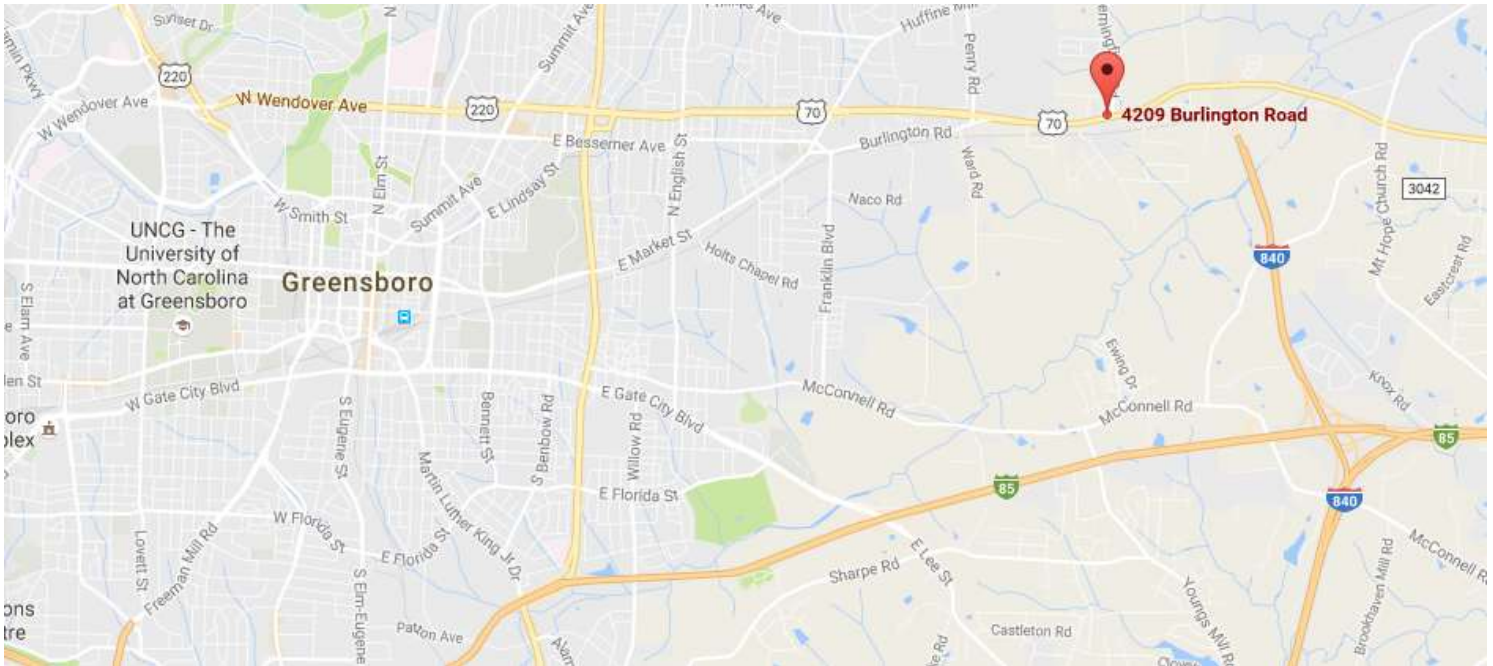


Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road / 70, Greensboro NC

DOWELL
COMMERCIAL



This Property Offers:

Location on a Growth Corridor: This I-840 urban loop opened in 2023. While already on the active Highway 70 / Wendover Avenue corridor, I-840 paired with utilities extensions opened up Eastern Greensboro for growth.

Mixed Consumer Service Area: Property is today adjacent Gate City Charter Academy, new neighborhoods, and retail uses. All in all, the 70 @ I-840 corridor allows a business to have easy access to central Greensboro and Eastern 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.

Opportunity Zone IRS Status: Located in tract 37081012803

Contact: For more details, contact Sean Dowell at (336) 378-5067 or Sean@DowellCommercial.com

Site Details:

Land Area: 1.71 acres.

Dimensions / Frontage: Property has approx. 275' frontage on Flemingfield Road and is about approx. 265' deep.

Parcels: 228754

Zoning Jurisdiction: Greensboro

Zoning: Office – Cond. District (CD-O). Building SF not to exceed 25K and a max 3 story height. Mixed use area. Site could be rezoned to retail or industrial.

Utilities: In immediate proximity

Traffic Counts: 22,500 VPD on Burlington Road / 70 (per NC DOT).

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. See map on next page.

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

Retail Land on Highway 70 Near I-840

109 – 115 Flemingfield Road / 70, Greensboro NC

DOWELL
COMMERCIAL



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.