

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

High Visibility Site | 3 acres
13,500 VPD along Hwy 66



NC HWY 66



2770 NC HWY 66
KERNERSVILLE, NC

PROPERTY *overview*

Property is available for sale, build-to-suit, or ground lease. This site is centrally located on NC Hwy 66 in Kernersville, offering direct access to the Piedmont Triad's core markets of Greensboro, Winston-Salem, and High Point. The site is 0.25 miles from I-74 interchange, providing strong regional connectivity and exposure. Located directly across from the 1M SF Polo Ralph Lauren Distribution Center, the property benefits from a significant employment base of approximately 2,600 employees and steady daily traffic.

INVESTMENT HIGHLIGHTS

- .±3.00 acres with approximately 185 ft. of frontage along Highway 66.
- 0.25 miles from I-74 interchange providing regional connectivity.
- Approximately 13,500 VPD on Hwy 66 and 40,000 VPD on I-74.
- Directly across from Polo Ralph Lauren Distribution Center (±1.0 MSF, ~2,600 employees).
- Existing well and septic per public records support near-term functionality.
- Agricultural zoning, allowing flexibility for future development subject to approvals.

ASKING PRICE

\$300,000



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