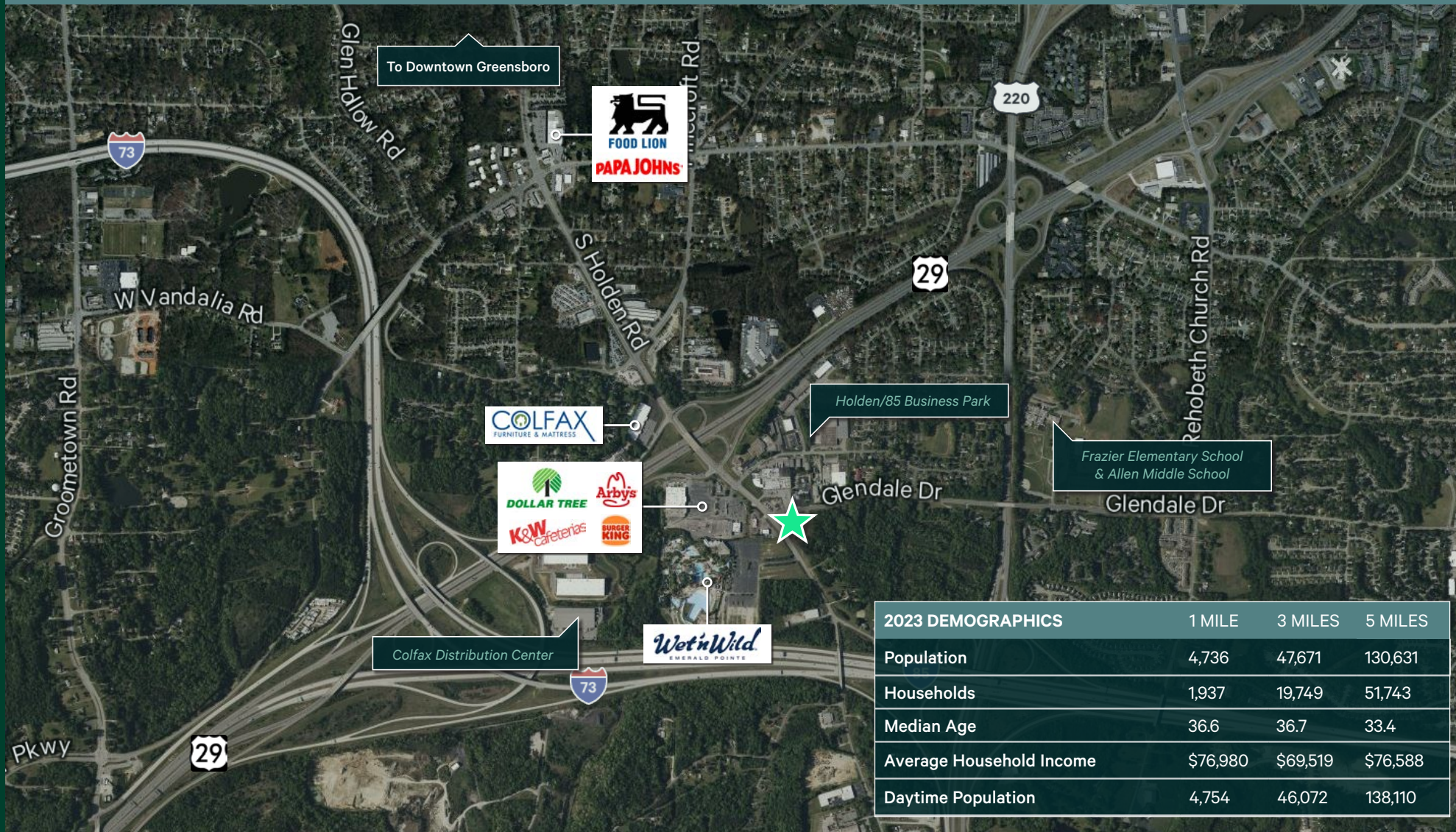


3901 S Holden Road

3901 S Holden Rd
Greensboro, NC 27406
www.cbre.com/triad

Well-Located Development Site for a Variety of Uses



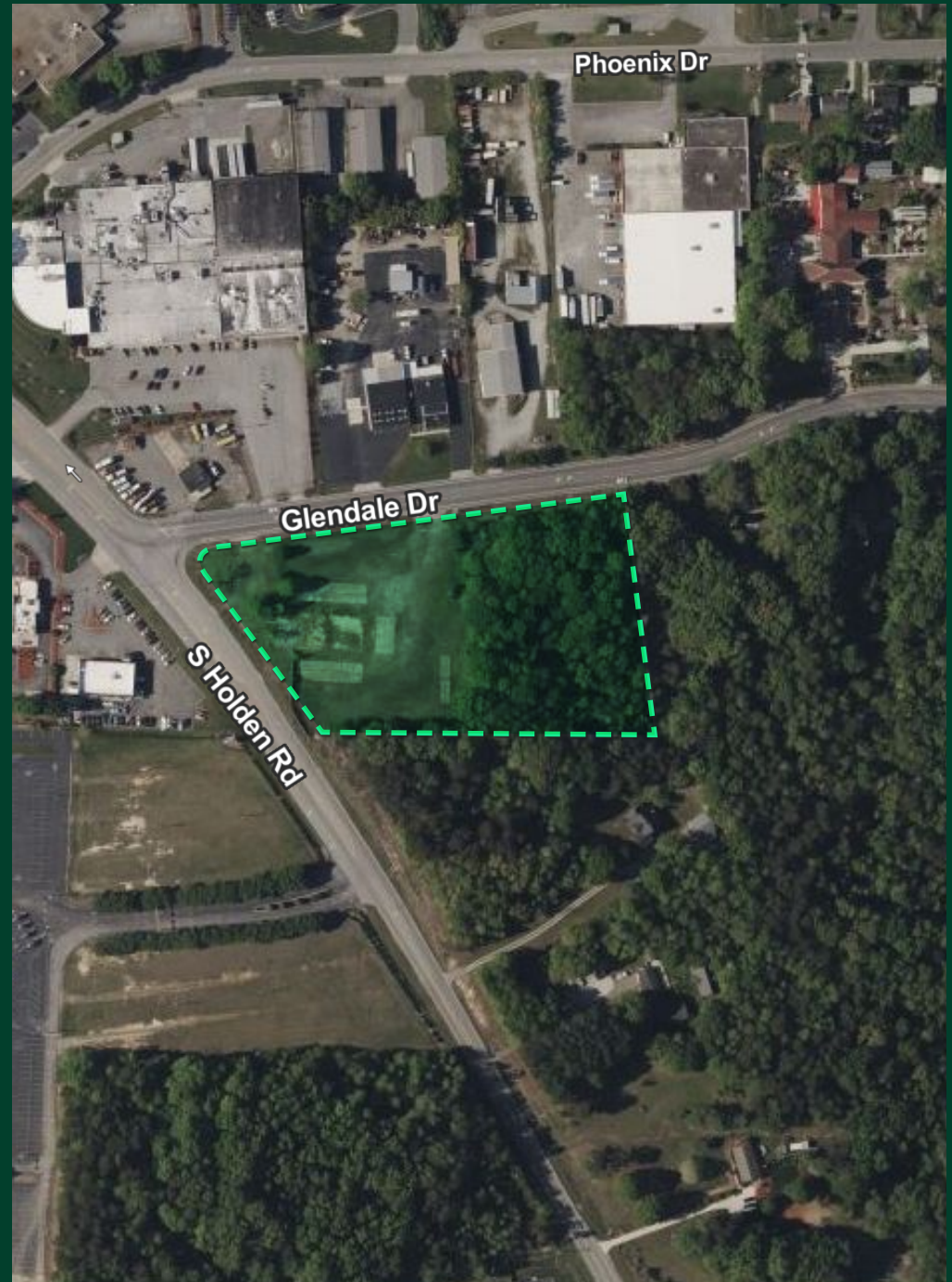
2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,736	47,671	130,631
Households	1,937	19,749	51,743
Median Age	36.6	36.7	33.4
Average Household Income	\$76,980	\$69,519	\$76,588
Daytime Population	4,754	46,072	138,110

