

**FOR SALE**

**+/- .74 Acres– 501 Teague Street  
Greensboro, NC**

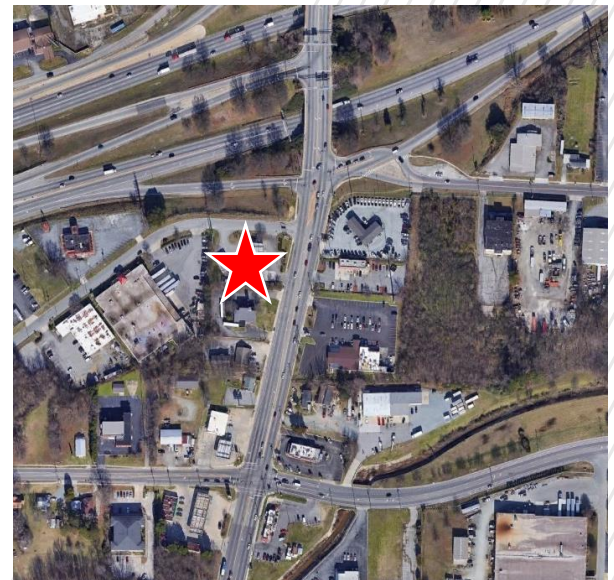


**PROPERTY HIGHLIGHTS**

Corner Parcel with excellent access to I-40 and Business I-85, Excellent visibility and exposure on high volume Randleman Road.

<b>BUILDING SF</b>	600
<b>LAND SF</b>	32,234
<b>YEAR BUILT</b>	2002
<b>PARKING</b>	n/a
<b>TRAFFIC COUNTS</b>	31,000 VPD

<b>SIGNAGE TYPE</b>	pylon
<b>1-MILE (POP.)</b>	8,337
<b>3-MILE (POP.)</b>	78,152
<b>MED. INCOME</b>	\$42,359
<b>SPACE USE</b>	Retail / commercial



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**AREA INFORMATION**

Area Retailers / Restaurants include Wendy’s, Cook – Out , Waffle House and Home Depot. Former gas station and car wash available (with deed restrictions). Highly visible corner. Large employment base in immediate area.

**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	7863219590
<b>2022 RE TAXES</b>	\$6,024.46
<b>ZONING</b>	HB- Highway Business



**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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