

4716 HICONE RD GREENSBORO, NC

for lease
**GREAT
VISIBILITY**

This 0.89-acre commercial land parcel at 4716 Hicone Rd in Greensboro offers a prime development opportunity in a rapidly growing area of the northeast side. Zoned CD-C-L, the site is designed for light retail or service-oriented businesses intended to complement the surrounding residential density. It features a flat topography with strong visibility, benefiting from 10,000 vehicles per day and close proximity to major infrastructure like the Greensboro Urban Loop and US Highway 29. Situated near established retailers such as Food Lion and CVS and adjacent to a future state-owned ABC store, the property is currently available for lease.

PROPERTY HIGHLIGHTS:

0.89 Acres in City of Greensboro

Zoning: CD-C-L

Adjacent to future state-owned ABC store

Suitable for light-intensity retail and services catering to nearby residential areas

Flat land, ideal for development

High visibility and accessibility - VPD 10,000

PROXIMITY TO MAJOR ROADS:

1.1 miles (2-minute drive) from US Hwy 29

2.1 miles (3-minute drive) from Greensboro Urban Loop

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

BEN STURGILL

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