

**Proposed Medical Park - For Lease or Build to Suit**  
*+/- 5.5 Acres Northern Guilford County*

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

**413 HIGHWAY 150**  
GREENSBORO, NC



# PROPERTY *overview*

## PROPERTY SUMMARY

|                            |                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------|
| Site Area                  | +/- 5.5 Acres<br>Illustrated Site plan shows 3<br>buildings, 12,500 SF each<br>7 spaces /1,000 SF of parking |
| Access Points              | Hwy 150 and Spencer-Dixon Road<br>Signalized intersection                                                    |
| Zoning                     | GB & LO                                                                                                      |
| Utilities                  | Community well and septic                                                                                    |
| For Lease or Build to Suit |                                                                                                              |

## LOCATION & ADVANTAGES

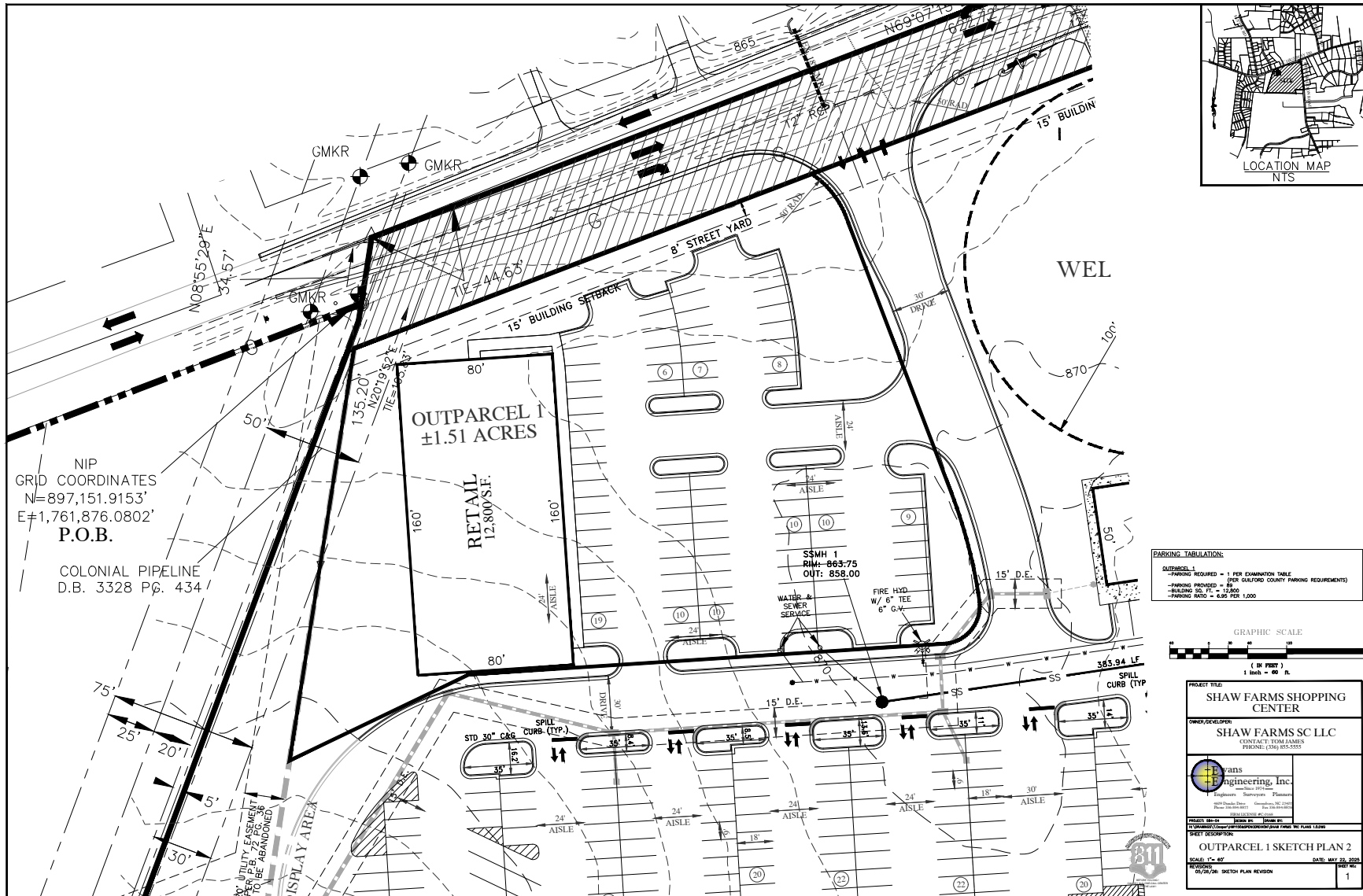
|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| Site is adjacent to Northern High and Middle Schools with<br>approximately 2,091 students in attendance each day |
| 6,100 VPD on Hwy 150                                                                                             |
| Site to be anchored by a new Food Lion Grocery Store and<br>25,000 SF of retail space                            |

