

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



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	\$211,141	\$185,403	\$165,346



REGIONAL *map*

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BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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