

# LOT 6B & 6C

00 REDBOURNE DRIVE  
GREENSBORO, NC



**GRADED  
COMMERCIAL  
OUTPARCELS**  
FOR LEASE OR  
BUILD TO SUIT

## LAND LEASE OR BUILD TO SUIT BASED ON \$24/SF LAND VALUE

Commercial Outparcels Available at NC 68/I-73 Interchange in Northwest Greensboro, NC

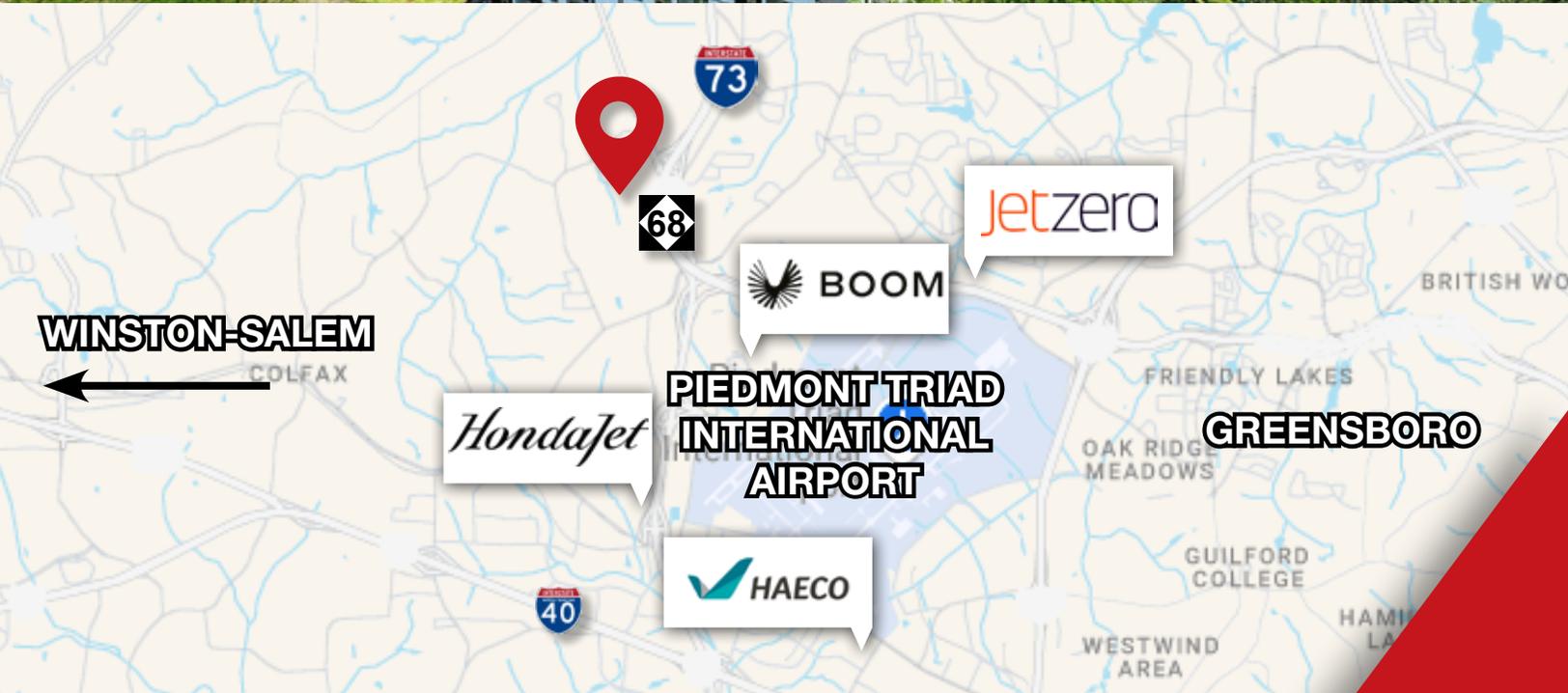
- 1.683 and 2.587 acre graded lots with detention and utilities in place
- Zoned PUD
- NC-68 Scenic Corridor Overlay District
- Signalized intersections at Leabourne Rd and NC 68 and at NC 68 and I-73 ramp
- Traffic Counts on NC 68: ±22,320 VPD (2022)
- Contiguous lots can be combined to create a 4.27-acre site
- 320 apartments on the west side of Redbourne
- 264 apartments in place on the east side of NC 68 with 200 additional units under construction
- Sheetz, Greensboro ABC, Bee Safe, and All-American Pet Resort have located on the interchange
- Cone Health purchased 6 acres on the east side of NC 68 for a future medical office building
- 600,000 sf of Class A industrial space has been built and occupied southeast of the properties
- Guilford Technical Community College's Aviation campus is directly across Leabourne from the site

