



RETAIL LAND
FOR SALE OR FOR LEASE
1920 Vance Street
Reidsville, NC 27320

PRIME SOURCE SOLUTIONS

Reidsville Ridge Apartments



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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1920 Vance Street
Parcel # 143427, 143443, 143444, 143428
Reidsville, NC 27320

FOR SALE OR GROUND LEASE

1.25 acre parcel with full access and steady, visible traffic.
Located at the main intersection of Vance Street and Freeway Drive. Good morning and evening traffic flow on Vance Street and access off Cedar Street as well. Drive thru is possible.

Property Features

1.25 Acres available

Terrain is flat and cleared

Two curb cuts are possible

Zoning: HB (Highway Business)

Phase I available

Pricing: For Sale : \$614,650

Ground Lease Rate: \$6585 per month

NEIGHBORING TENANTS

- Hardees
- CES (City Electric Supply)
- Sheets Gas & QSR
- Cook Out
- Harbor Freight Tools
- Walgreens
- Mayflower Seafood
- Verizon Wireless
- Schewels Furniture
- Taco Bell
- Bojangles
- Elizabeth Pizza

POPULATION



1 Mile	3 Miles	5 Miles
3,611	17,395	25,023

AVERAGE HH INCOME

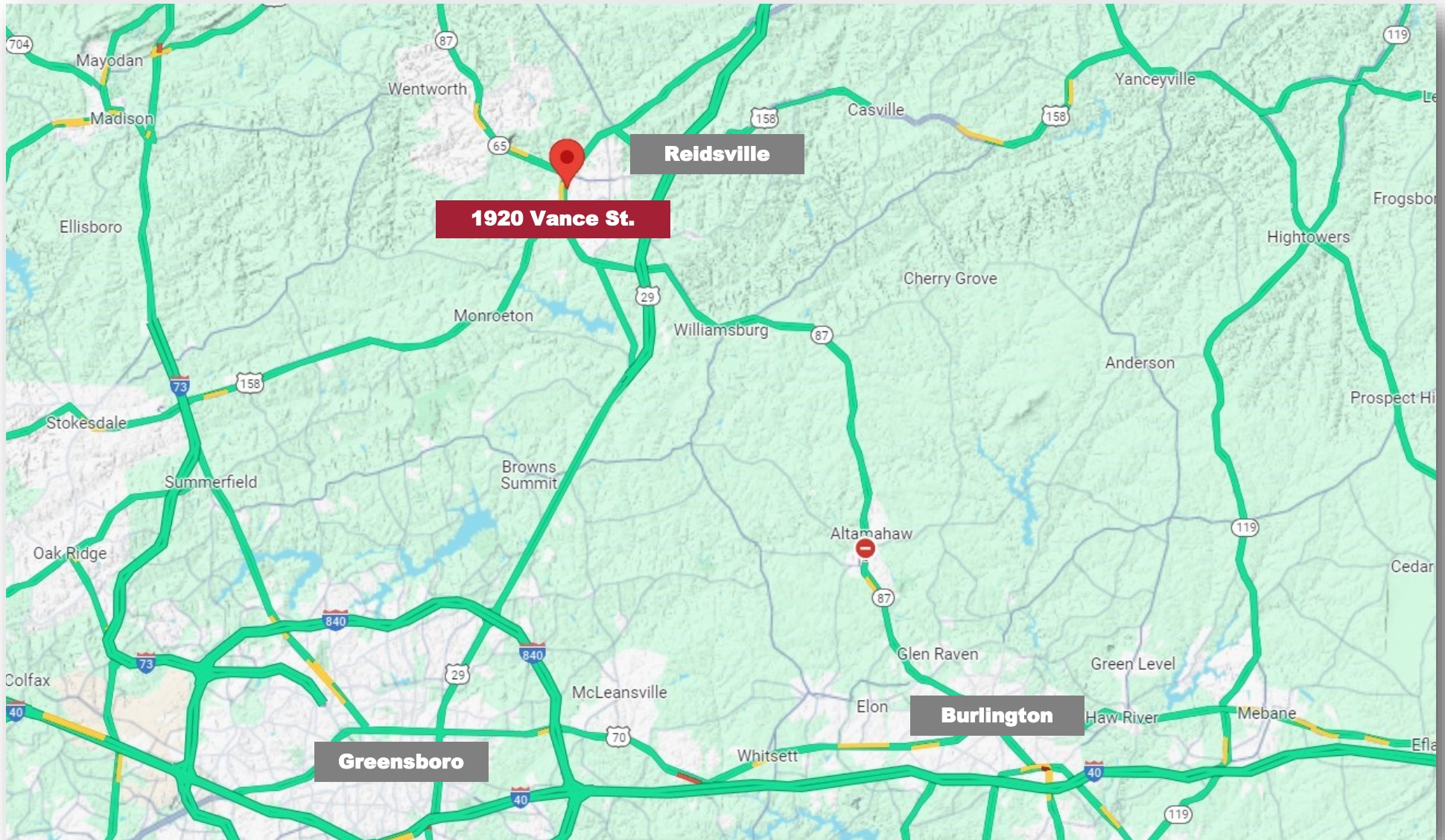


1 Mile	3 Miles	5 Miles
\$47,040	\$46,612	\$53,935

TRAFFIC



Vance St. & Freeway Drive
15,095 Vehicles Per Day (2022)



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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.