

# 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.

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

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

## Call for Pricing

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



Pennybyrn Retirement Living

Penny Road

Greensboro Road

Wrenn Farm Residential  
190 Units

1.39 AC

0.65 AC

1.0 to 2.61 AC

To High Point



