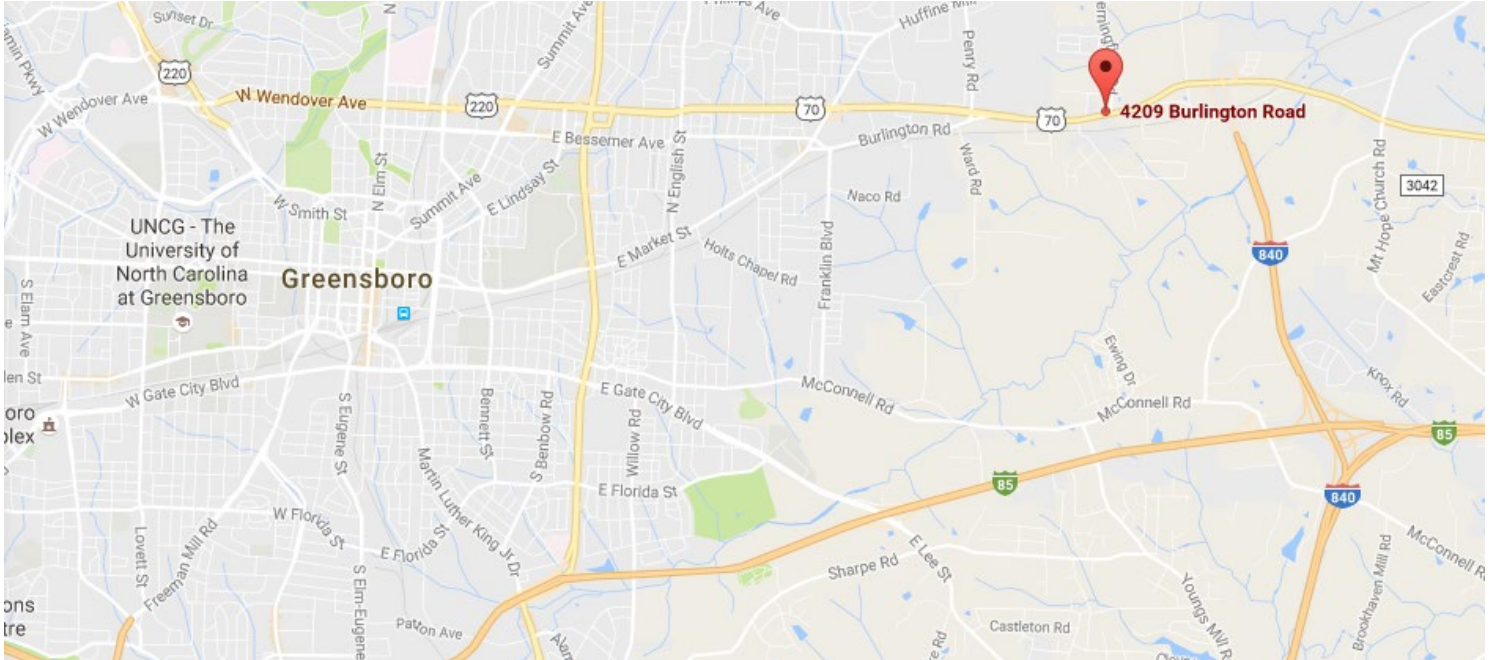


Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road, Greensboro NC

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This Property Offers:

Development Ready Access: Annexed, rough graded site with immediate access to utilities.

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.

Opportunity Zone IRS Status: Located in tract 37081012803.

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: 22,500 VPD on Burlington Road (per NC DOT on 6/2025).

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.

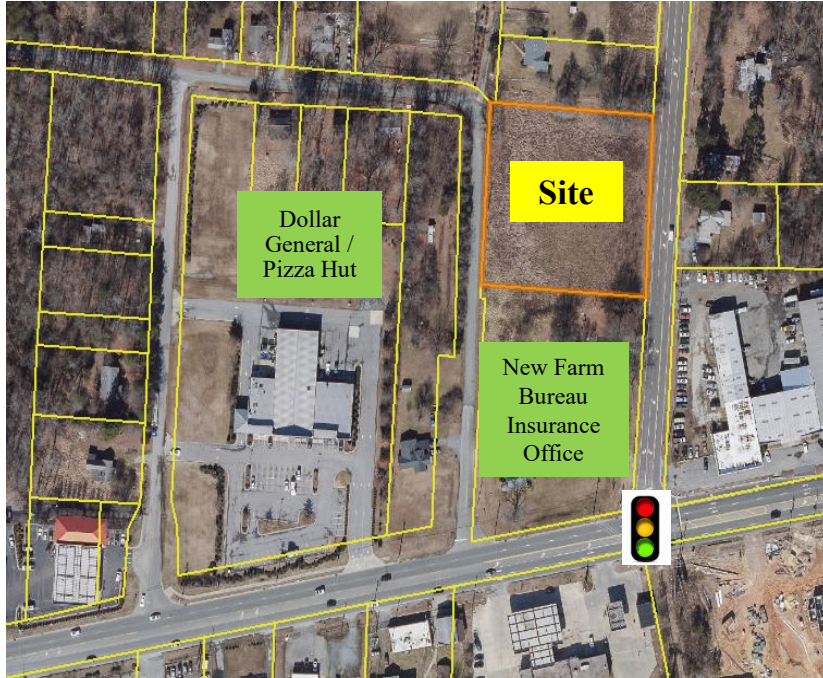
Deal Type: For Lease or Sale. Contact listing broker for details.

