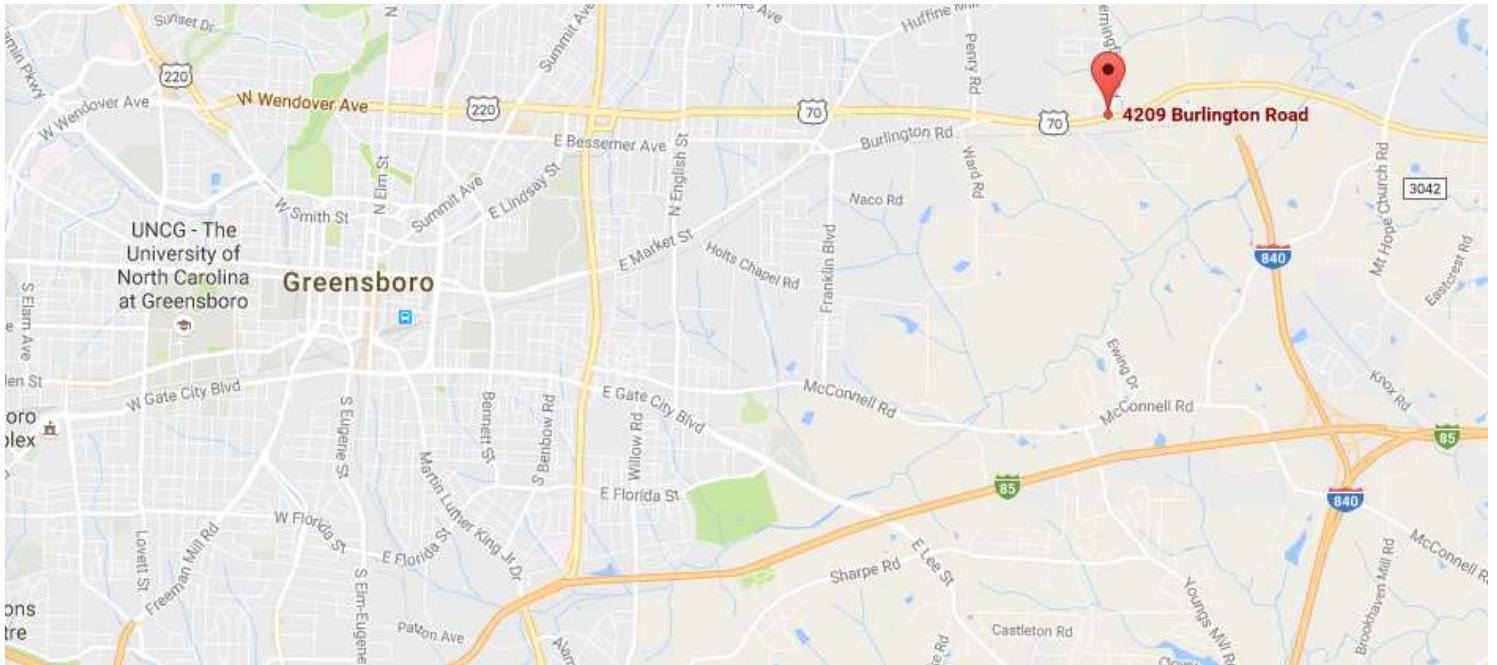


Retail Land on Highway 70 Near I-840

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.

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For More Details, Contact:

Sean Dowell

Office: (335) 378-5067

Cell: (919) 924-4137

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