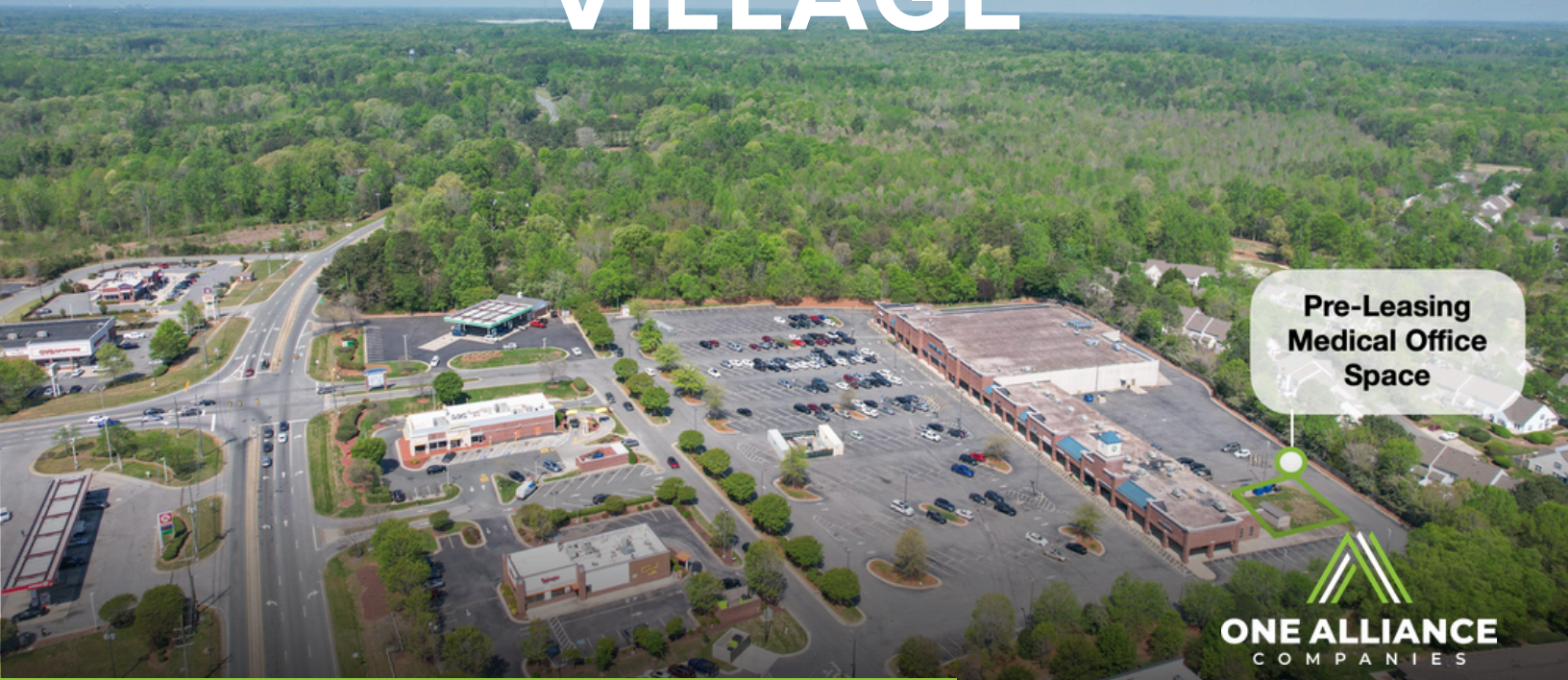


STONEY CREEK VILLAGE



Pre-Leasing
Medical Office
Space



Cindy Rosasco | (336) 954-7582 | cindy@onealliancecompanies.com

ABOUT THE SPACE

PRE-LEASING MEDICAL OFFICE SPACE

- To serve the demands of this expanding community, the center is actively working to introduce medical retail services to the thriving Whitsett, North Carolina area.
- Currently offering pre-leasing opportunities for medical office space, including build-to-suit suites
- Approximately 5,400 square feet available, or three individual units of about 1,800 square feet each (configurable as needed)
- Well-suited for a range of medical users, including primary care, urgent care, specialty practices, behavioral health, and more
- Great opportunity to be part of a vibrant mix of national and local retail tenants
- Generous on-site parking
- Professionally managed property with competitive leasing rates
- Excellent access to I-40/I-85 corridor with strong traffic counts and regional connectivity
- Positioned in a high-demand trade area with limited medical space availability