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

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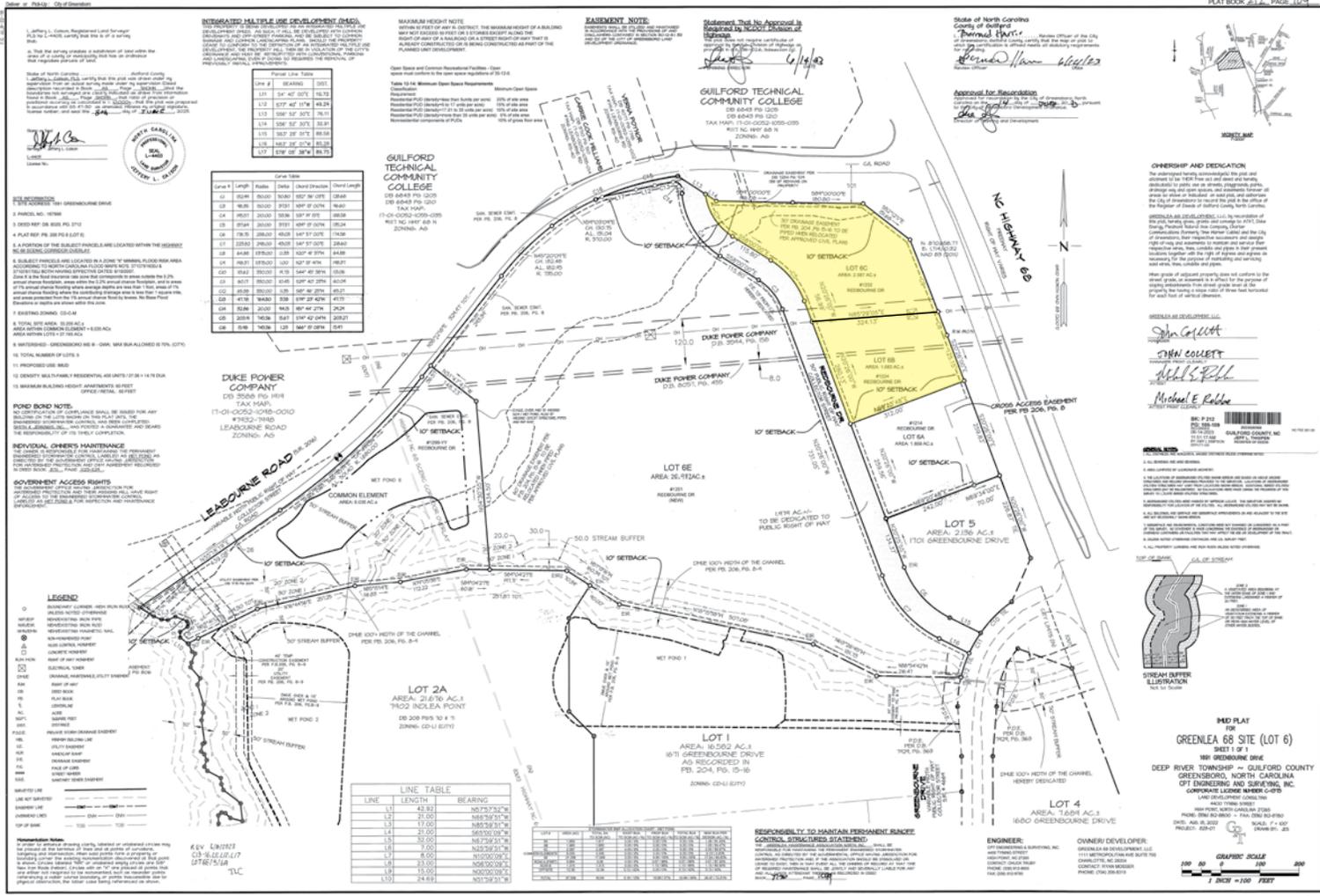


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|                                | 3 Miles   | 5 Miles   | 10 Miles  |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| Total population               | 17,851    | 51,599    | 334,937   |
| Median age                     | 40        | 41        | 41        |
| Median age (male)              | 39        | 40        | 40        |
| Median age (Female)            | 41        | 42        | 42        |
| <b>Households &amp; Income</b> |           |           |           |
| Total households               | 6,577     | 21,106    | 139,461   |
| # of persons per HH            | 2.7       | 2.4       | 2.4       |
| Average HH income              | \$131,863 | \$117,666 | \$104,469 |
| Average house value            | \$375,677 | \$355,870 | \$322,451 |

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