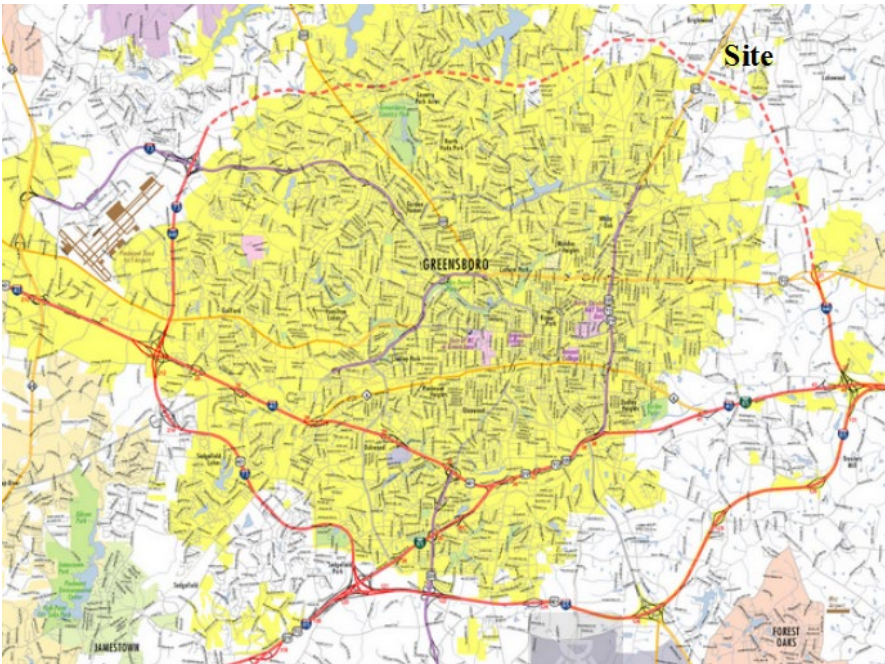


Retail Land Near Highway 29 @ I-840

4618 Hicone Road, Greensboro NC

DOWELL
COMMERCIAL



This Site Overall:

Established & Growing Northeast Greensboro Submarket: This attractive infill land is adjacent to the Food Lion anchored Hicone Shopping Center as well as a new construction Bojangles and auto parts stores. Nearby residential growth includes the 700+ acre Reedy Fork mixed use project being finished by Green Hawk Corp & True Homes as well as LGI's McKnight Mill Estates.

Site Details:

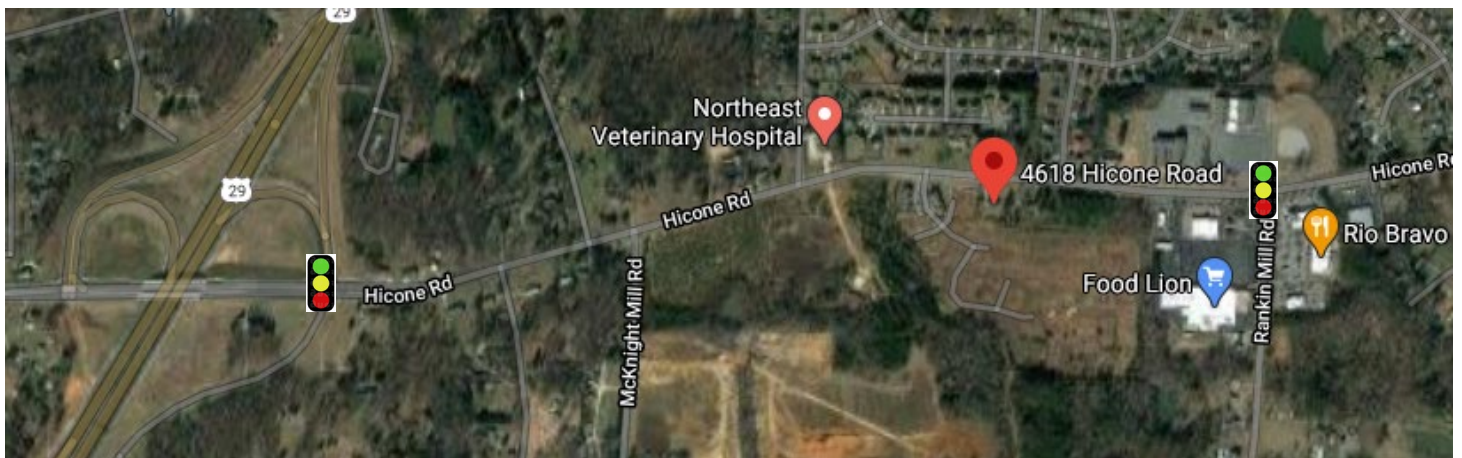
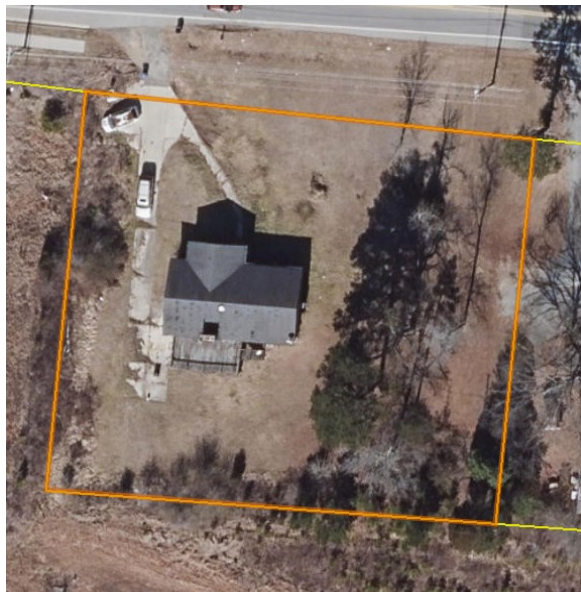
- *Property:* .73 acres at Guilford County pin 127241. Site includes a 2,081 SF residence built 1970.
- *Dimensions:* Approx. 190' wide by 165' deep parcel. This is 190' of frontage on Hicone Road.
- *Zoning (Current):* Guilford County General Office – Moderate CU
- *Zoning (Future):* A Commercial Medium retail zoning in Greensboro is feasible. Annexation is required.
- *Utilities:* Sewer is parcel adjacent. Water requires boring Hicone Road.
- *Traffic Counts:* 10,000 VPD (2017)
- *Demos:* Available upon request.
- *Opportunity:* For sale. Contact broker.
- *Contact:* Sean Dowell @ office 336-378-5067 or cell 919-924-4137. sean@dowellcommercial.com

Highlights:

Near 29 & I-840

Infill retail land with a commercial zoning, utilities, and 190' frontage

Adjacent to Bojangles, Subway, Food Lion.



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