

**BUILD-TO-SUIT**  
**7245 US Hwy 158**  
**Stokesdale, NC 27357**



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Greensboro, NC 27408  
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7245 US Hwy 158  
Stokesdale, NC 27357

## Property Features

- Owner will build-to-suit up to 6,300 +/- SF building for qualified tenant
- Site is approximately 1.68 acres
- Can accommodate office, retail or light industrial
- Great visibility on Highway 158 Stokesdale
- Convenient to Hwy 220 and Hwy 68
- Zoned - Light Industrial
- City water and private septic
- 11,877 +/- vehicles per day
- Nearby businesses: Culp Home Fashions, Endura Products, Primesource Building Products, Terminix Triad, Stokesdale Storage



## POPULATION

1 Mile	3 Miles	5 Miles
1,429	9,207	22,310



## AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$103,571	\$100,625	\$92,633



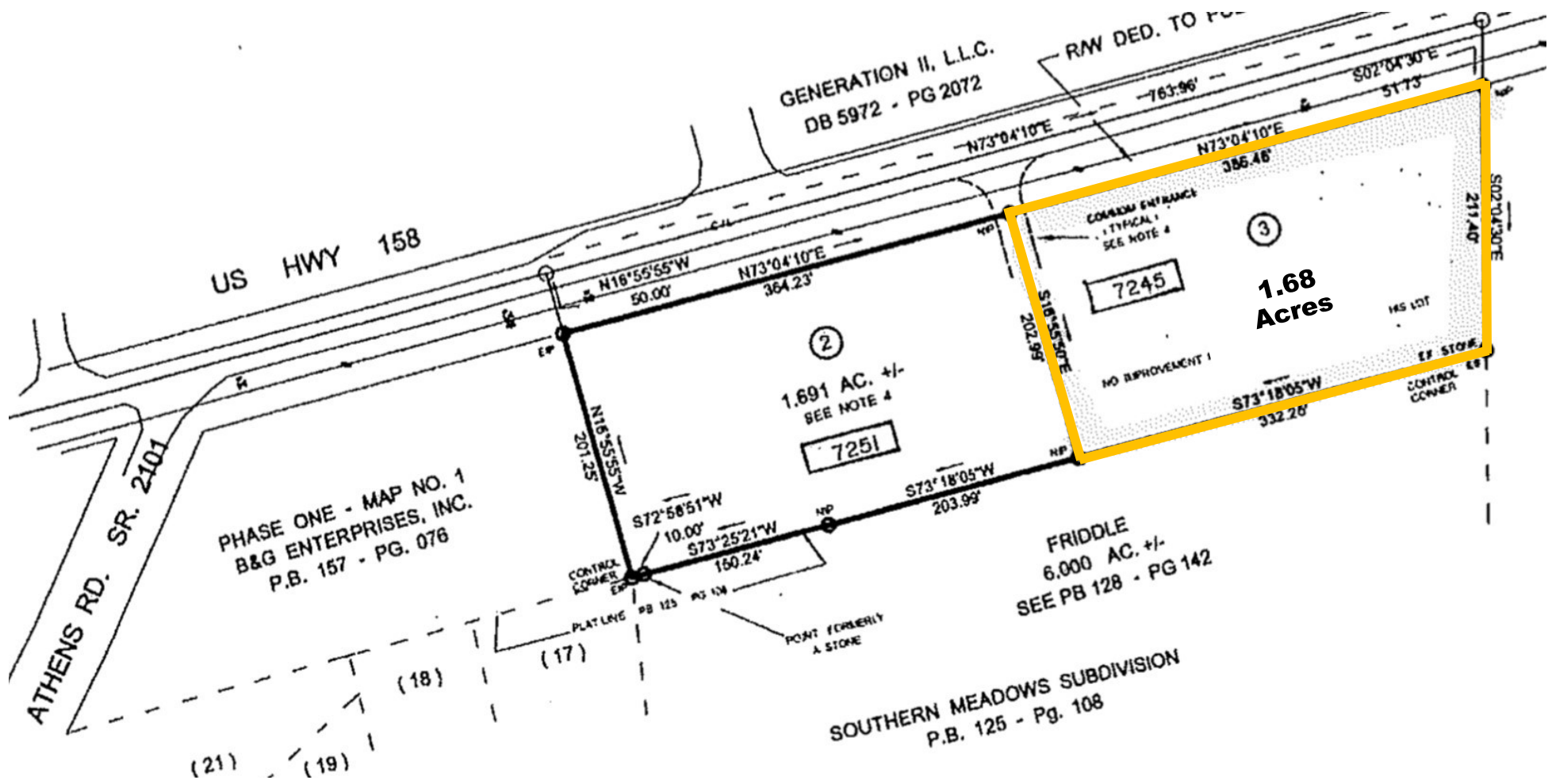
## TRAFFIC

Hwy 158 & Purgason Lane
11,877 Vehicles Per Day

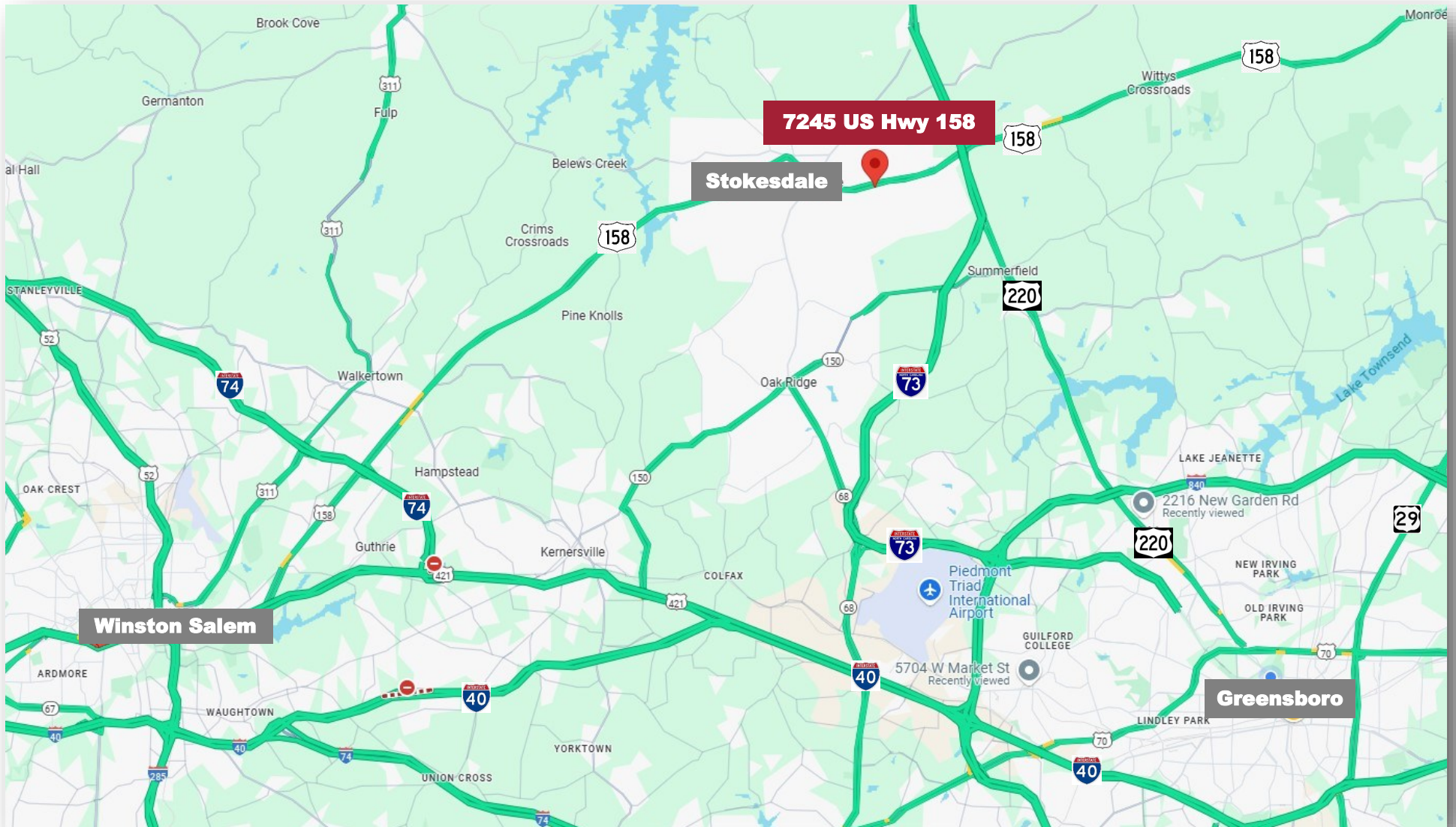


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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.