DEMOGRAPHICS

2 MILE

5 MILE

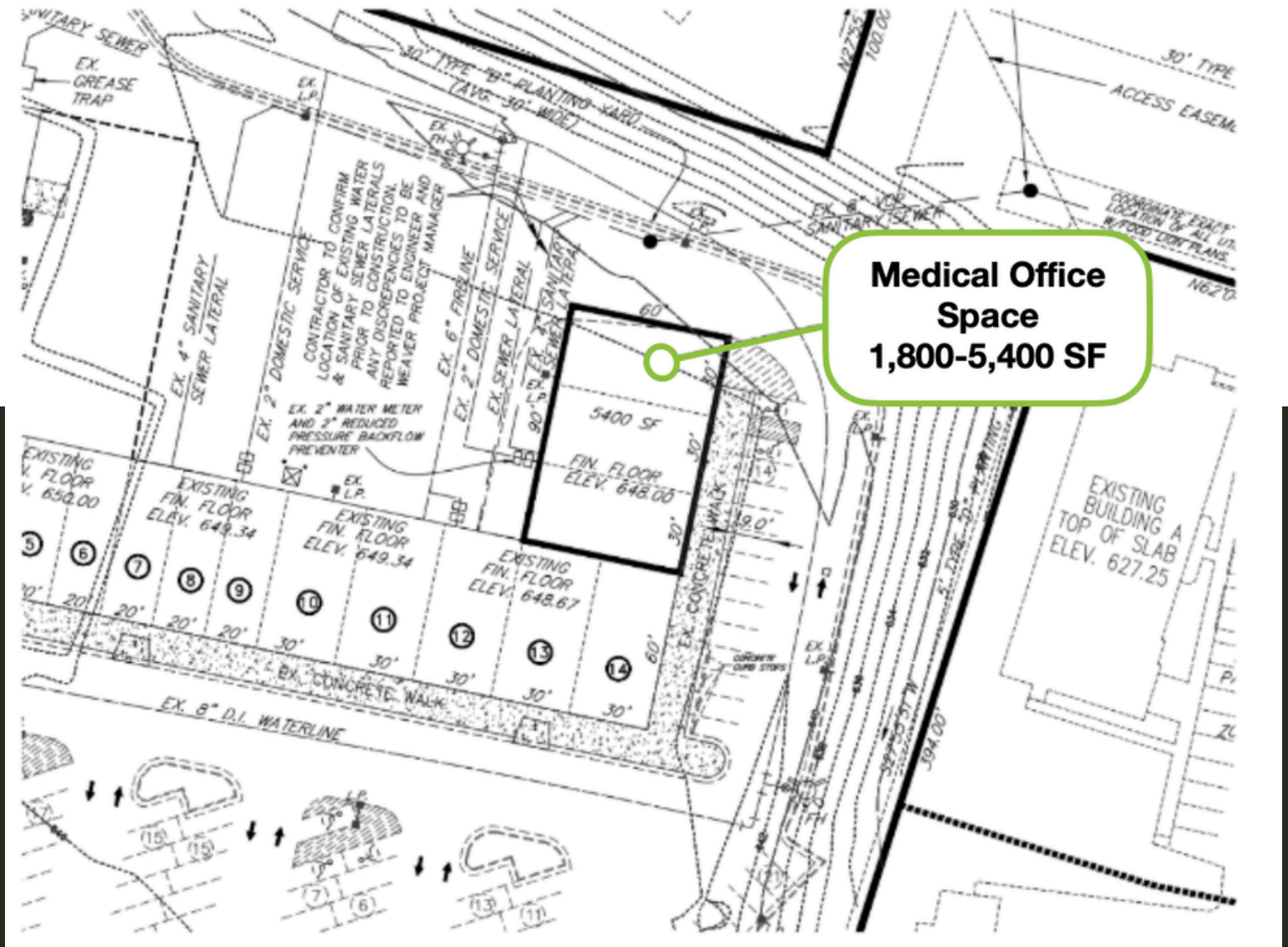
10 MILE

2025 Population	9,017	34,969	204,587
2025 Median HH Income	\$77,095	\$78,839	\$64,561
2025 Average HH Income	\$103,499	\$99,547	\$82,700