For More Details: Contact Sean Dowell at (336) 378-5067 or sean@dowellcommercial.com.

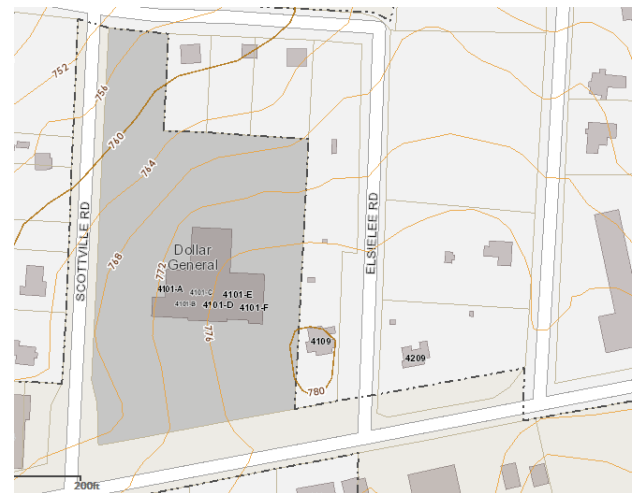
Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road, Greensboro NC

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Property is located off the Flemingfield Road @ the Highway 70 intersection with access to two public roadways.



For More Details, Contact:

