



CUSHMAN &
WAKEFIELD

±13,700 SF AVAILABLE FOR LEASE

3200 HORSE PEN CREEK
GREENSBORO, NC 27410

±16,000 VPD

Horse Pen Creek Rd

Carlson Dairy Rd

Horse Pen Creek Rd

Brinton Dr

±13,700 SF
Proposed

69 Parking
Spaces
(5/1,000)

BUILD-TO-SUIT

NEW CLASS A MEDICAL SPACE

With Traffic Light Access To Newly Widened
Horse Pen Creek Road



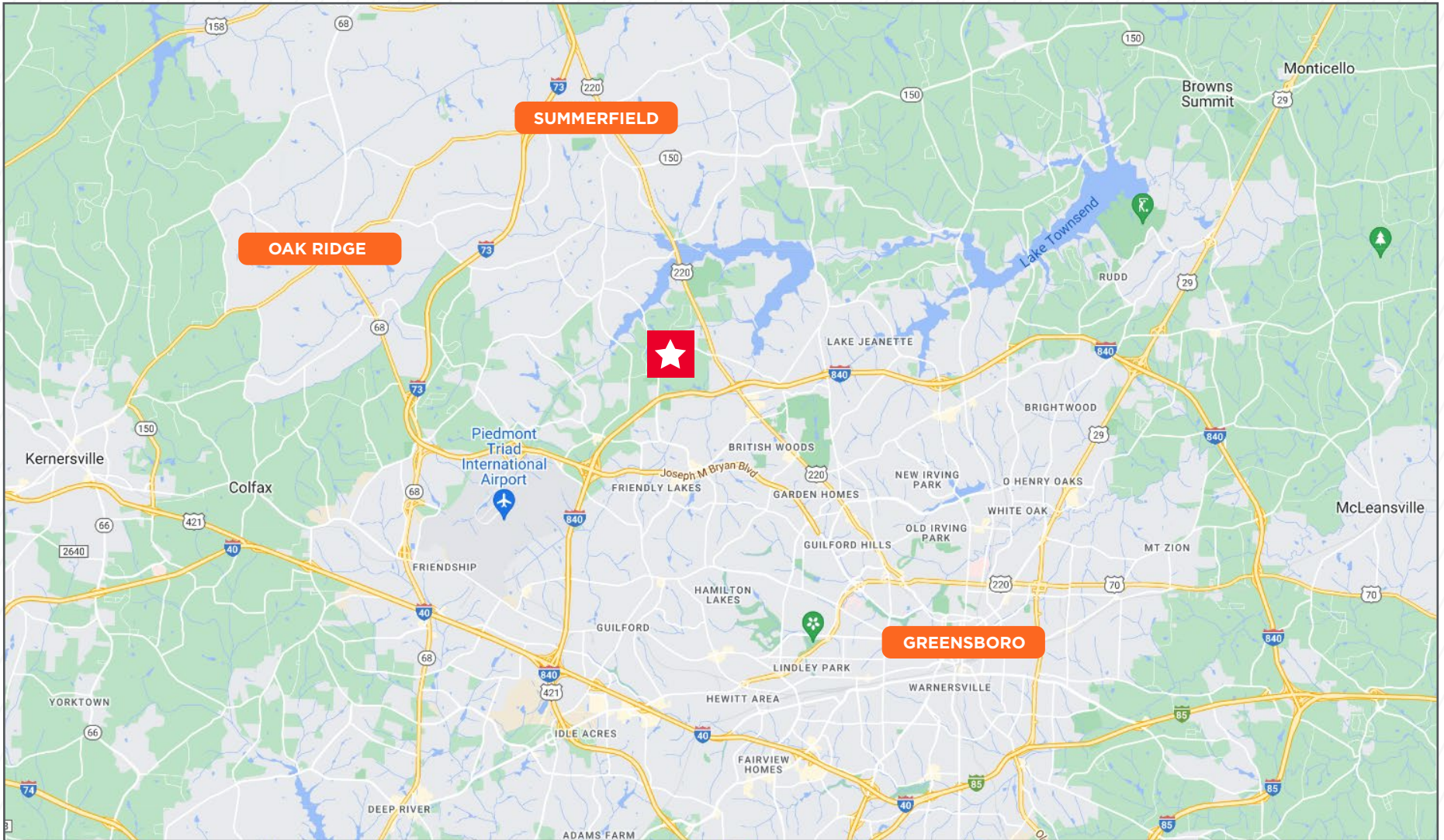


PROPERTY HIGHLIGHTS

- ±13,700 SF single-story development
- New brick construction
- ±10' interior ceiling height
- 69 dedicated parking spaces (5/1,000 SF)
- Easy access to/from I-840 & Hwy 220
- Growing medical office/services market
- Expanding residential market with multiple new apartment projects in progress
- Excellent accessibility and visibility



LOCATION MAP



Conveniently located btwn Greensboro, Summerfield, and Oak Ridge



Easy access to Hwy 220 (Battleground Ave.) and the Greensboro Urban Loop (I-840)



15-minute drive from Downtown Greensboro, Summerfield and Oak Ridge



AERIAL

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2023 Population	4,509	39,604	103,654
 Median Income	\$86,379	\$74,070	\$73,914

Traffic Counts:
 16,632 Average Daily Traffic at the intersection of Carlson Dairy Road and Horse Pen Creek Road (2014)



CONTACT

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