

1106 EAST DIXIE DRIVE, ASHEBORO, NC



**FREESTANDING
RETAIL / QSR
FOR LEASE**

**MAUS
WARWICK
MATTHEWS** 
& COMPANY
Commercial & Investment Specialists

[LOCATION HIGHLIGHTS]



- 4,022 SF Restaurant Building
- .99 acre with 70 parks
- Cross access with Lowes Home Improvement
- Very few use restrictions
- Zoned B2 (CZ)
- Full access to signal
- Available with 30 days' notice
- 34,500 vpd Hwy 64/East Dixie Drive & 2,100 vpd Browsers Chapel

| DRIVE TIME | <u>5 Min</u> | <u>10 Min</u> | <u>20 Min</u> |
|--------------------------|--------------|---------------|---------------|
| POPULATION | 4,910 | 25,980 | 77,243 |
| HOUSEHOLDS | 2,041 | 10,574 | 30,720 |
| AVERAGE HOUSEHOLD INCOME | \$72,878 | \$63,628 | \$74,491 |

With a population of approximately 25,000, Asheboro is the largest city in Randolph County and is part of the Piedmont Triad, an area that includes Greensboro, High Point and Winston-Salem.

Major employers in Asheboro include Randolph Hospital, Energizer, Klausner Furniture, MAS-Acme, Technimark, Asheboro City Schools and Post Consumer Brands.

Asheboro is the proud home of the North Carolina Zoo, one of the world's largest natural habitat zoos and home to over one thousand animals representing the continents of North America and Africa. Courtesy Asheboro.gov



