

+/- 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
Liberty Street



Site

FOOD LION

US 421

To GSO →



