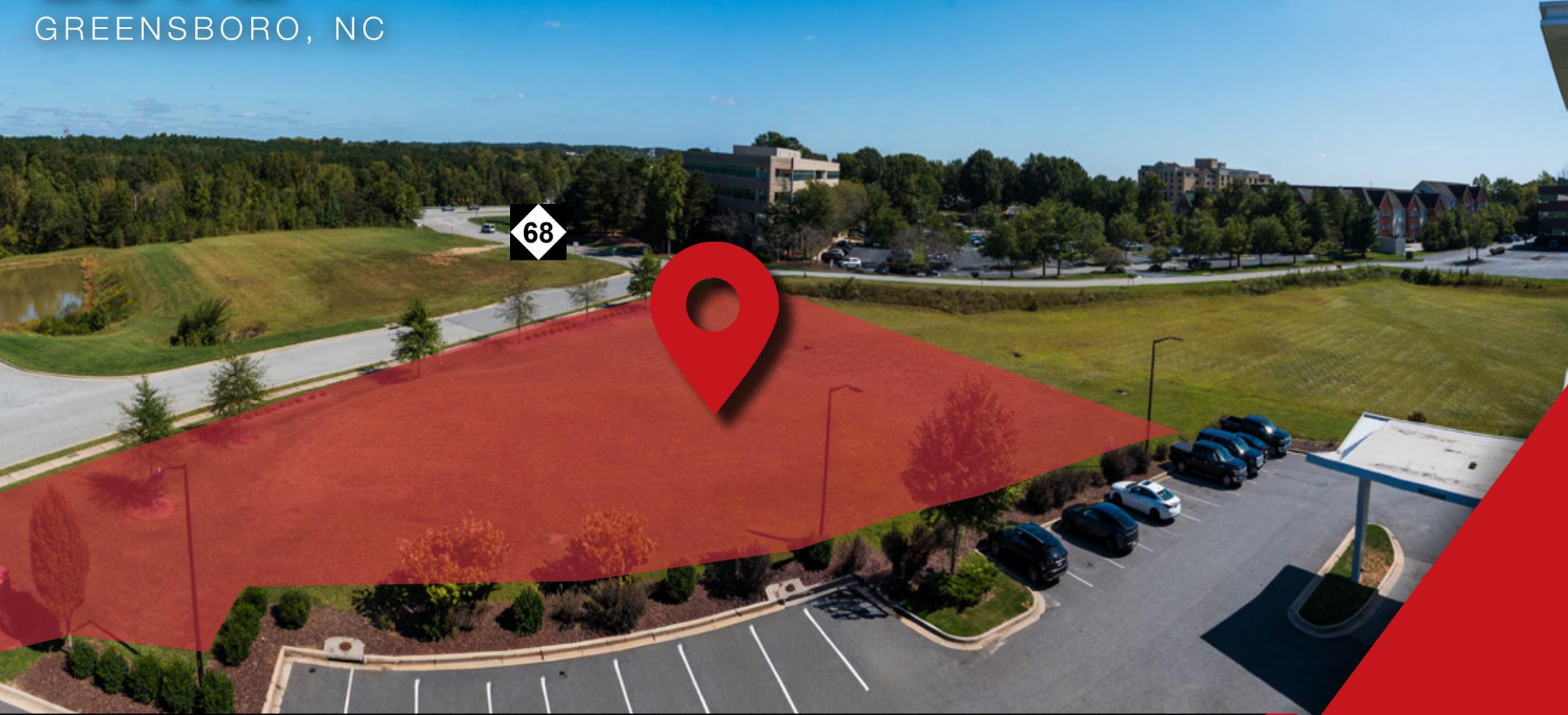


7905 TRIAD CENTER DR LOT 2

GREENSBORO, NC



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

GRADED COMMERCIAL OUTPARCEL
BUILD TO SUIT

PROPERTY INFORMATION

7905 Triad Center Drive - Lot 2

Build to Suit based on \$17/SF land value

1.04 acre graded lot with stormwater detention and utilities in place

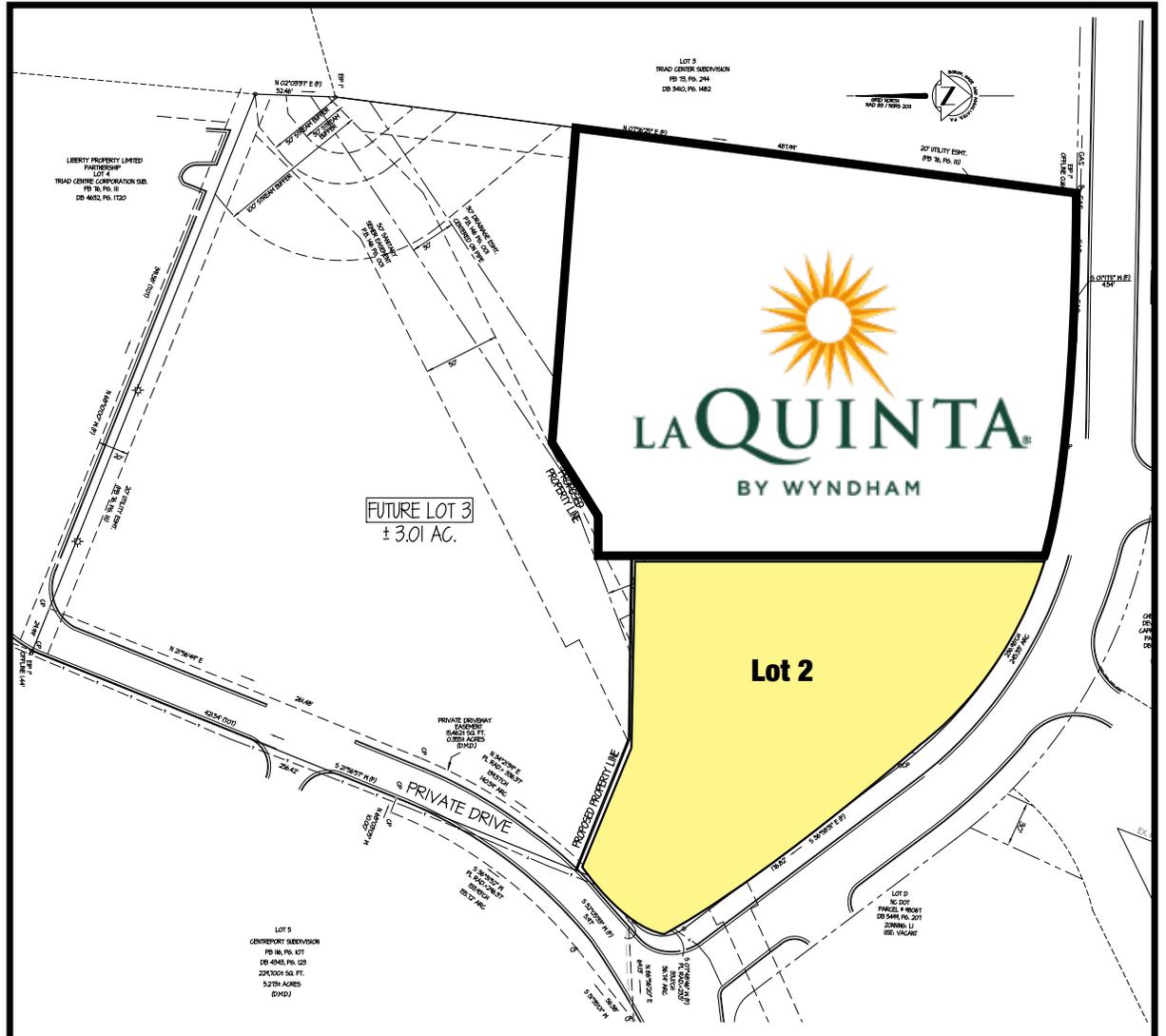
Zoned BP

NC-68 Scenic Corridor Overlay District

Signalized intersections at Triad Center Drive and NC 68 and at NC 68 and I-40 ramp

Traffic Counts on NC 68: ±39,500 VPD (2023)

Contiguous lots can be combined to create a 4.05-acre site



AERIAL PHOTO



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

**BROKERAGE
DEVELOPMENT
INVESTMENTS**

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:



Stanhope Johnson

Broker-Shareholder

sjohnson@naipt.com

Direct: 336.358.3220

Main: 336.373.0995

Cell: 336.580.2240