

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

SECOND GENERATION WITH DRIVE-THRU 617 HICKORY RIDGE DR. | GREENSBORO, NC

- + 2,928+/- SF building on heavily traveled Hwy 68 corridor
- + Remodeled in 2024, including new HVAC
- + Hwy 68: 42,643 VPD, I-40: 140,927 VPD

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DESCRIPTION

The newly remodeled site fronting Hwy 68 offers prime visibility along a high-traffic Greensboro corridor. With excellent infrastructure including prominent signage, ample parking, and a functional drive-thru, the property is ready for immediate occupancy—saving time and development costs. Located within the rapidly growing Greensboro/Triad market, this site benefits from strong local demographics and steady commuter traffic, ensuring consistent exposure and accessibility for retail or restaurant users.

LOCATION

ADDRESS	617 Hickory Ridge Rd.
CITY, STATE, ZIP	Greensboro, NC 27409
COUNTY	Guilford County

PROPERTY INFORMATION

PIN	98373
ZONING	HB
PARCEL SIZE	.79 +/- AC
BLDG SIZE	2,928+/- SF
HOOD SPACE	14'
WALK-IN COOLER	11' x 14'
WALK-IN FREEZER	3' x 11'
SINK	3-Compartment
LEASE RATE	\$6,000/MO.



POPULATION

3 mi. - 24,710
5 mi. - 101,385
7 mi. - 209,791



AVG HH INCOME

3 mi. - \$104,263
5 mi. - \$105,981
7 mi. - \$106,285



TOTAL BUSINESSES

3 mi. - 2,118
5 mi. - 4,540
7 mi. - 9,110



TOTAL EMPLOYEES

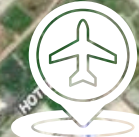
3 mi. - 43,836
5 mi. - 72,423
7 mi. - 118,597

JetZero

- JetZero (blended wing body aircraft, 250 seats, boasting up to 50% fuel reduction) has selected PTI as the site for its first US manufacturing facility, planning an investment of approximately \$4.7 billion and more than 14,000 potential jobs.

BOOM

- Boom Supersonic selected PTI for the "Superfactory" to produce its supersonic passenger aircraft.
- The facility is located on airport-owned acreage (over 1,000 acres of development land at PTI) and supports a multi-hundred million dollar investment in addition to thousands of jobs



Piedmont Triad
International
Airport

Greensboro



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