

# Shoppes on Hicone & 1.25 AC Pad Site

2040 Rankin Mill Road | Greensboro, NC 27405



- ◆ Available For Lease
- ◆ 2,480 SF - former Beauty Salon
- ◆ 1.25 Acre Pad Site
- ◆ Excellent Location with Great Monument Signage
- ◆ Plenty of Parking

Shoppes on Hicone is conveniently located minutes from US 29 / N. O'Henry Blvd in Northeast Greensboro. It is nestled behind CVS and shadow anchored by Food Lion across the street.

Currently, there is a 1.25 Acre Pad site and one space coming available that is 2,480 sf (31' x 80') and was formerly a beauty salon. The neighboring tenants include: Karonda's Sports & Grill, Rio Bravo Mexican Grill, Domino's, H&R Block, Queen Nails, and Clouds Tobacco.



**JJ Joubran, CCIM**

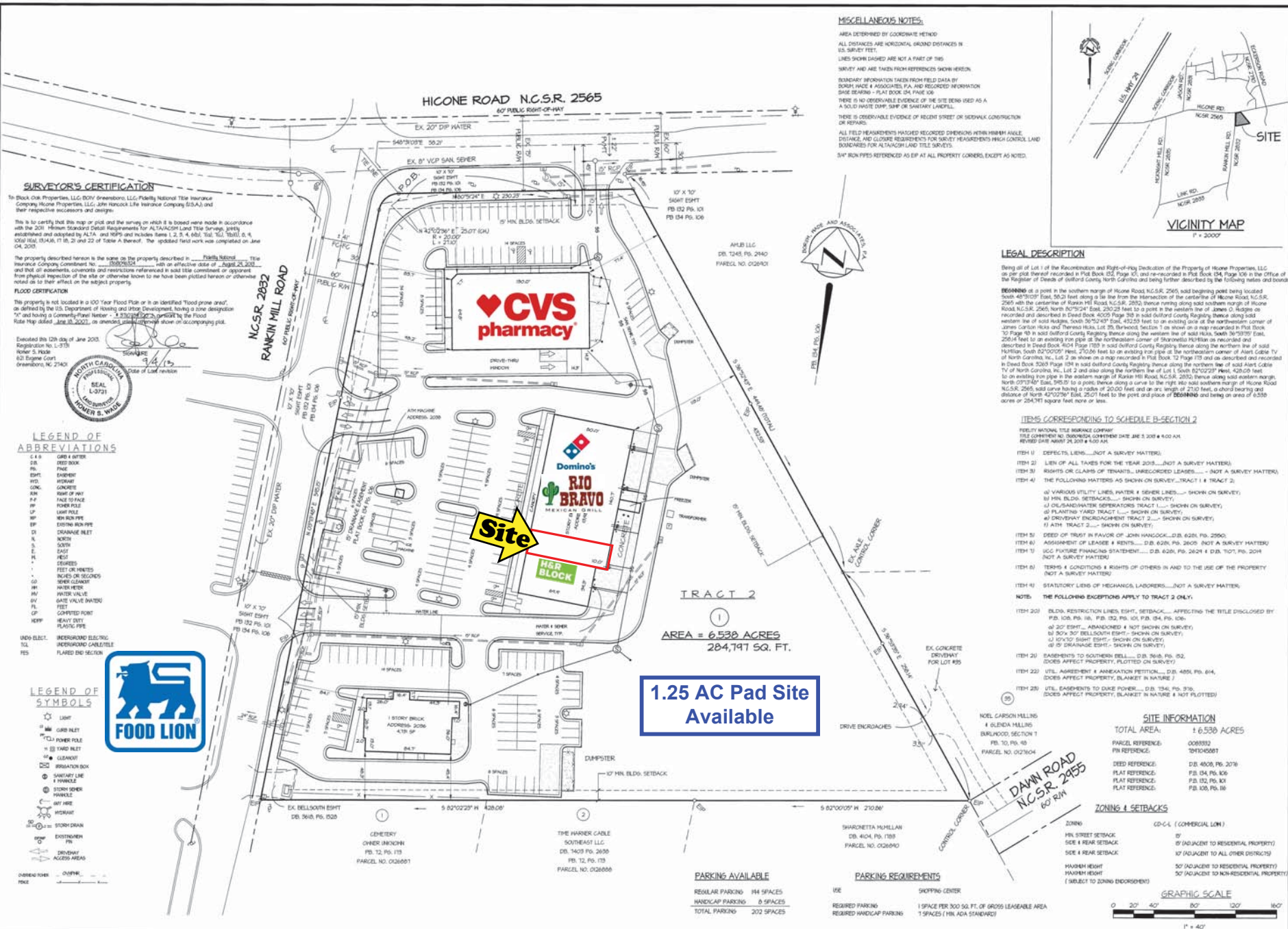
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Contact  
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**MISCELLANEOUS NOTES:**

- AREA DETERMINED BY COORDINATE METHOD
- ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES IN US SURVEY FEET.
- LINE SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREIN.
- BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM WADDE & ASSOCIATES, P.A. AND RECORDED INFORMATION SHOWN SHOWN - PLAT BOOK OR PAGE OR THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLO PASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ALL FIELD MEASUREMENTS HAD BEEN RECORDED ORIGINALLY WITH INHIBITUM ANGLE, DISTANCE, AND CLOSEST REQUIREMENTS FOR SURVEY MEASUREMENTS FROM CONTROL LAND BENCHMARKS FOR ALTA/ACSH LAND TITLE SURVEY.
- 5/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.



