

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.

BUILDING SF	600	SIGNAGE TYPE	pylon
LAND SF	32,234	1-MILE (POP.)	8,337
YEAR BUILT	2002	3-MILE (POP.)	78,152
PARKING	n/a	MED. INCOME	\$42,359
TRAFFIC COUNTS	31,000 VPD	SPACE USE	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

TAX PARCEL ID	7863219590
2022 RE TAXES	\$6,024.46
ZONING	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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