



VILLAGE MARKETPLACE

ASHEBORO RETAIL CENTER FOR LEASE
1432-1560 EAST DIXIE DRIVE, ASHEBORO NC 27203

THE SPACE

Location	1432-1560 East Dixie Drive Asheboro, NC 27203
County	Randolph
APN	7761703645
Cross Street	East Dixie
Traffic Count	22000
Square Feet	29500
Rent Per SF (Annual)	\$8-\$10 "As-is"
Lease Type	NNN

Notes Former Big Lots Space

HIGHLIGHTS

- Prime Retail Space Available in a rapidly growing region of NC
- Village Marketplace is situated along East Dixie Drive, a major thoroughfare in Asheboro, making it easily accessible
- Village Marketplace is located approximately 4 miles from Hwy 74
- Being on a main road, Village Marketplace experiences consistent traffic



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,994	20,168	41,413

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$55,693	\$50,345	\$53,081

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
769	8,265	16,165

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	20
BUILDING SF	88,000
GLA (SF)	87,237
YEAR BUILT	1990
YEAR RENOVATED	2018
ZONING TYPE	B-2
BUILDING CLASS	B
NUMBER OF STORIES	1



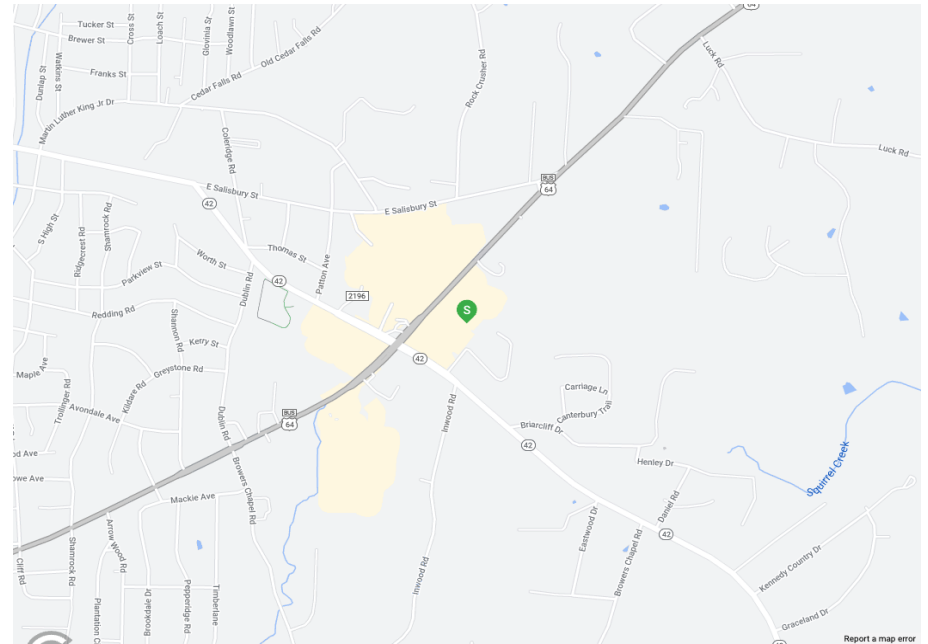
City of Asheboro

- 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. This park is located in a prime retail corridor off HWY 220 less than one mile from I-74.
- Located in the heart of North Carolina, Asheboro is home to rich economic, natural and cultural resources. 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.
- Recently, Asheboro has been recognized for downtown redevelopment initiatives as well as actions to unite the community. In 2020, the North Carolina Main Street and Rural Planning Center selected Asheboro as a “North Carolina Main Street Community,” a designation that municipalities earn after meeting rigorous national downtown development criteria.
- In 2016, Asheboro was one of only ten All-America City Award winners for 2016 and the sole city from North Carolina. The All-America 2016 Awards highlighted community efforts to "ensure that all our children are healthy and successful in school and life."

