

Commercial Zoned Outparcels: +/-0.65 to 2.61 Acres Available

Signalized access at Greensboro Rd and Penny Rd

High Point/Greensboro, North Carolina



Submarket: Ready to build commercial sites anchored by 7-Eleven Gas/Convenience, at the signalized intersection of Greensboro Road/W. Main Street at Penny Road, at the convergence of High Point and Greensboro. The development includes 190 residential units within the Wrenn Farm Development opposite Greensboro Road from Pennybyrn Retirement Community.

Outparcels Available: 0.65 AC, 1.39 AC, and 1.0 to 2.61 Acres available

Targeted Uses: Retail Services, Bank/Financial, Medical, Restaurants, other.

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| Demographic Profile: (SUSA 2022) | | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| | Population: | 3,813 | 49,162 | 126,895 |
| | Avg HH Income: | \$79,803 | \$75,619 | \$78,454 |
| | Labor Force: | 3,180 | 40,108 | 102,243 |
| | | <u>5 Min</u> | <u>7 Min</u> | <u>10 Min</u> |
| | Drive Time: | 20,858 | 41,796 | 86,113 |

Traffic Counts: Greensboro Road: 16,500 VPD (2020 Est)
Penny Road: 7,400 VPD (2020 Est)

Call for Pricing

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| <p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p> | | <p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p> |
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Outparcels Available: Greensboro Rd @ Penny Rd, High Point NC



Pennybyrn Retirement Living

Wrenn Farm Residential
190 Units

1.39 AC

0.65 AC

1.0 to 2.61 AC



Penny Road

Greensboro Road

To High Point

