvd.
16,000 VPD**

230 New Apts

**Sedgefield
Country Club/
High End
Residential**

**Adams
Farm
Residential**



**Coming
Soon!**

Open!

LeBauer Medical



Outparcels - Gate City Blvd
Jamestown/Greensboro



8 West Apartments -
Opening 2021



SITE
To 3.35 AC
Proposed
Right-In
Right-Out



Coming Soon



Gate City Blvd
16,000 VPD

Guilford College Road
6,500 VPD