THE DETAILS

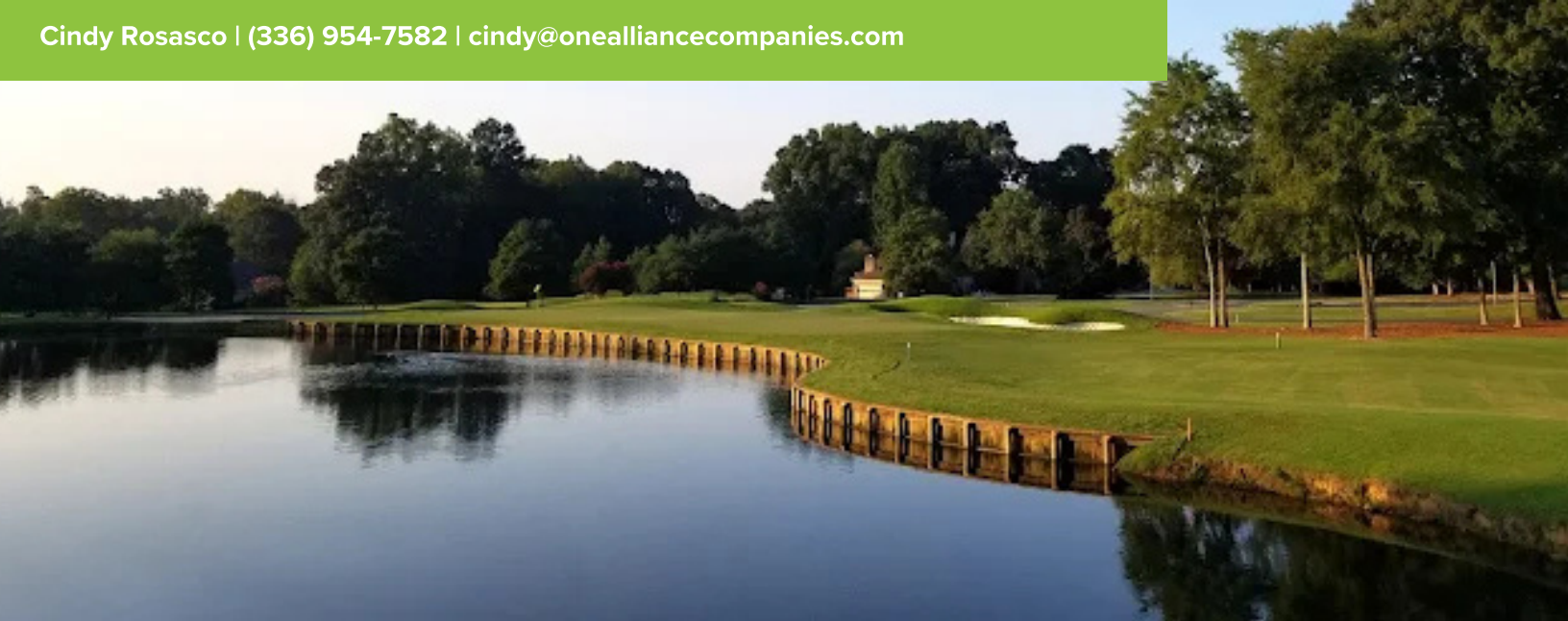
Location	6307 Burlington Rd, Whitsett, NC 27377
County	Guilford
APN	108162





**Medical Office
Space
1,800-5,400 SF**





WHITSETT, NC

Whitsett, North Carolina is a small but strategically positioned town in eastern Guilford County, just outside of Greensboro in the Piedmont Triad region. Encompassing roughly 2.6 square miles with a population of just over 600 residents, Whitsett offers a quiet, low-density setting while benefiting from immediate access to major transportation corridors, including Interstate 40, and nearby employment hubs such as Burlington and Greensboro.

While rooted in a rich 19th-century history shaped by German and Quaker settlers, Whitsett today is increasingly defined by its proximity to major industrial, manufacturing, and logistics operations. The area has become a growing employment node within Guilford County, anchored by global and national companies. Lenovo operates a significant server manufacturing and fulfillment facility nearby, serving as a major driver of technology-based jobs. Other prominent employers in the area include Medi USA, Machine Specialties Inc., Legrand, Energizer, and Cross Company, reinforcing the region's strength in advanced manufacturing and industrial innovation.

In addition to manufacturing, Whitsett is well-positioned within a robust logistics and distribution network. Major operators such as FedEx and Amazon maintain large-scale distribution facilities in the surrounding area, along with regional operations supporting retailers like Walmart and Target. This concentration of logistics infrastructure further enhances the town's appeal for industrial users and businesses reliant on efficient supply chain access.

Locally, Whitsett offers a mix of community-oriented amenities that enhance its appeal. The town is home to the popular Stoney Creek Golf Club, a well-known destination that draws both residents and visitors to its golf course and surrounding community. The broader Stoney Creek area also features a medical park, YMCA, and neighborhood retail and dining options, including local favorites like Red Oak Lager Haus & BierGarten.

Overall, Whitsett blends small-town character with strong regional connectivity and a growing economic base. Its location within the Greensboro–Burlington corridor positions it as a strategic hub for manufacturing, logistics, and distribution, while still maintaining the charm and accessibility that define central North Carolina communities.

