



KEY FEATURES

- Strategically located with frontage along US-70/I-85 Business in Thomasville
- Adjacent to Digestive Health Specialists, prime medical use location
- Less than 1 mile from Novant's Thomasville Medical Center
- I-85 Business AADT 18,500, Mount Calvary Road AADT 2,000 (over 20,500 AADT combined)
- Site can support 28,000 SF with 6 parking spaces per 1,000 SF

LAND

GROUND LEASE / BUILD TO SUIT

MOUNT CALVARY ROAD

Mount Calvary Road / Forest Park Drive
Thomasville, North Carolina 27360

Don't miss this development opportunity along I-85 Business in Thomasville! Experiencing an AADT of 18,500, this site is strategically located with excellent visibility from one of Thomasville's most densely traveled areas. Adjacent to Digestive Health Specialists, and less than 1 mile from Novant's Thomasville Medical Center, medical users could find this site hard to pass up. Contact brokers for pricing information and building/proposed use restrictions.

LEARN MORE ABOUT THIS PROPERTY

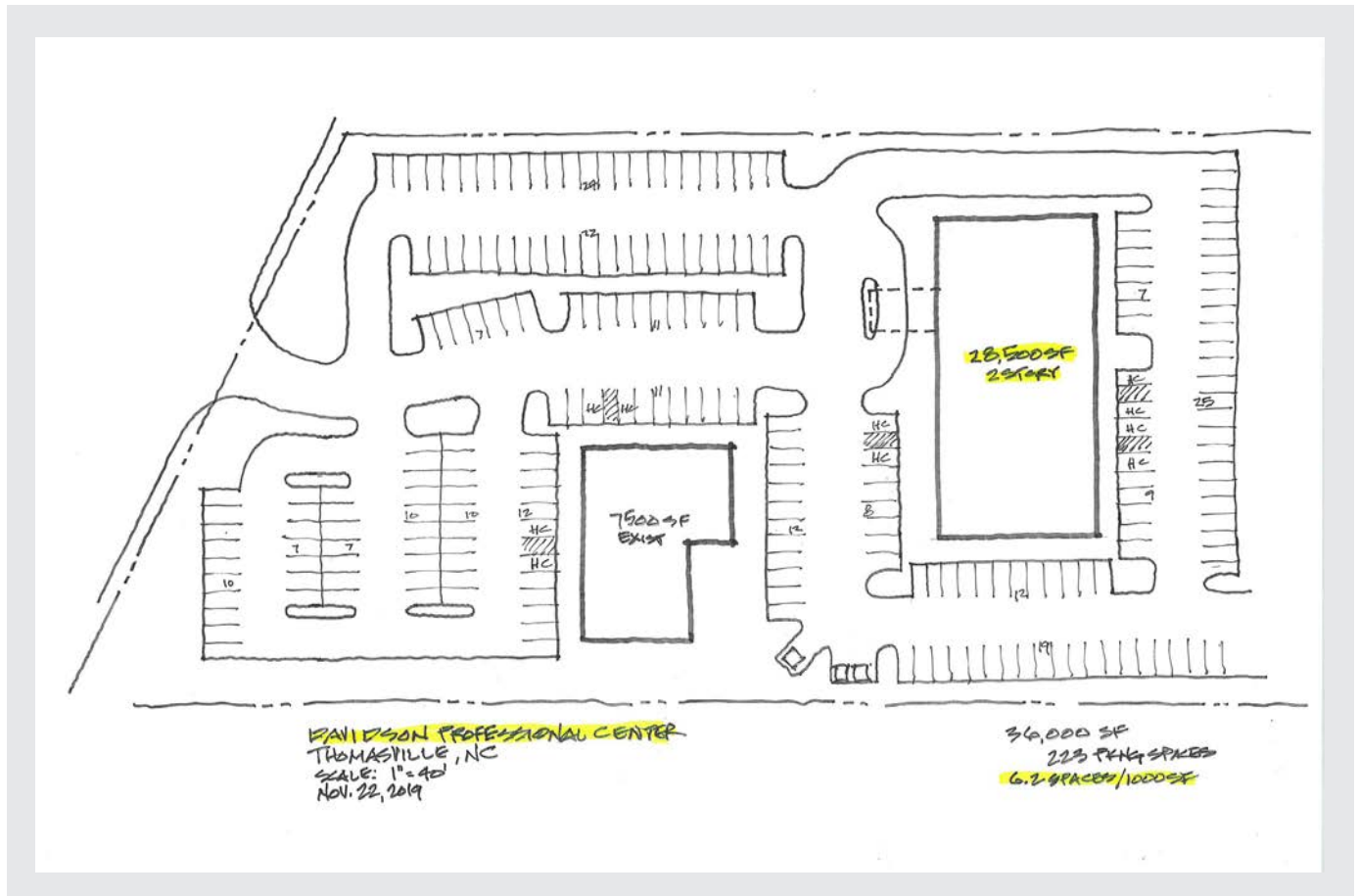
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POTENTIAL DEVELOPMENT SITE PLAN



