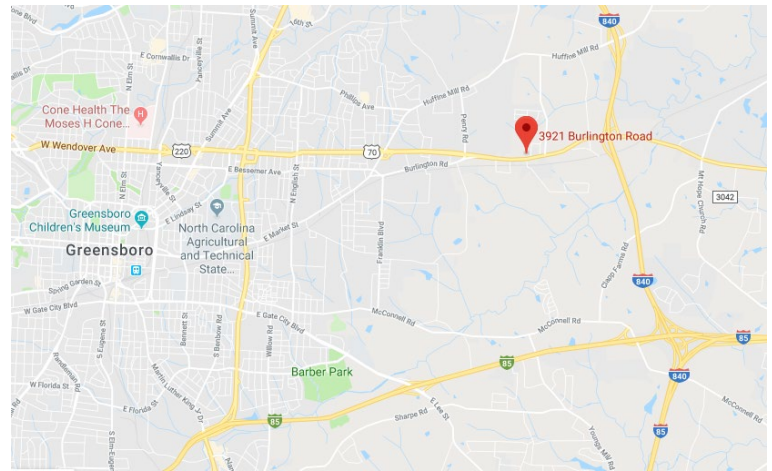


# Retail Space

**DOWELL**  
**COMMERCIAL**

3921 Burlington Rd / Wendover Avenue, Greensboro, NC



## This Property Offers:

**Expanding East Greensboro:** The I-840 urban loop has opened up prior unbuilt areas of Greensboro and Guilford County. Besides growth from Greensboro itself, this area is seeing the western expansion of the Burlington / Alamance market down the I-40 corridor. While this area already had strong education facilities (GTCC, A&T), abundant residential development, and desirable employers (Lorillard Tobacco, Proctor & Gamble), this area continues to grow.

## Building Facts

**Building Gross SF:** 16,765

**Date of Construction:** 1983.

**Tenants:** Bryant Hardware, ABC Store, Quick Stop. Adjacent to the 4101 Burlington Road Shopping Center (Dollar General, Pizza Hut).

**Available Space:** 1,200 SF. Space is 30' x 40'.

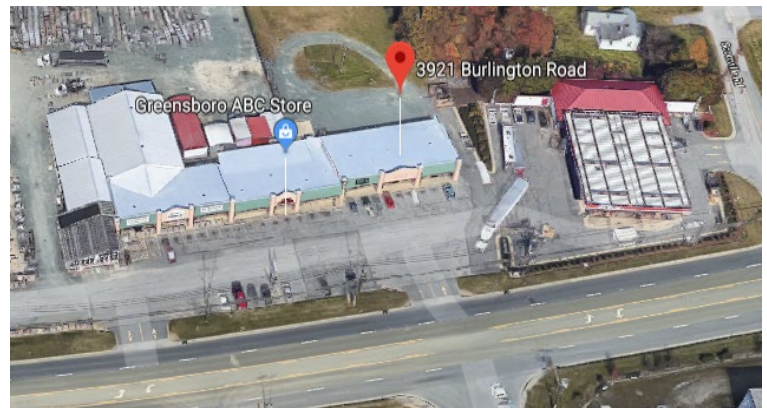
**Description:** Prior Snatched by Sheena Hair Salon. Second generation retail space that includes a large open retail area, two private offices, a single tenant bathroom, and a storage area. Storage area includes washer hook ups. A floor plan and photo tour are available upon request.

**Signage:** Available individual building signage over tenant spaces as well as potential pylon signage.

**DOT Traffic Counts:** 27,000 VPD (2017)

**Lease Rate:** \$1,200 / month or \$12 SF Modified Gross.

Base rent includes taxes, insurance, CAM, and base water and dumpster costs.



2016 Estimates	1 Mile	3 Mile	5 Mile
Population	885	24,992	62,906
Total Households	347	9,227	24,031
Average HH Income	\$40,797	\$45,028	\$50,453

For More Details, Contact:

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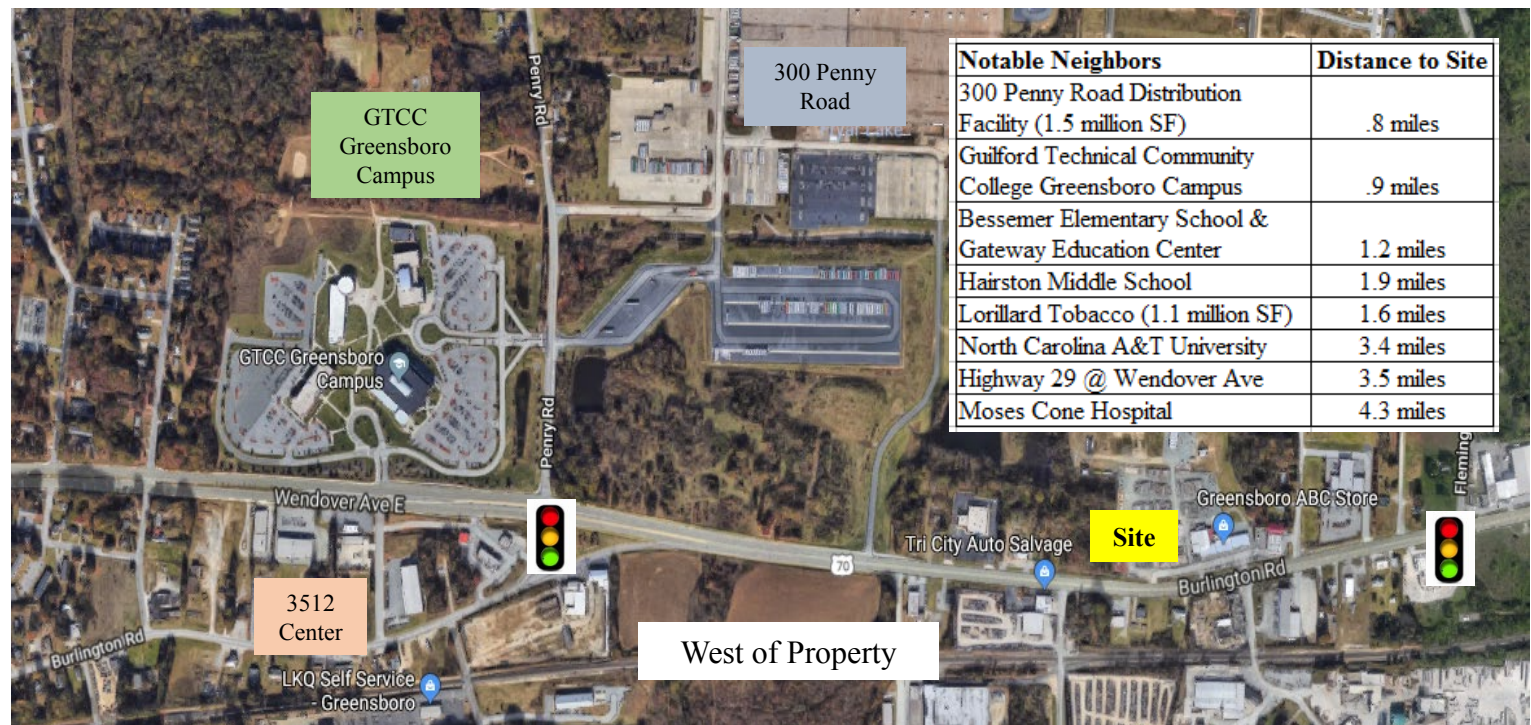
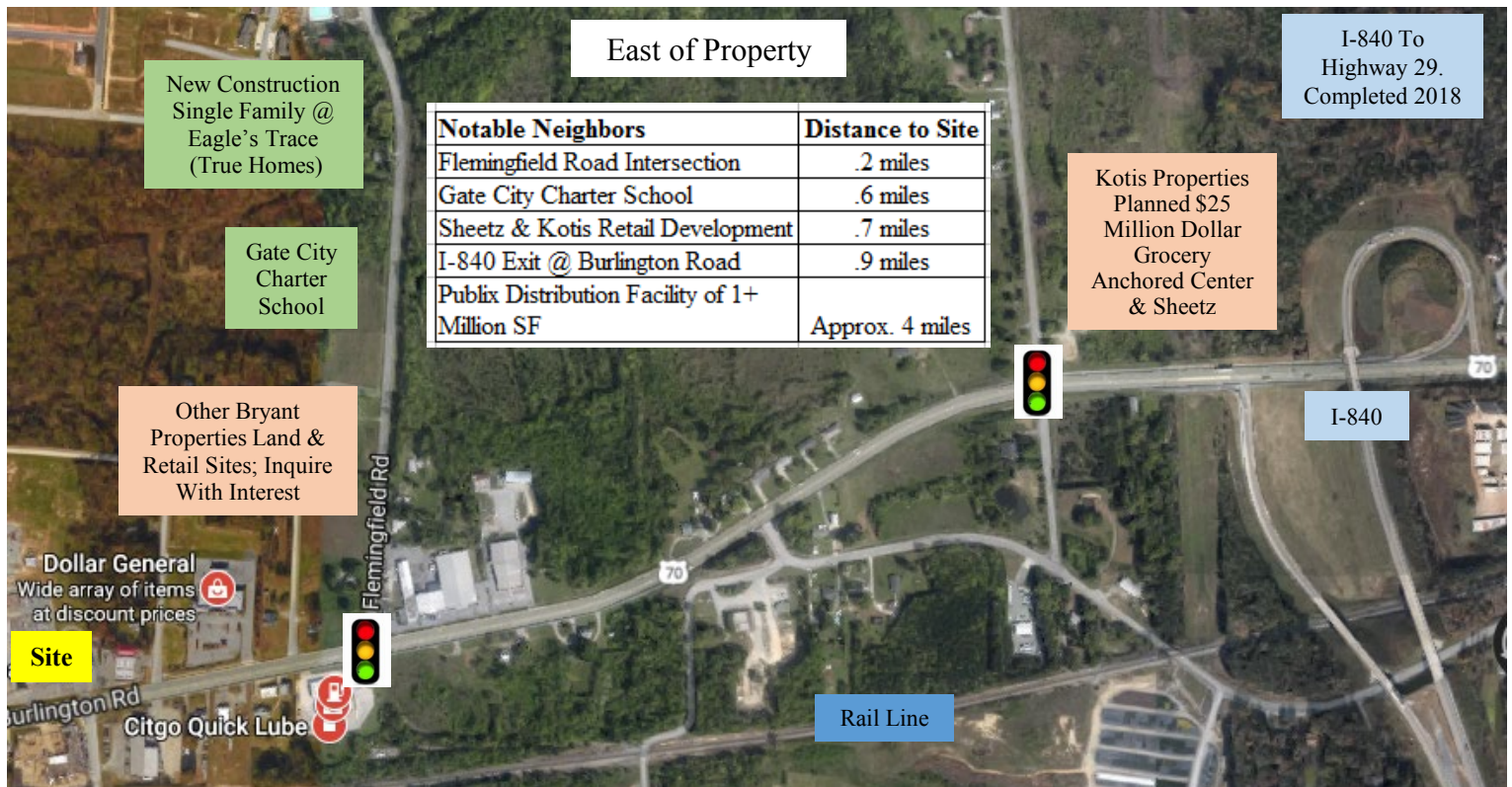
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