3901 S Holden Road

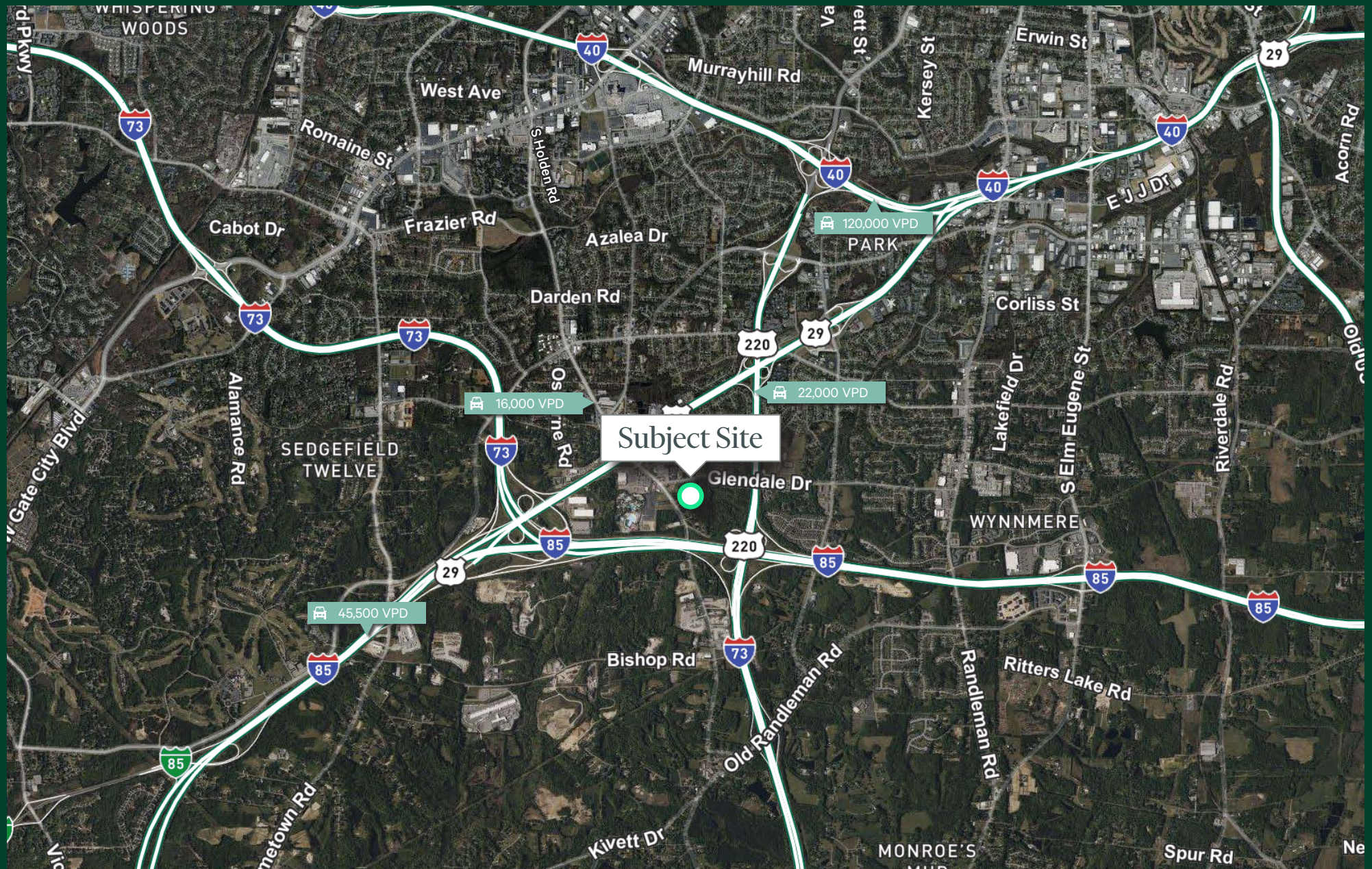
Development Site Available for Sale & Lease

CBRE is pleased to offer for sale the South Holden Rd Development site, a 5.71 acre site located on the corner of S Holden Rd with direct access to I-85. Great location for variety of uses including retail, outside storage and industrial warehouse.