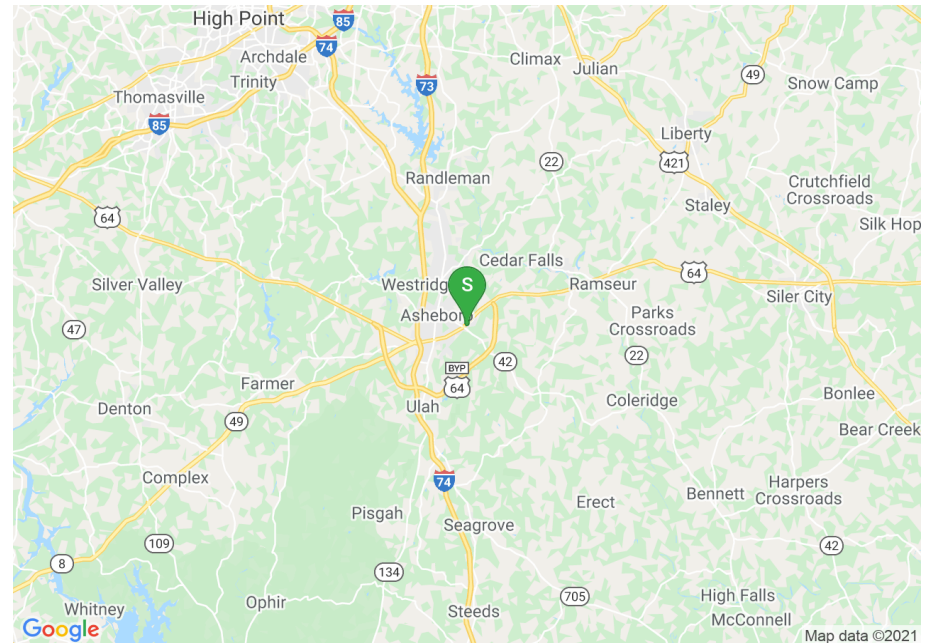
Major Employers

- Major employers in Asheboro include Randolph Hospital, Energizer, Klaussner 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.

Locator Map



Regional Map





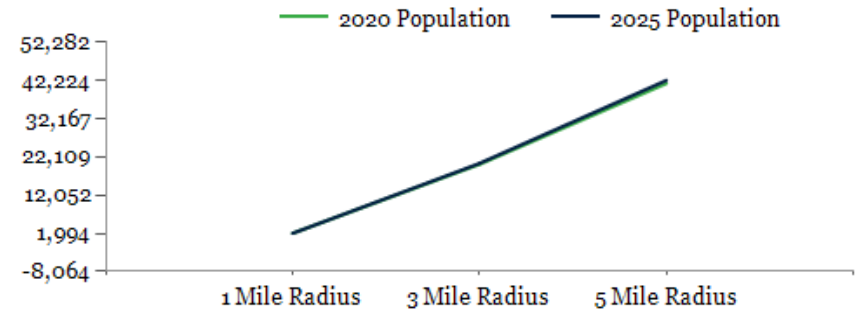
[Report a map error](#)



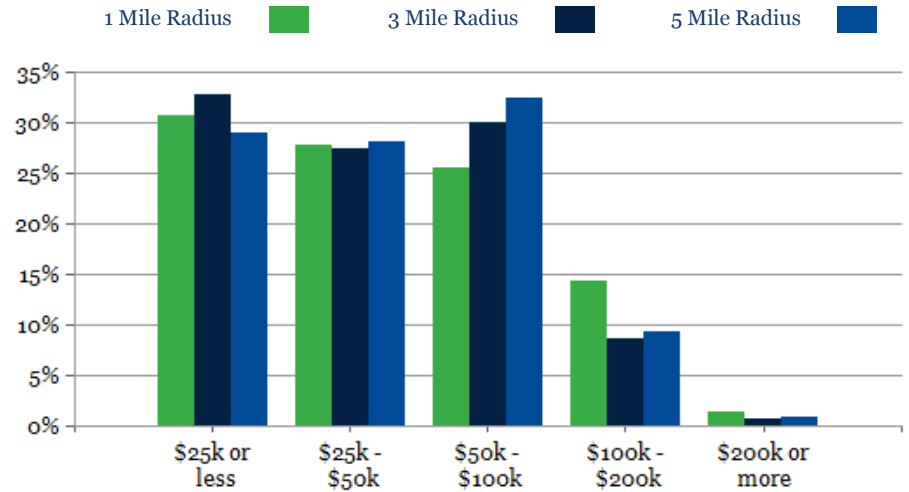
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,960	19,370	36,825
2010 Population	1,990	20,032	40,072
2020 Population	1,994	20,168	41,413
2025 Population	2,014	20,412	42,224
2020-2025: Population: Growth Rate	1.00%	1.20%	1.95%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	119	1,409	2,339
\$15,000-\$24,999	118	1,309	2,344
\$25,000-\$34,999	100	786	1,772
\$35,000-\$49,999	114	1,491	2,783
\$50,000-\$74,999	119	1,643	3,415
\$75,000-\$99,999	78	845	1,841
\$100,000-\$149,999	95	558	1,153
\$150,000-\$199,999	15	156	375
\$200,000 or greater	11	68	142
Median HH Income	\$40,083	\$40,035	\$42,480
Average HH Income	\$55,693	\$50,345	\$53,081

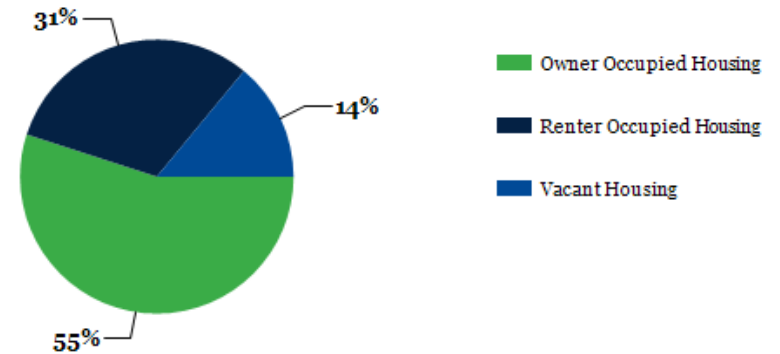
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	797	8,703	15,644
2010 Total Households	767	8,209	15,670
2020 Total Households	769	8,265	16,165
2025 Total Households	778	8,375	16,487
2020 Average Household Size	2.49	2.36	2.51
2020-2025: Households: Growth Rate	1.15%	1.30%	2.00%



