

6600 LIBERTY ROAD

FOR SALE/LEASE | JULIAN, NC 27283

Linville | Team Partners

COMMERCIAL REAL ESTATE



REDEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Redevelopment
ACRES ±	2.09
SALE PRICE	\$615,000
LEASE RATE	\$60,000/Year, NNN

DESCRIPTION

Land for sale or lease 1 mile from US Highway 421 and the Toyota Greensboro-Randolph Megasite. Located on the corner of Colonial Trading Path and Liberty Road. Conceptual plans allow for 54 parking spaces and 3 buildings. 2 buildings are ±6,000 SF and one is shown as a ±2,000 SF quick service restaurant with drive thru. Lease in place until March 2026. Sale, build-to-suit, ground lease, or joint venture opportunity possible.

0.8

miles to
GREENSBORO-RANDOLPH
TOYOTA MEGASITE

1

mile to
US-421
ACCESS

20

minutes to
DOWNTOWN
GREENSBORO

26

minutes to
PIEDMONT TRIAD
INTERNATIONAL AIRPORT

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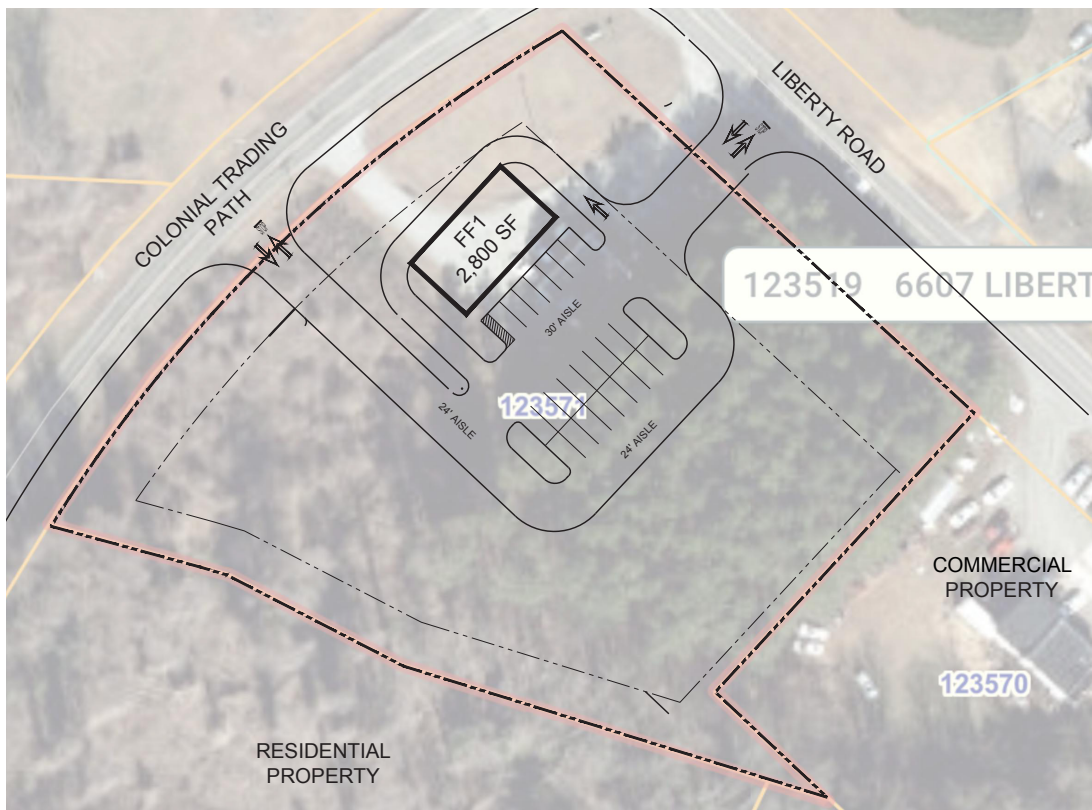
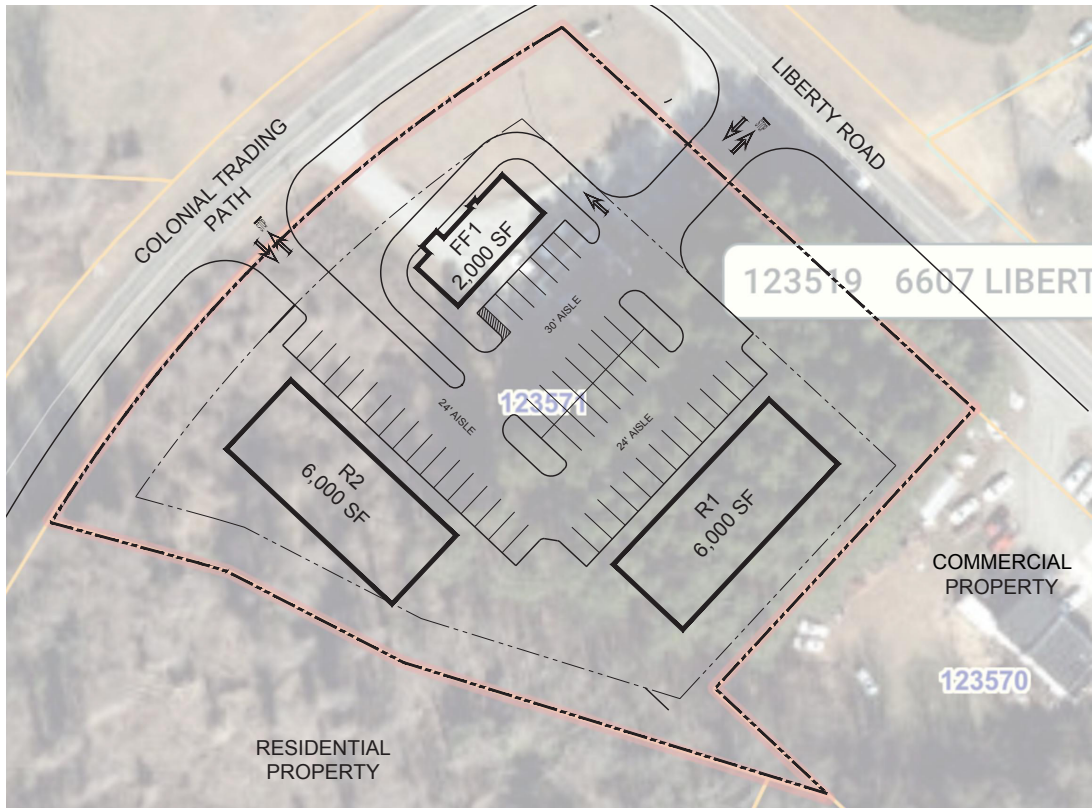
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CONCEPTUAL PLANS



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GREENSBORO-RANDOLPH TOYOTA MEGASITE

- Less than 1 mile from subject property
- North Carolina's largest economic development announcement to date
- Approximately \$14 billion invested
- 5,000+ jobs created
- Supports battery electric vehicles (BEV's) and plug-in hybrid electric vehicles (PHEV's)
- Production increased in a phased approach with line launches planned through 2030



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KEY FACTS

9,942

Population



Average Household Size

47.0

Median Age

\$96,906

2022 Average Household
Income

BUSINESS



218

Total Businesses



1,909

Total Employees

**DEMOGRAPHICS BASED ON A 5 MILE RADIUS*

PROPERTY INFORMATION

PROPERTY TYPE	Land, Redevelopment	COUNTY	Guilford
ACRES ±	2.09	TAX PIN	8708-56-0080
ZONING	HB		

PRICING & TERMS

SALE PRICE	\$615,000	LEASE RATE	\$60,000/Year, NNN
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