**LEGAL DESCRIPTION**

Being all of Lot 1 of the Reclamation and Right-of-Way Dedication of the Property of Home Properties, LLC, as per plat thereof recorded in Plat Book 052, Page 101, and re-recorded in Plat Book 04, Page 106 in the Office of the Register of Deeds of Guilford County, North Carolina and being further described by the following metes and bounds:

**BEGINS** at a point in the southern corner of Hicone Road N.C.S.R. 2565, said beginning point being located N 42°00'00" East, 50.23 feet along a line from the intersection of the centerline of Hicone Road N.C.S.R. 2565 with the centerline of Rankin Mill Road N.C.S.R. 2036, thence north along said southern margin of Hicone Road N.C.S.R. 2565, North 82°02'23" East, 453.23 feet to a point in the western line of James O. Hedges as recorded and described in Deed Book 4029, Page 303 in said Guilford County Registry thence along said western line of said Hedges, South 30°00'00" East, 453.23 feet to an existing corner of the northern corner of James O. Hedges and Theresa Hedges, Lot 25, Burwood, Section 1 as shown on a map recorded in Plat Book 30, Page 18 in said Guilford County Registry thence along the western line of said Hedges, South 30°00'00" East, 258.14 feet to an existing iron pipe at the northeastern corner of Shavonetta McMillan as recorded and described in Deed Book 4024, Page 178 in said Guilford County Registry thence along the northern line of said Shavonetta McMillan, South 82°02'23" West, 270.06 feet to an existing iron pipe at the northeastern corner of Aletta Cable TV of North Carolina, Inc., Lot 2 as shown on a map recorded in Plat Book 12, Page 173 and as described and recorded in Deed Book 3268, Page 128 in said Guilford County Registry thence along the southern line of said Aletta Cable TV of North Carolina, Inc., Lot 2 and also along the northern line of Lot 1, South 82°02'23" West, 429.28 feet to an existing iron pipe in the eastern margin of Rankin Mill Road N.C.S.R. 2036, thence along said eastern margin, North 07°19'49" East, 295.07 feet to a point being along a curve to the right in said eastern margin of Hicone Road N.C.S.R. 2565, said curve having a radius of 200.00 feet and an arc length of 27.07 feet, a chord bearing and distance of North 42°00'00" East, 25.07 feet to the point and place of **BEGINNING** and being an area of 6,538 acres or 284,197 square feet more or less.

**ITEMS CORRESPONDING TO SCHEDULE B-SECTION 2**

- ITEM 1) TITLE NATIONAL TITLE INSURANCE COMPANY
- ITEM 2) LIEN OF ALL TAXES FOR THE YEAR 2015 (NOT A SURVEY MATTER)
- ITEM 3) RIGHTS OR CLAIMS OF TENANTS, UNRECORDED LEASES (NOT A SURVEY MATTER)
- ITEM 4) THE FOLLOWING MATTERS AS SHOWN ON SURVEY TRACT 1 & TRACT 2:
  - a) VARIOUS UTILITY LINES, WATER & SEWER LINES (SHOWN ON SURVEY)
  - b) MIN. BLDG. SETBACKS (SHOWN ON SURVEY)
  - c) OIL/WATERWATER SEPARATORS TRACT 1 (SHOWN ON SURVEY)
  - d) PLANTING YARD TRACT 1 (SHOWN ON SURVEY)
  - e) DRIVEWAY ENCROACHMENT TRACT 2 (SHOWN ON SURVEY)
  - f) PATH TRACT 2 (SHOWN ON SURVEY)
- ITEM 5) DEED OF TRUST IN FAVOR OF JOHN HANCOCK, D.B. 6281, PG. 2590.
- ITEM 6) ASSIGNMENT OF LEASE & RENTS (D.B. 6228, PG. 2605) (NOT A SURVEY MATTER)
- ITEM 7) 100% FUTURE FINANCING STATEMENT (D.B. 6228, PG. 2624 & D.B. 7077, PG. 2074) (NOT A SURVEY MATTER)
- ITEM 8) TERMS & CONDITIONS & RIGHTS OF OTHERS IN AND TO THE USE OF THE PROPERTY (NOT A SURVEY MATTER)
- ITEM 9) STATUTORY LIENS OF MECHANICS, LABORERS (NOT A SURVEY MATTER)