## DEMOGRAPHICS

|                        | 1 Mile           | 3 Miles          | 5 Miles          |
|------------------------|------------------|------------------|------------------|
| 2025 Population        | 1,666            | 9,695            | 34,269           |
| 2025 Total Households  | 551              | 3,313            | 12,844           |
| 2025 Average HH Income | <b>\$211,141</b> | <b>\$185,403</b> | <b>\$165,346</b> |



## SHELL BUILDING CONSTRUCTION TO START SUMMER OF 2026

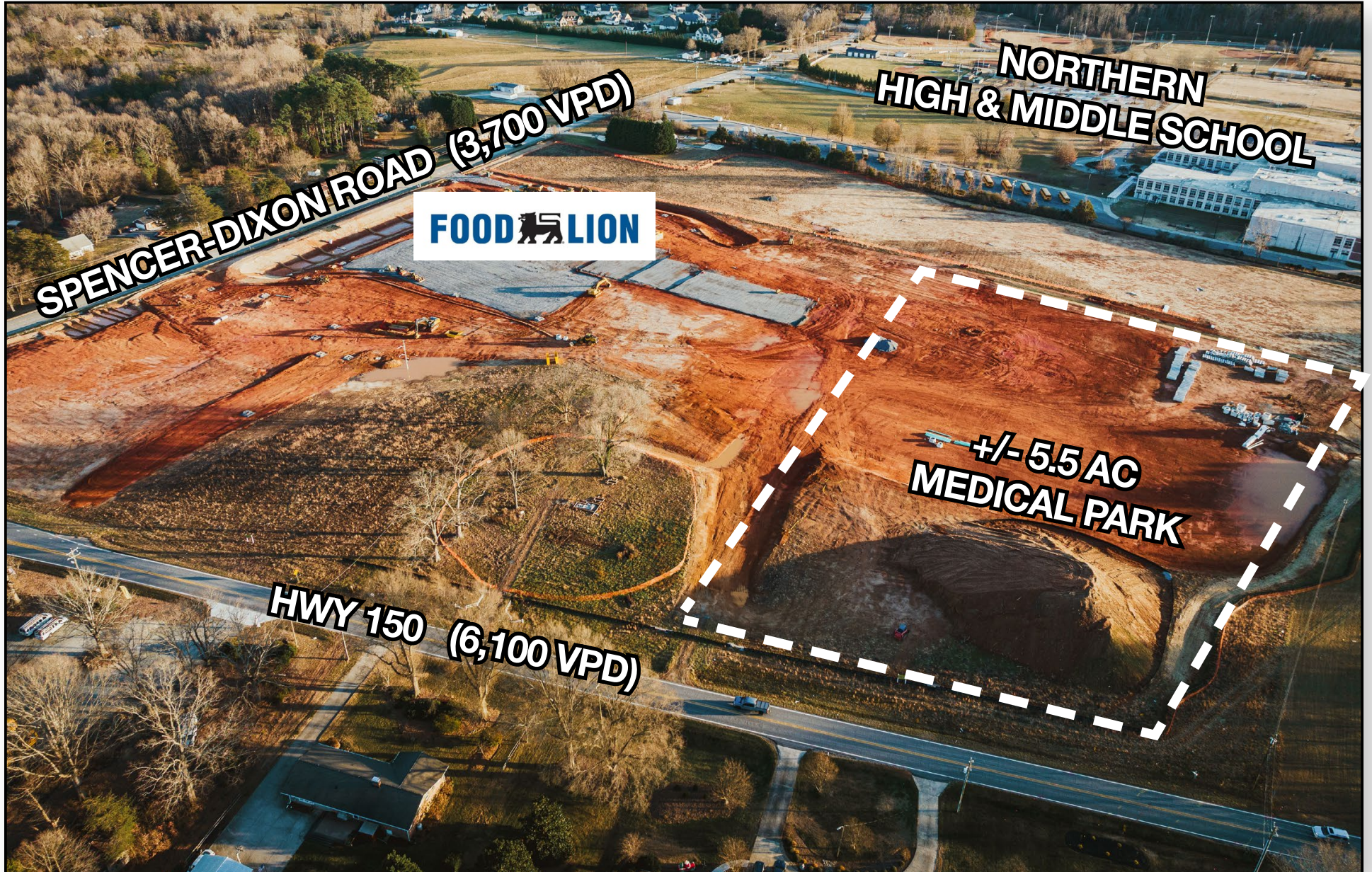






# REGIONAL *map*

**NAI** Piedmont Triad  
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# BROKERAGE DEVELOPMENT INVESTMENTS

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