



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



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 : \$585,000

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

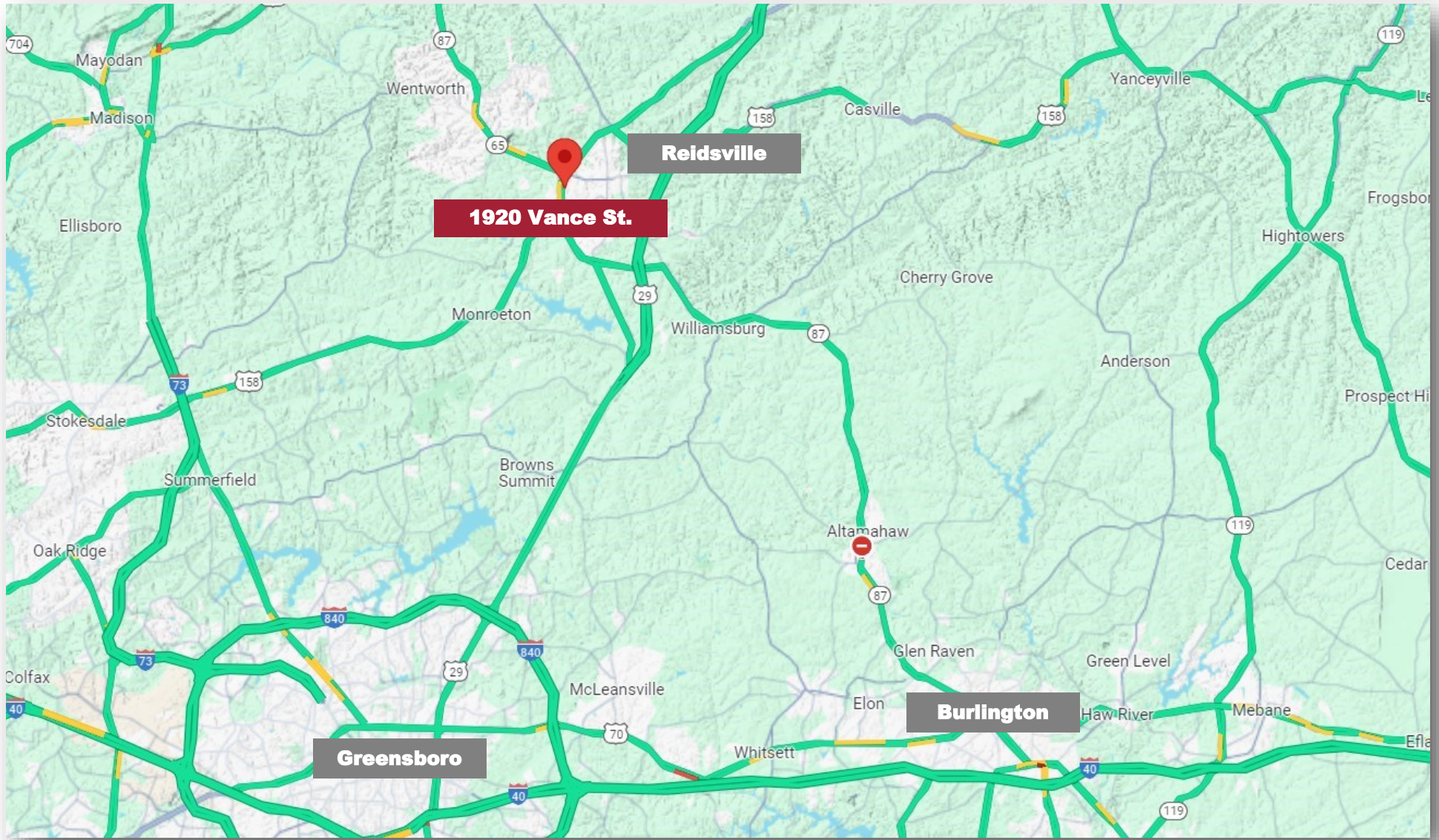


1 Mile	3 Miles	5 Miles
\$47,040	\$46,612	\$53,935

### TRAFFIC



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



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