**NOTE:** THE FOLLOWING EXCEPTIONS APPLY TO TRACT 2 ONLY:

- ITEM 20) BLDG. RESTRICTION LINES, EIGHT, SETBACKS (AFFECTING THE TITLE DISCLOSED BY:
  - a) 100' BELL SOUTH EIGHT (SHOWN ON SURVEY)
  - b) 20' EIGHT (AMENDMENT & NOT SHOWN ON SURVEY)
  - c) 30' BELL SOUTH EIGHT (SHOWN ON SURVEY)
  - d) 100' BELL SOUTH EIGHT (SHOWN ON SURVEY)
  - e) DRAINAGE EIGHT (SHOWN ON SURVEY)
- ITEM 21) EASEMENTS TO SOUTHERN BELL (D.B. 7608, PG. 852, DOES AFFECT PROPERTY, PLOTTED ON SURVEY)
- ITEM 22) UTIL. AGREEMENT & ANNEALING PETITION (D.B. 4858, PG. 614, DOES AFFECT PROPERTY, BLANKET IN NATURE)
- ITEM 23) UTIL. EASEMENTS TO DUKE POWER (D.B. 1341, PG. 376, DOES AFFECT PROPERTY, BLANKET IN NATURE & NOT PLOTTED)

**SITE INFORMATION**

TOTAL AREA:	1.6538 ACRES
PARCEL REFERENCE:	000932
FIN REFERENCE:	787042881
DEED REFERENCE:	D.B. 4808, PG. 2078
PLAT REFERENCE:	FB 04, PG. 106
PLAT REFERENCE:	FB 102, PG. 101
PLAT REFERENCE:	FB 108, PG. 116

**ZONING & SETBACKS**

ZONING:	CD-C-1 (COMMERCIAL LOW)
MIN. STREET SETBACK:	0'
SIDE & REAR SETBACK:	0' (ADJACENT TO RESIDENTIAL PROPERTY)
SIDE & REAR SETBACK:	10' (ADJACENT TO ALL OTHER DISTRICTS)
MAXIMUM HEIGHT:	50' (ADJACENT TO RESIDENTIAL PROPERTY)
MAXIMUM HEIGHT:	50' (ADJACENT TO NON-RESIDENTIAL PROPERTY)
(SUBJECT TO ZONING ENFORCEMENT)	

**GRAPHIC SCALE**



**PARKING AVAILABLE**

REGULAR PARKING:	114 SPACES
HANDICAP PARKING:	8 SPACES
TOTAL PARKING:	202 SPACES

**PARKING REQUIREMENTS**

USE:	SHOPPING CENTER
REQUIRED PARKING:	1 SPACE PER 300 SQ. FT. OF GROSS LEASABLE AREA
REQUIRED HANDICAP PARKING:	1 SPACE (1 IN. ADA STANDARD)

**SURVEYOR'S CERTIFICATION**

To: Block One Properties, LLC, BOV Greenstone, LLC, Fidelity National Title Insurance Company, Home Properties, LLC, John Hancock Life Insurance Company (U.S.A.) and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSH Land Title Surveys, jointly established and adopted by ALTA and NSPS and include Items 1, 2, 3, 4, 6(a), 7(a), 10(a), 10(b), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 22 of Table A thereof. The updated field work was completed on June 04, 2015.

The property described herein is the same as the property described in \_\_\_\_\_ Title Record \_\_\_\_\_ Insurance Company Commitment No. \_\_\_\_\_ with an effective date of \_\_\_\_\_, 2015, and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.

**FLOOD CERTIFICATION**

The property is not located in a 100 Year Flood Plain or in an identified "flood prone area" as defined by the US Department of Housing and Urban Development, having a zone designation "A" and having a Community Flood Number - 1.33 or 1.34 or greater by the Flood Risk Map added June 18, 2012, or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.



**LEGEND OF ABBREVIATIONS**

C&B	GRID BATTER
DB	DEED BOOK
FD	FACE
EX	EXISTING
HW	HOUSING
CONC	CONCRETE
AN	ARREST OF WAY
FP	FACE TO FACE
FR	FRONT POLE
LP	LEFT POLE
RP	RIGHT POLE
EP	EXISTING SIDE PIPE
DI	DRAINAGE INLET
N	NORTH
S	SOUTH
E	EAST
W	WEST
CE	CEASES
FE	FEET OR FEETES
SC	SCHEMATIC OR RECORDS
HW	WATER METER
VP	VALVE
GV	GATE VALVE WATER
FT	FEET
CP	CONVERTED POINT
HEP	HEAVY DUTY PLACING PIPE
UBN	UNDERGROUND
ELC	ELECTRIC
TEL	TELEPHONE
FLS	FLARED END SECTION

**LEGEND OF SYMBOLS**

- Light
- Grid Batter
- Power Pole
- Hand Inlet
- Hand Outlet
- Clearcut
- Irrigation Box
- Sanitary Line
- Manhole
- Storm Sewer
- Manhole
- Water Meter
- Hydrant
- Storm Drain
- Extension
- Fire
- Access Areas