

**Proposed Medical Park - For Lease or Build to Suit**  
*+/- 5.5 Acres Northern Guilford County*



**NAI Piedmont Triad**

Commercial Real Estate Services, World Wide

413 HIGHWAY 150  
GREENSBORO, NC

# SITE plan

**NAI**Piedmont Triad  
Commercial Real Estate Services, World Wide



# PROPERTY *Overview*

## PROPERTY SUMMARY

Site Area	+/- 5.5 Acres
	Illustrated Site plan shows 3 buildings, 12,500 SF each
	7 spaces /1,000 SF of parking
Access Points	Hwy 150 and Spencer-Dixon Road Signalized Intersection
Zoning	GB & LO
Utilities	Community well and septic
For Lease or Build to Suit	

## LOCATION & ADVANTAGES

Site is adjacent to Northern High and Middle Schools with approximately 2,091 students in attendance each day
6,100 VPD on Hwy 150
Site to be anchored by a new Food Lion Grocery Store and 25,000 SF of retail space

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	1,666	9,695	34,269
2025 Total Households	551	3,313	12,844
2025 Average HH Income	<b>\$211,141</b>	<b>\$185,403</b>	<b>\$165,346</b>



# REGIONAL *map*

**NAI**Piedmont Triad  
Commercial Real Estate Services, World Wide



## BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

**ROBBIE PERKINS, CCIM, SIOR**

MARKET PRESIDENT

(O) 336.358.3219

(C) 336.337.0059

rperkins@naipt.com

**TAMMY DIXON, CCIM, SIOR**

SHAREHOLDER & BROKER

(O) 336.358.3239

(C) 336.681.0861

tdixon@naipt.com

**BRENDAN RICHARDSON**

BROKER

(O) 336.373.0995

(C) 508.244.8708

brichardson@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com

The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