2020 Household Income



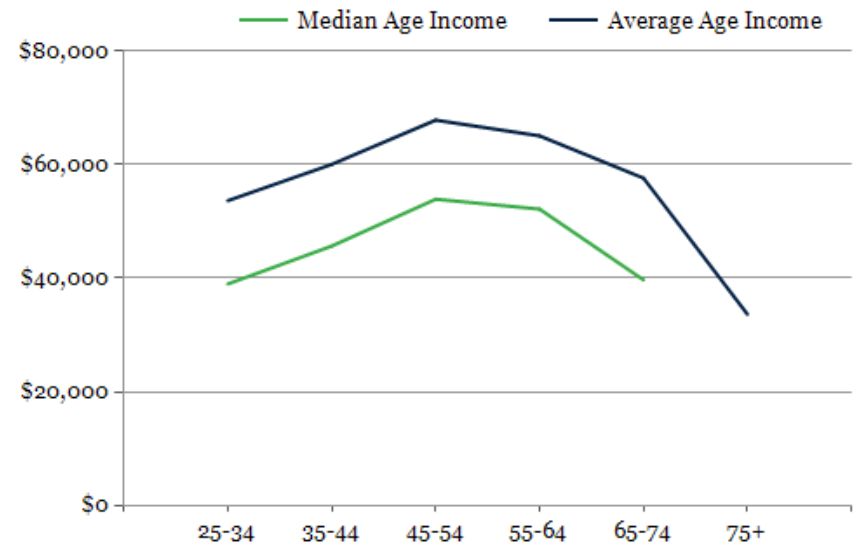
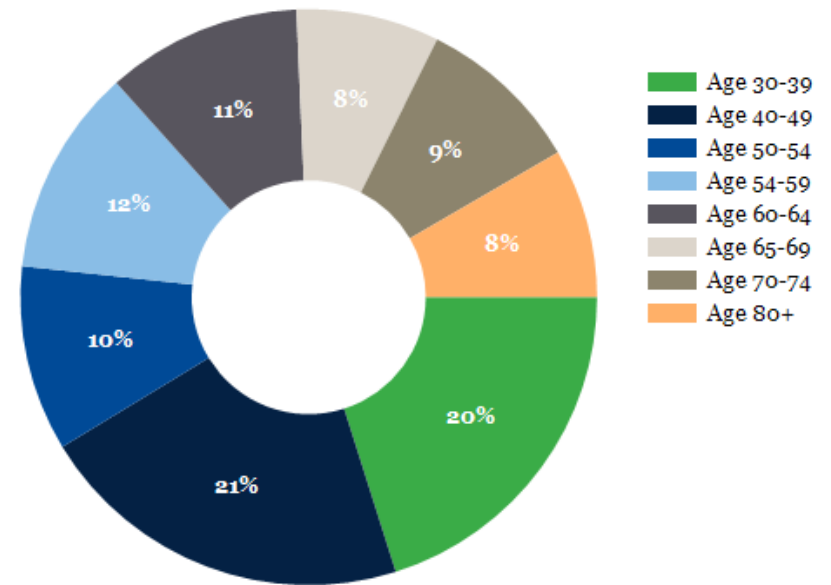
2020 Own vs. Rent - 1 Mile Radius



Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	117	1,334	2,833
2020 Population Age 35-39	111	1,276	2,680
2020 Population Age 40-44	120	1,309	2,701
2020 Population Age 45-49	120	1,182	2,552
2020 Population Age 50-54	118	1,223	2,598
2020 Population Age 55-59	132	1,161	2,435
2020 Population Age 60-64	124	1,160	2,457
2020 Population Age 65-69	91	1,031	2,140
2020 Population Age 70-74	105	917	1,903
2020 Population Age 75-79	95	778	1,438
2020 Population Age 80-84	59	523	931
2020 Population Age 85+	83	626	1,054
2020 Population Age 18+	1,541	15,411	31,530
2020 Median Age	42	39	39
2025 Median Age	43	40	40

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,979	\$40,965	\$42,308
Average Household Income 25-34	\$53,651	\$50,812	\$52,362
Median Household Income 35-44	\$45,657	\$45,307	\$49,798
Average Household Income 35-44	\$60,050	\$55,202	\$58,287
Median Household Income 45-54	\$53,913	\$49,501	\$51,494
Average Household Income 45-54	\$67,841	\$58,315	\$60,917
Median Household Income 55-64	\$52,174	\$45,949	\$49,292
Average Household Income 55-64	\$65,081	\$55,469	\$57,825
Median Household Income 65-74	\$39,698	\$39,176	\$41,747
Average Household Income 65-74	\$57,631	\$48,761	\$51,995
Average Household Income 75+	\$33,650	\$36,576	\$38,248



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