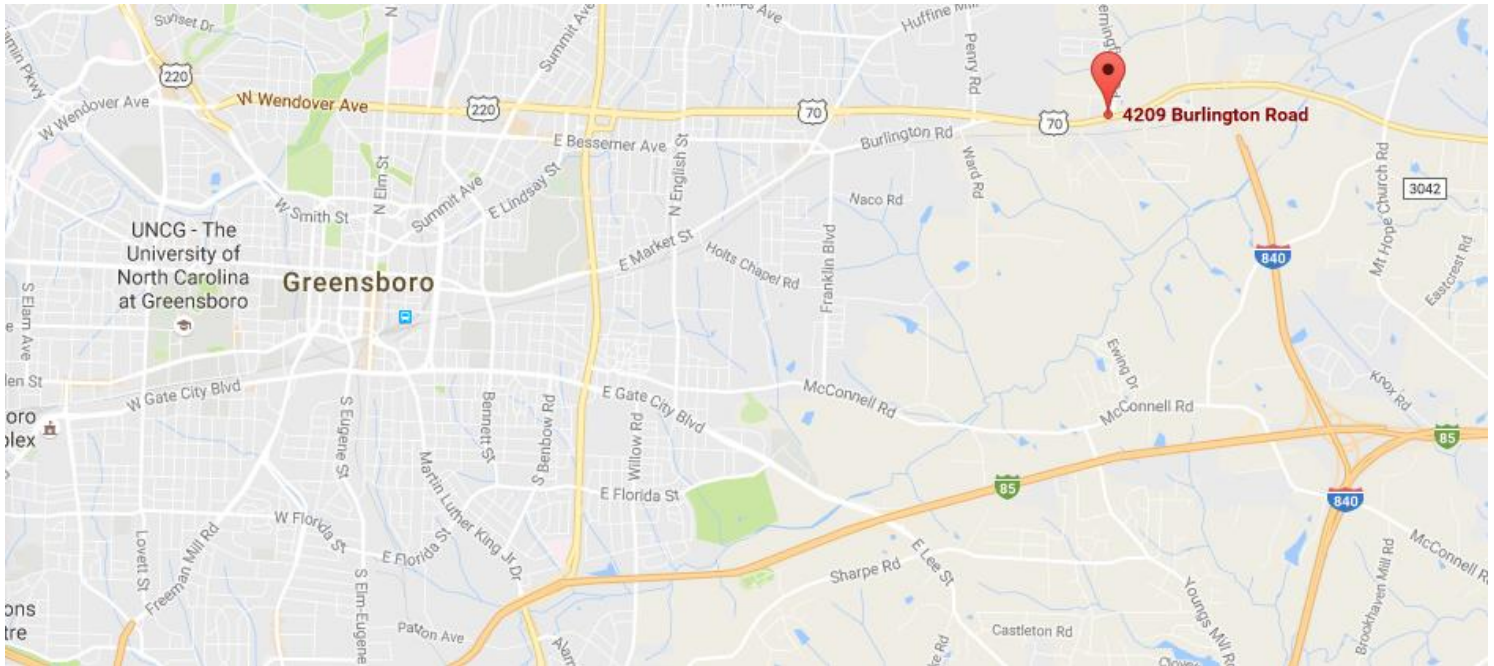


Retail Land on Highway 70 Near I-840

4209 Burlington Road, Greensboro NC

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This Property Offers:

Excellent Thoroughfare Access & Visibility: With both the traffic signal being installed in front of this site (1Q17 completion) and the underway I-840 extension to Highway 29 (completion projected in December 2018), local thoroughfare improvements are prominent. This property uniquely offers roadway access and frontage on three different streets: Burlington Road, Flemingfield Road, and Elsielee Road. This retail land is supremely positioned for vehicular traffic on an already high traffic corridor.

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 both 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) future by-pass traffic from the under construction I-840 corridor. This location's consumer base will allow a business consistent, varied clientele.