Property Address	3901 S Holden Road, Greensboro, NC 27406
Site Acreage	±5.71 Acres
Zoning	LI (Light Industrial)
Frontage	710' on Glendale Dr & 355' on S Holden Rd
Traffic Counts	16,000 VPD on S Holden Road
Asking Price	\$745,000
Asking Lease Rate	Call broker for pricing
Interstate Access	Great access to Interstate 73, 40, and 85.
Airports	Piedmont Triad International Airport (16.2 miles)

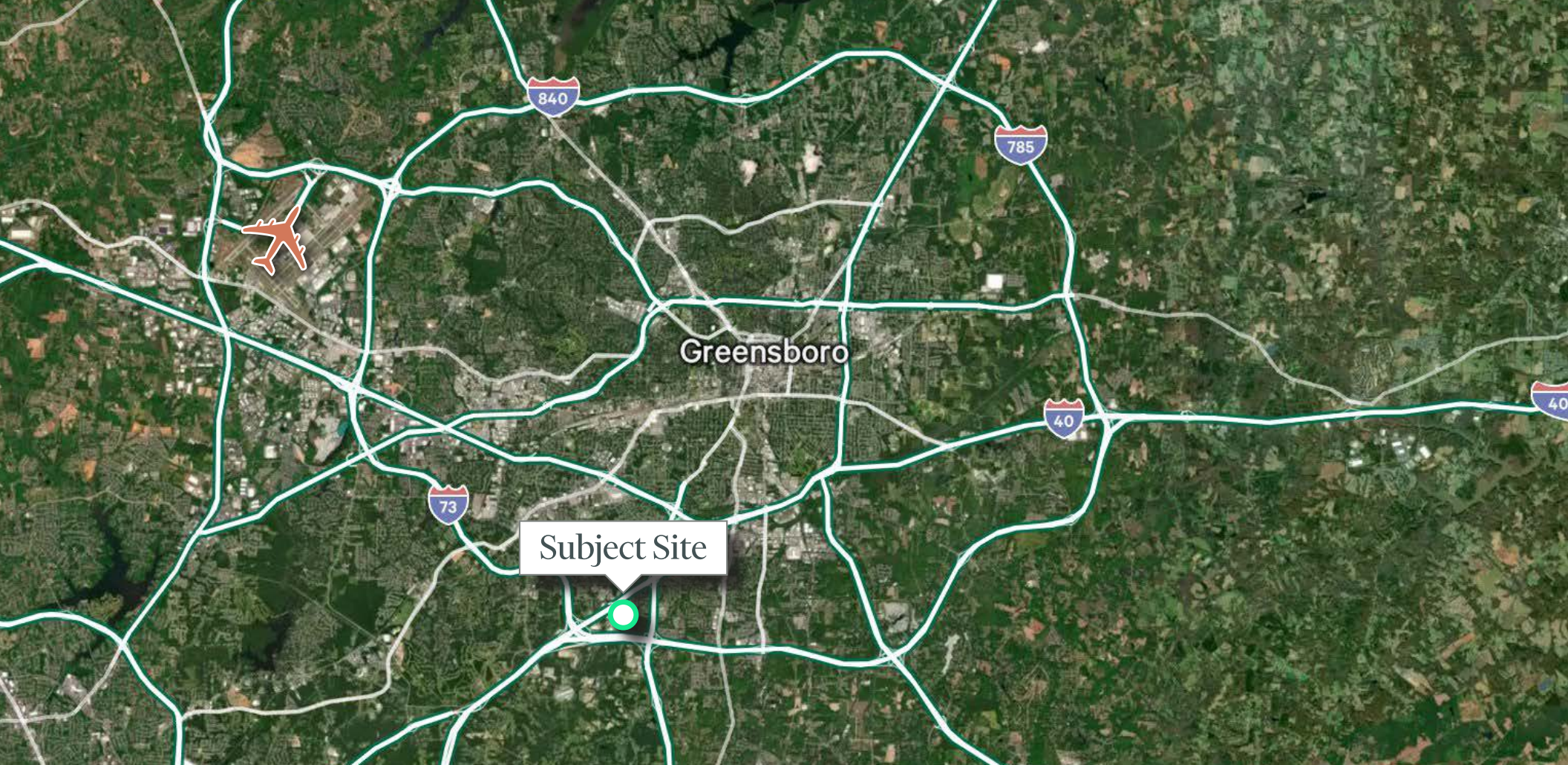


Aerial Overview



3901 S Holden Road
Greensboro, NC

For Sale/Lease



Contact Us

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