

For Sale  
**GREAT  
 OUT-PARCEL  
 DEVELOPMENT  
 OPPORTUNITY**

Greensboro, NC



## 4712 Hicone Road

Greensboro, NC 27405

### Property Features

- ±1.742 Acres
- Zoned: CU-LB (Commercial)
- Water and sewer on site
- Adjacent to Dollar General
- Site just east of Food Lion and CVS shopping centers
- 230+' Frontage
- **2020 Demographics**

	1 Mile	3 Miles	5 Miles
Population	2,749	17,059	58,228
Households	1,015	6,244	21,892
Avg. HH Income	\$77,722	\$63,468	\$60,194



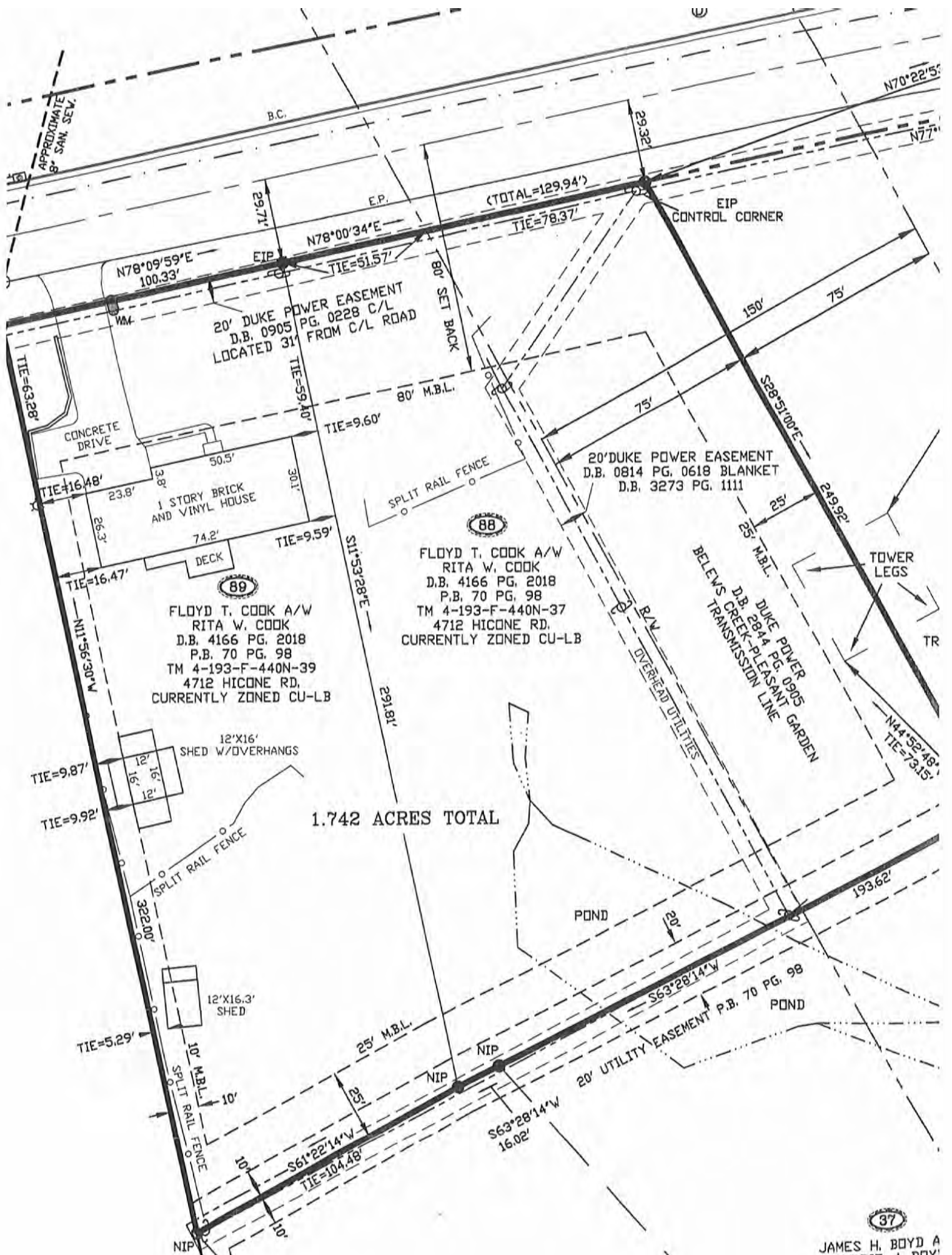
## Sales Price: \$300,000

Sam Munday

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1.742 ACRES TOTAL

88  
 FLOYD T. COOK A/W  
 RITA W. COOK  
 D.B. 4166 PG. 2018  
 P.B. 70 PG. 98  
 TM 4-193-F-440N-37  
 4712 HICONE RD.  
 CURRENTLY ZONED CU-LB

89  
 FLOYD T. COOK A/W  
 RITA W. COOK  
 D.B. 4166 PG. 2018  
 P.B. 70 PG. 98  
 TM 4-193-F-440N-39  
 4712 HICONE RD.  
 CURRENTLY ZONED CU-LB