

+/- 1.41 Acre Outparcel Available
Signalized Intersection - Outparcel to Food Lion
SWC of Woody Mill Rd @ Liberty Rd., Greensboro NC



Trade Area: The outparcel available and Food Lion are 6.9 miles south of I-40 and Greensboro proper, serving the submarket known as Forest Oaks. The Forest Oaks area is protected from future rezoning and is generally void of drugstore and/or quick service restaurant competition.

Co-Tenancy: Food Lion, Exxon, Cone Health, Piedmont Drug, Bella Mia Pizza, Nationwide Insurance, Nails, Wall of China

Area Generators: Southeast Guilford High School; Southeast Middle School

| Demographic Profile: (2016 Sites USA) | | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
|---|--|----------------------|----------------------|----------------------|
| Population: | | 8,637 | 19,384 | 53,440 |
| Avg HH Income: | | \$82,150 | \$74,237 | \$62,755 |
| Labor Force: | | 7,194 | 16,035 | 42,953 |

| | | |
|------------------------|-----------------------|--------------------------------|
| Traffic Counts: | US 421: | 19,000 ADT (2015 NCDOT) |
| | Woody Mill Rd: | 7,700 ADT (2015 NCDOT) |
| | Liberty Rd: | 6,400 ADT (Estimate) |

Pricing: \$1,350,000 or Ground Lease

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Woody Mill Rd.



Site

FOOD LION

Liberty Street

US 421

To GSO