Sean Dowell

Office: (335) 378-5067

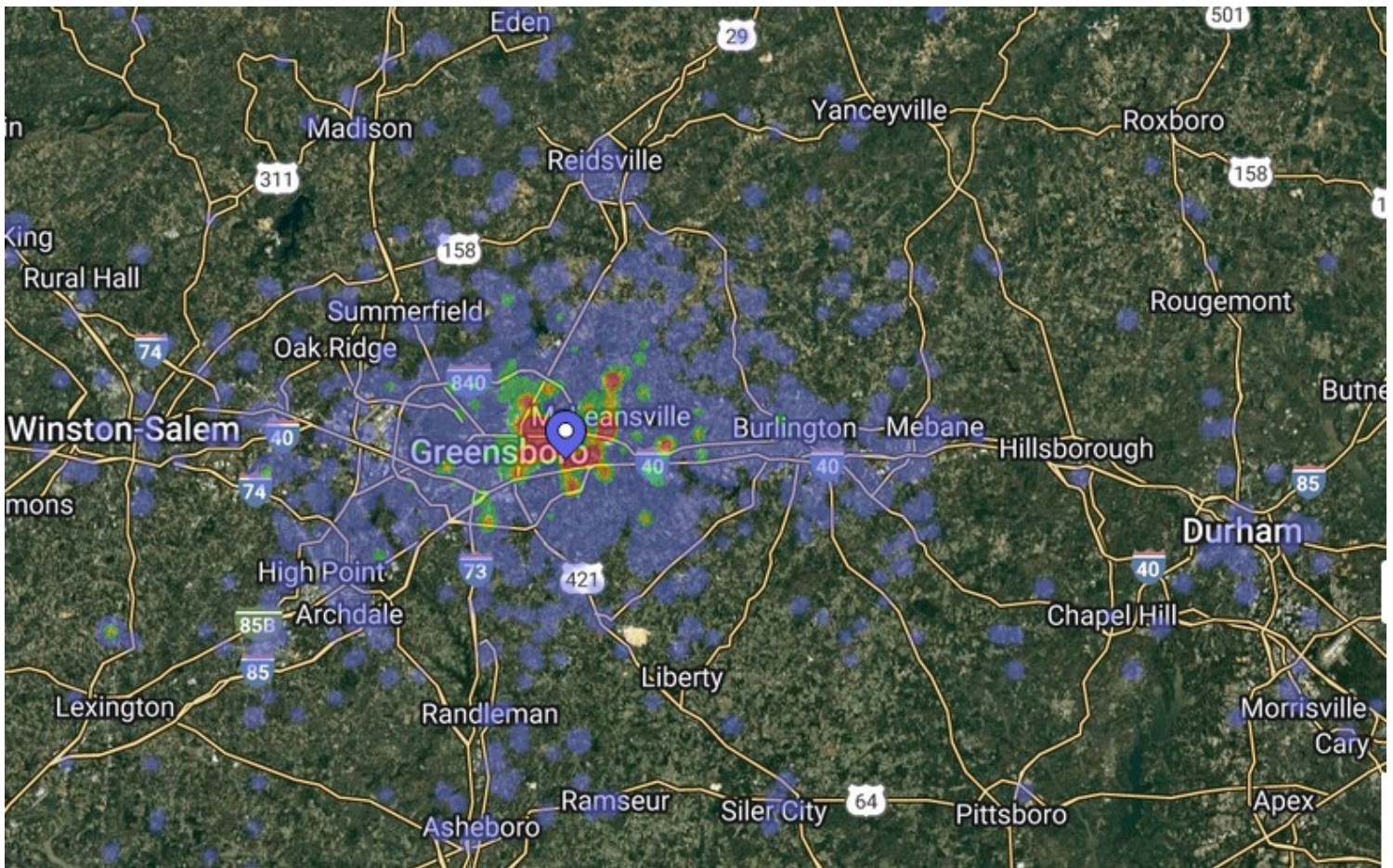
Cell: (919) 924-4137

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.

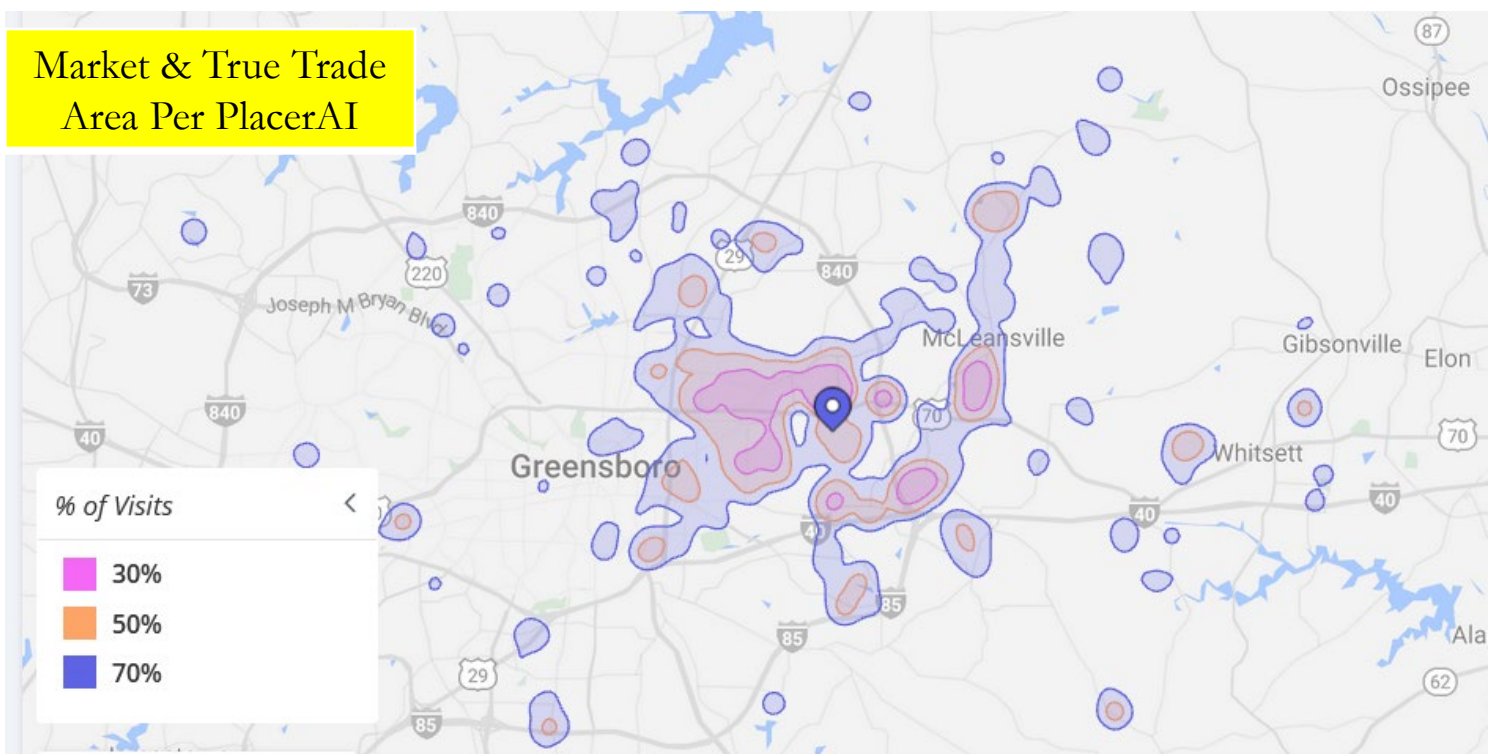
Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road, Greensboro NC

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Market & True Trade Area Per PlacerAI



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