Site Details:

Land Area: 3.71 acres.

Dimensions / Frontage: Property is 240' – 260' wide (Burlington Road) and is approx. 650' feet deep (on Flemingfield Road).

Parcels: 115247, 115248, 115249.

Zoning (Current): Split Guilford RS-30 and Greensboro LI zoning. Site will require annexation and is in Greensboro's Growth Tier 1.

Zoning (Future Use): Mixed Use Commercial, Greensboro's GFLUM.

Utilities: Water is available. Sewer is available, if extended across Burlington Avenue.

Traffic Counts: 24,000 VPD on Burlington Road (2015).

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

Opportunity: For Lease or Sale. Contact listing broker for details.

For More Details, Contact:

Sean Dowell

(919) 924-4137

Sean@DowellCommercial.com

Lance Wood

(336) 378-5068

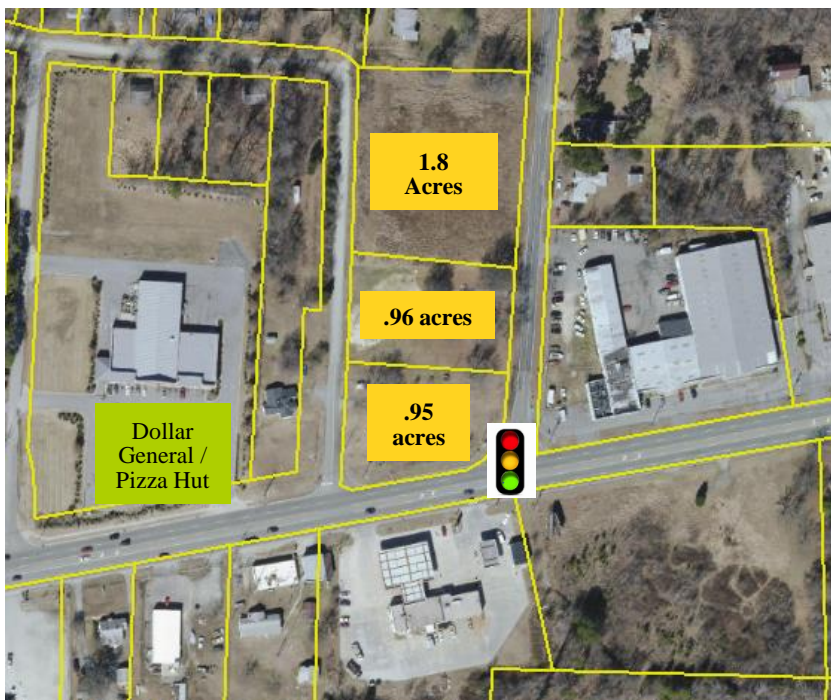
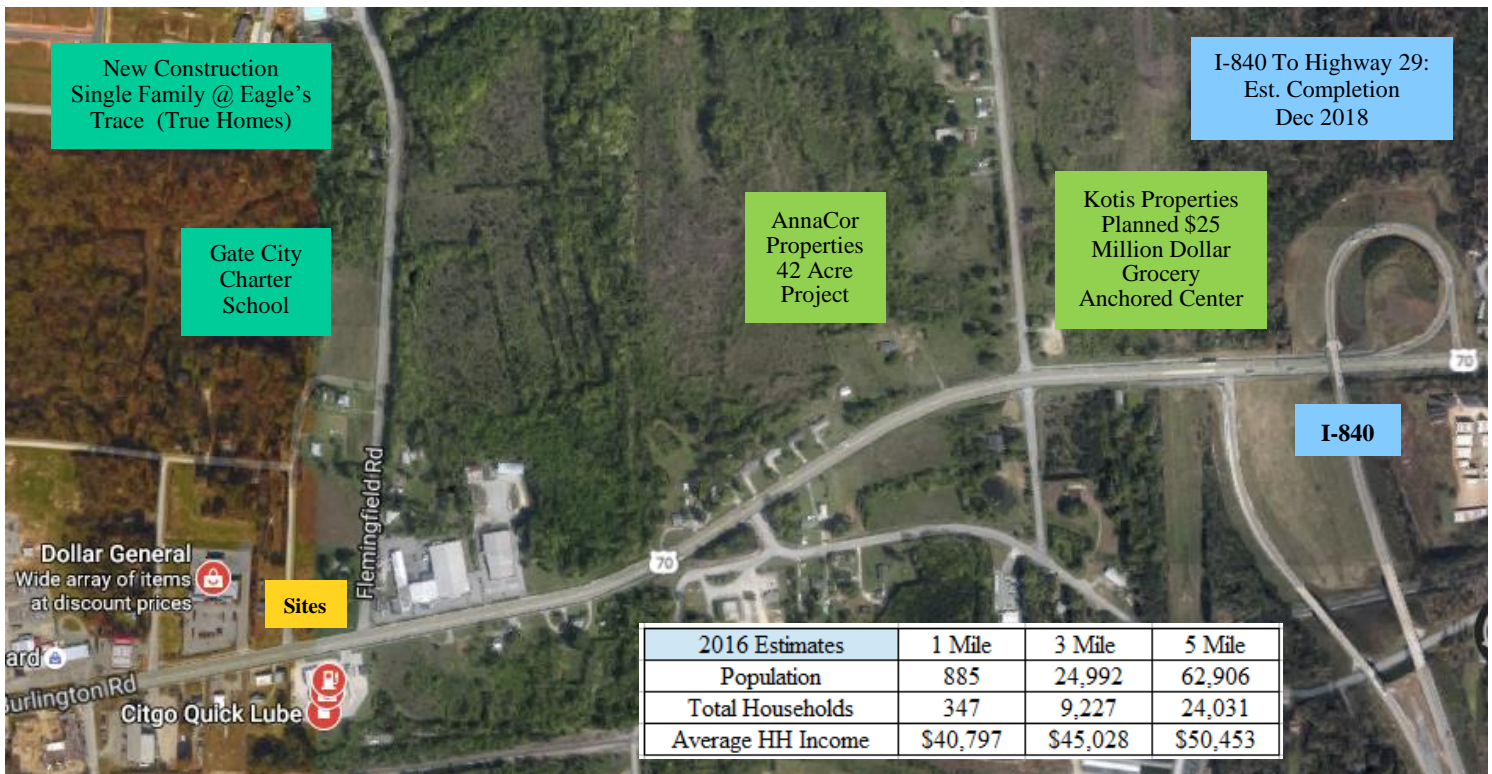
Lance@DowellCommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

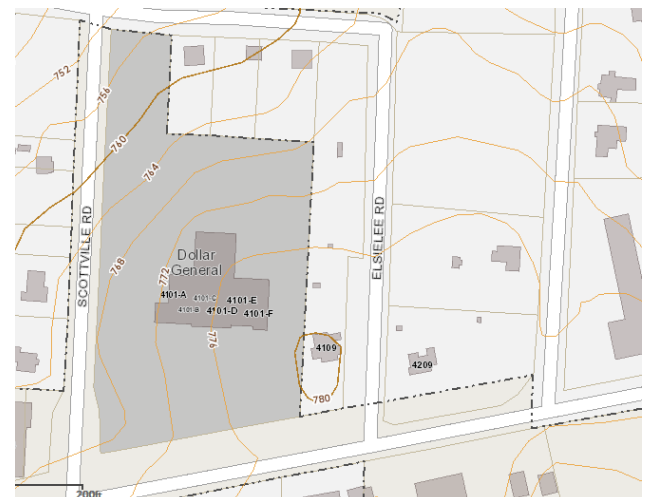
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“Outer loops are really great economic generators because they create the environment to reach people that are traveling through the area, and yet also serve people who live in the area,” Kotis said... “It will be a couple of sites around us that are 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.



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