MOUNT CALVARY ROAD AND FOREST PARK DRIVE

LOCATION

| | | | | | |
|---------|--|--------|-------------|-------|----|
| Address | Mount Calvary Road & Forest Park Drive | City | Thomasville | State | NC |
| Zip | 27360 | County | Davidson | | |

PROPERTY DETAILS

| | | | | | |
|---------------|------|---------|------|--|--|
| Property Type | Land | Acres ± | 3.04 | | |
|---------------|------|---------|------|--|--|

UTILITIES

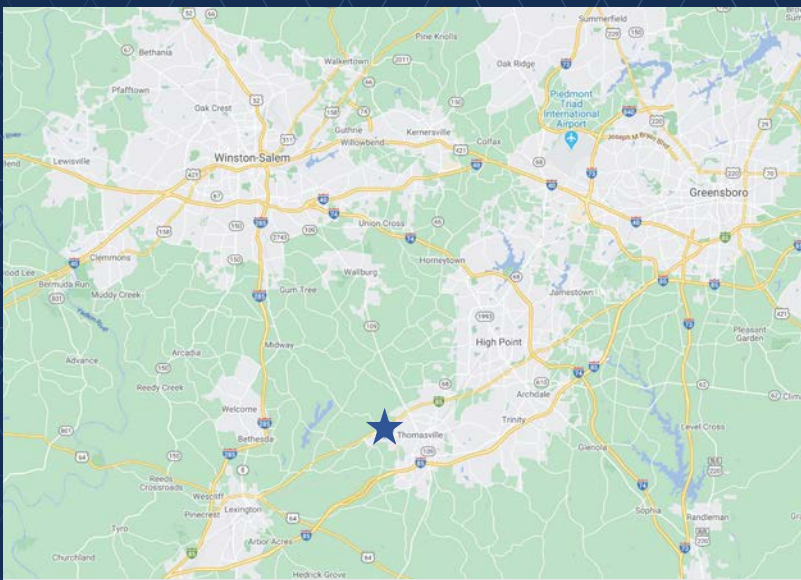
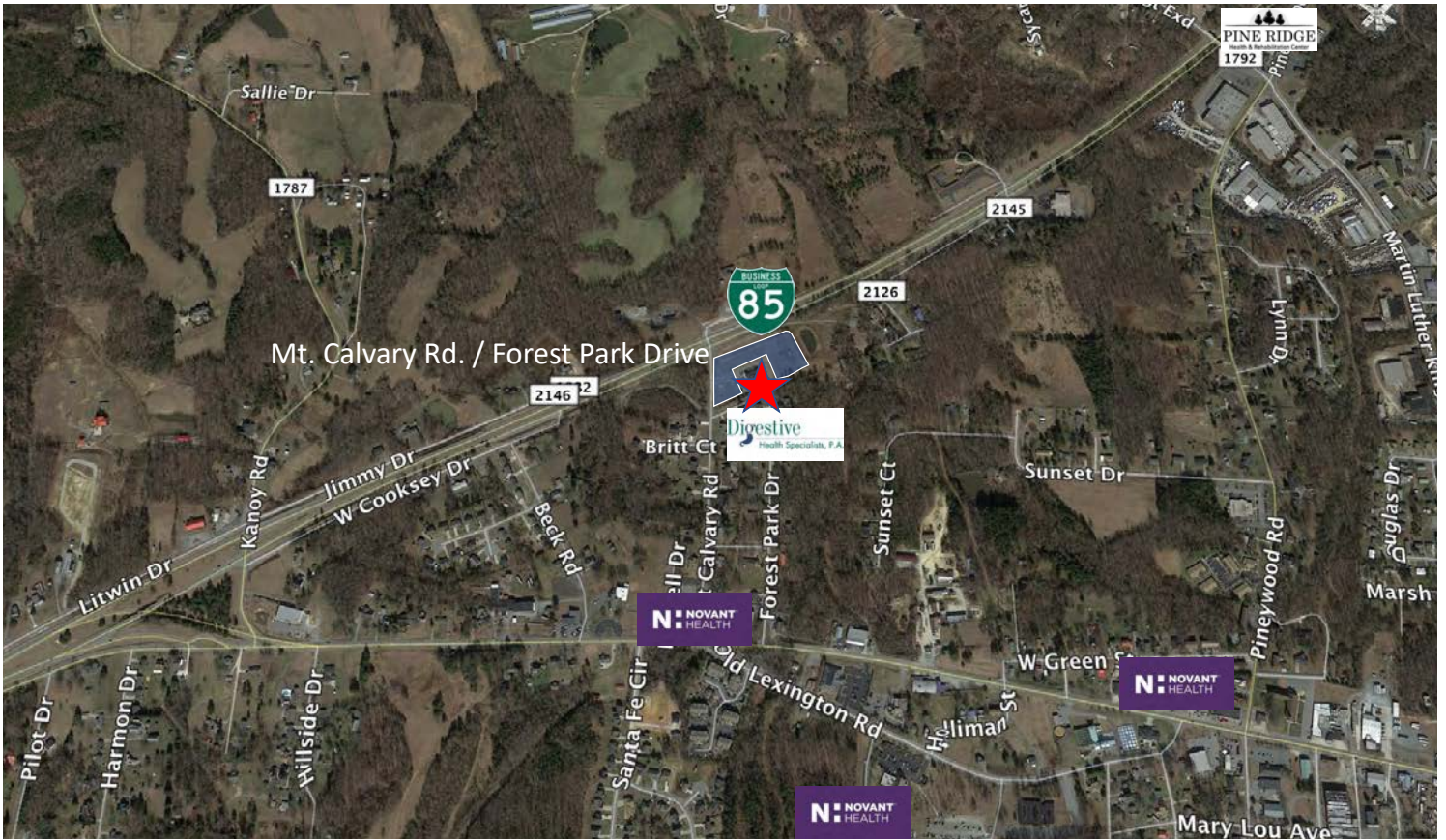
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|------------|------------|-------|-----------|-------|-----------|
| Electrical | Duke Power | Sewer | Municipal | Water | Municipal |
| Gas | PNG | | | | |

TAX INFORMATION

| | | | | | |
|--------|----|-----------|----|---------|-----------------|
| Zoning | OI | Tax Block | 97 | Tax Pin | 6778-04-00-0152 |
|--------|----|-----------|----|---------|-----------------|

PRICING & TERMS

| | | | | | |
|--------------|-----------------|--|--|--|--|
| Lease Rt/SF± | Contact Brokers | | | | |
|--------------|-----------------|--|--|--|--|



LOCATION FEATURES

- Strategically located with frontage along US-70/I-85 Business in Thomasville
- High traffic count with over 20,500 AADT
- Near medical facilities - prime medical use location