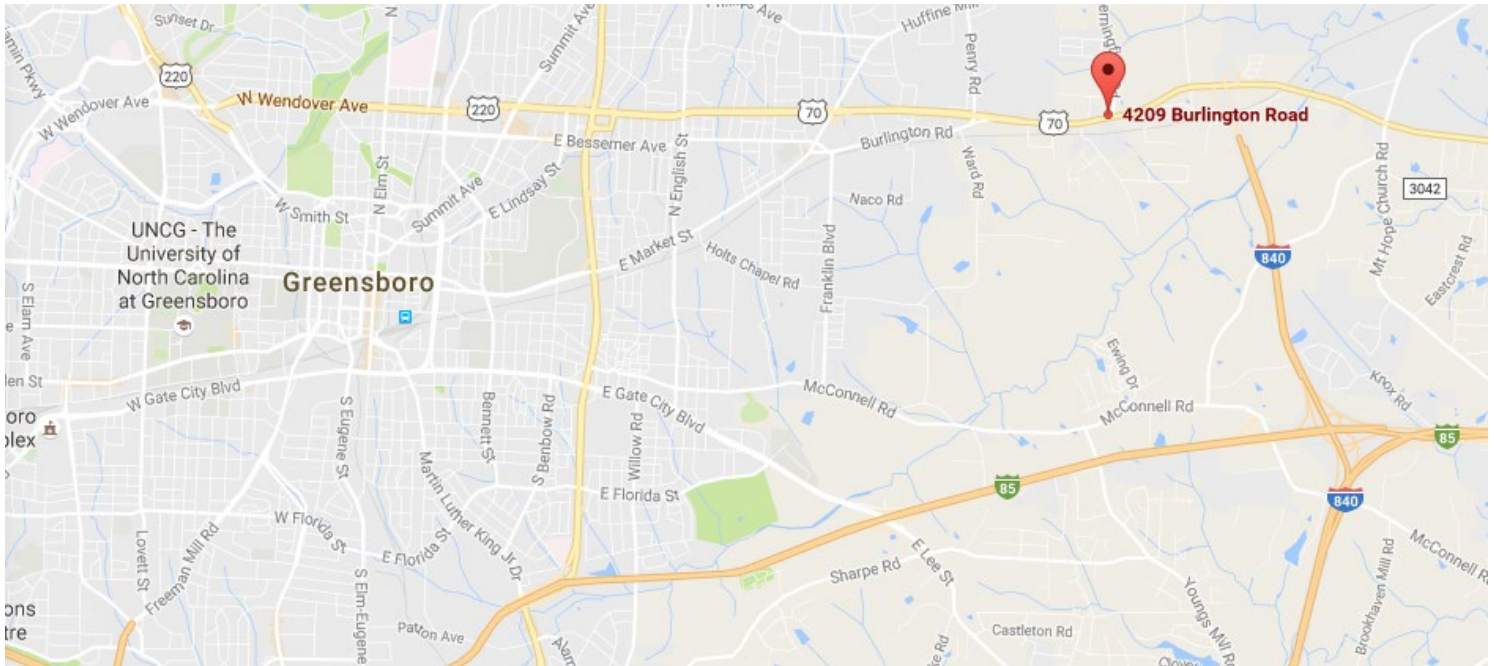


Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road, Greensboro NC

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This Property Offers:

Opportunity Zone IRS Status: Located in tract 37081012803.

Mixed Consumer Service Area: The I-840 corridor allows a business at this location to have easy access to all of Eastern Greensboro / Guilford County. From this location, a business can service 1) a student population at GTCC (1 mile away) and NC A&T (4 miles away), 2) the local residential population in existing and new construction residential subdivisions, 3) existing Highway 70 / Burlington Avenue commuter traffic (for Alamance County residents who work in Greensboro), as well as 4) by-pass traffic from the I-840 corridor. This location's consumer base will allow a business consistent, varied clientele.

Expanding Thoroughfare: With both the traffic signal at Flemingfield Road and the I-840 extension, local thoroughfare improvements are prominent. The roadway expansion on the east side of I-840 for the Publix Distribution facility also will bring in additional thoroughfare improvements.

