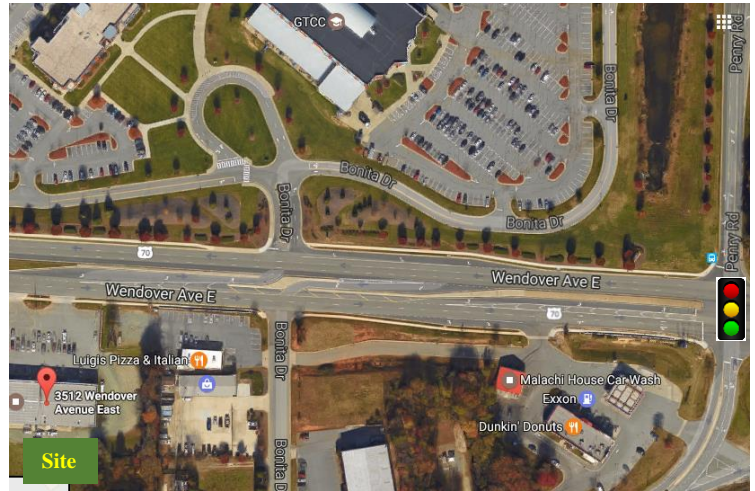
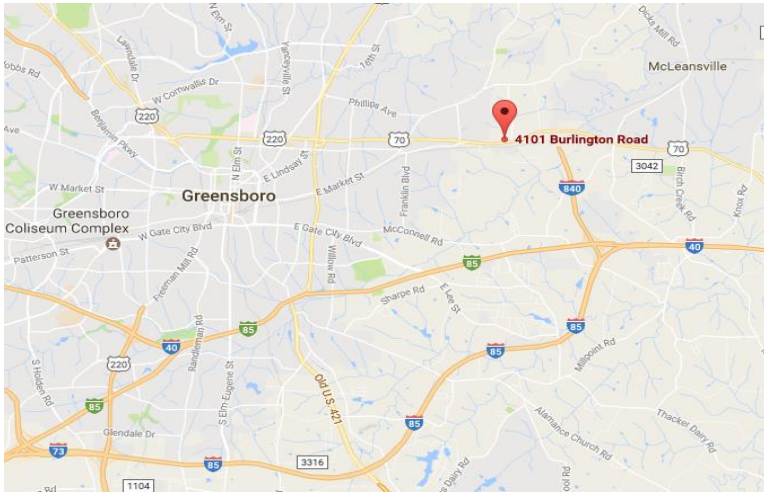


Personal & Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

DOWELL
COMMERCIAL



This Property Offers:

Well Positioned Personal and Professional Services Center: Property is located on the active East Wendover Avenue / Highway 70 corridor. Traffic counts of 22K VPD (2015 DOT traffic counts) will only improve with the completion of I-840 @ Highway 70 (estimated in Dec 2018). Property is in immediate proximity to GTCC's Greensboro campus (5,000+ students).

Property Specifics:

- Building Gross SF:** 13,300 SF
- Date of Construction:** 1987
- Land Area:** 1.31 acres
- Zoning:** Light Industrial. Users with more than 30% retail floor area are not allowed within the current zoning. Potential users include a tutoring center, a medical / dental use, a veterinary use / pet grooming, pest control services, a restaurant, vehicle sales.
- Signage:** Available, highly visible monument and building signage.
- For Lease (1Q17):** 1,100 SF. Space is built out as a fully equipped hair salon and was Sculptured Hair Designs. Other space(s) available pending lease renewals. Please contact us with your specific requirement.
- Lease Rate:** \$10.00 NNN.

2016 Estimates	1 Mile	3 Mile	5 Mile
Population	4,851	41,335	72,092
Median Age	35.3	29.9	34.0
Total Households	1,772	14,995	28,316
Average HH Income	\$41,096	\$38,267	\$59,949



For More Details, Contact:

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