For More Details, Contact:

Sean Dowell
Office: (336) 378-5067
Sean@DowellCommercial.com

Site Details:

Land Area: 1.71 acres.

Dimensions / Frontage: Property has approx. 260' frontage on Flemingfield Road and is about 260' deep.

Parcels: 228754

Zoning Jurisdiction: Greensboro

Zoning: Office – Cond. District (CD-O). Building SF not to exceed 25K and a max 3 story height.

Utilities: In immediate proximity

Traffic Counts: 28,000 VPD on Burlington Road (2017).

Access: Road frontage on two sides including access from Flemingfield Rd, and Elsielee St.

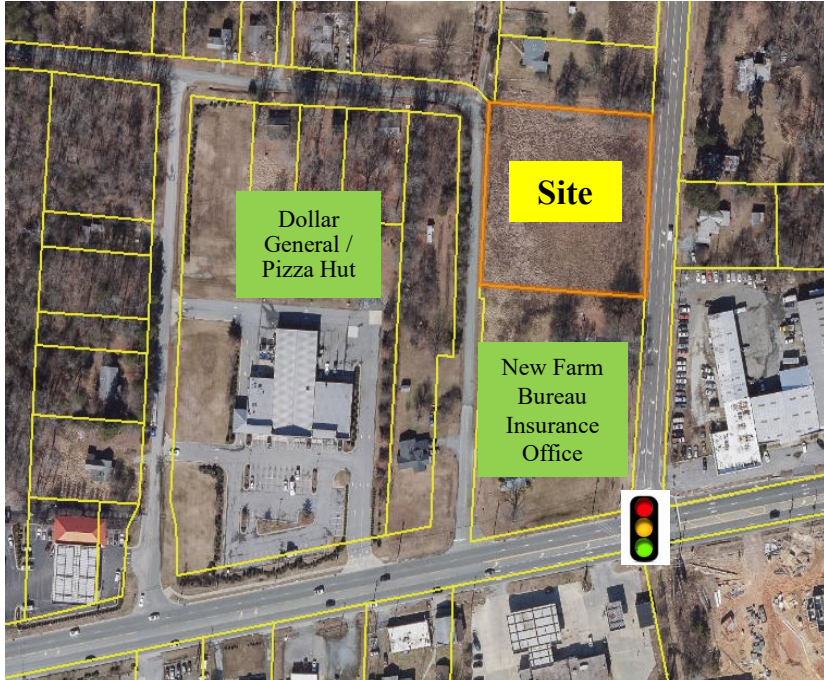
Larger Deal: Sites around this property are controlled by this owner and for sale. A larger deal is achievable here.

Deal Type: For Lease or Sale. Contact listing broker for details.

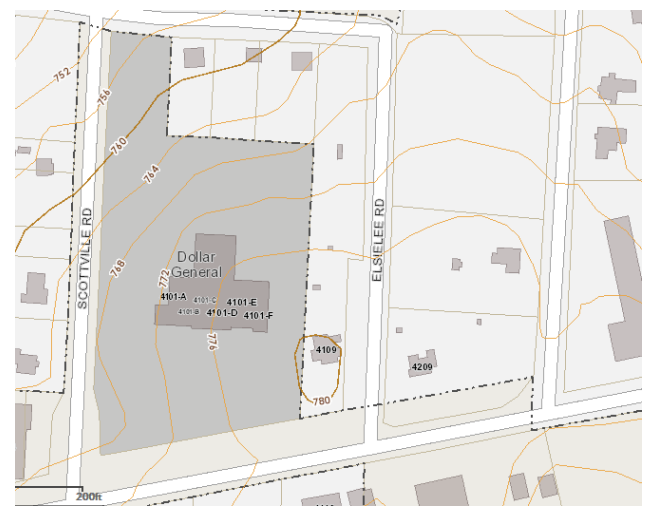
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“Outer loops are really great economic generators because they create the environment to reach people that are traveling through the area, and yet also serve people who live in the area,” Kotis said... “It will be a couple of sites around us that are developed out, with 750,000 – 1 million square feet of retail in that area,” *Why Greensboro's Urban Loop Will Change Everything* (March 6, 2015), Triad Business Journal.



For More Details, Contact:

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