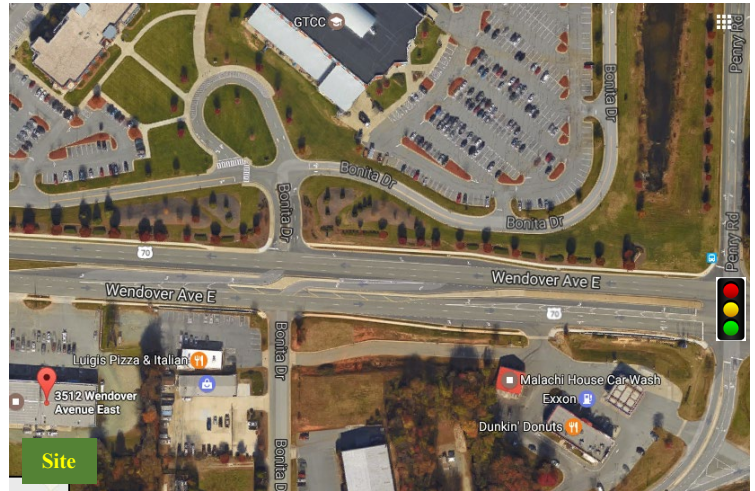
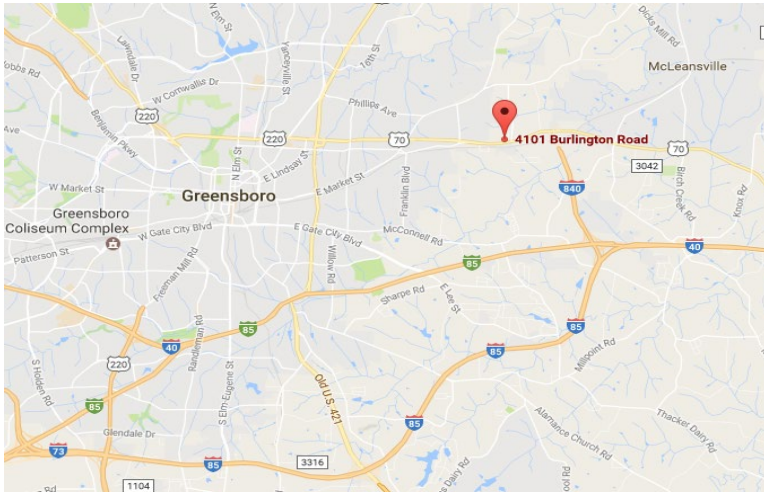


Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

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This Property Offers:

Well Positioned Personal and Professional Services Center: Property is located on the active East Wendover Avenue / Highway 70 corridor. Between Highway 29 and I-840, this property is in immediate proximity to GTCC's Greensboro campus (4,000+ students / semester), numerous public schools, NFI's 1.95+ million SF distribution facility, Kotis Properties planned retail development, and the 2+ million SF Publix distribution facility. Traffic counts are 20K AADT (2020 NC DOT counts).

Property Specifics:

Building Gross SF: 13,300 SF

Date of Construction: 1987

Land Area: 1.31 acres

Zoning: Light Industrial (LI). 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.

For Lease (3Q22): Suite C is composed is approx. 1,200 SF. Tenant has both individual and monument signage opportunities. Asking rent is \$15 SF including TICAM or \$1,500 / month.

For Additional Information, Contact: **Sean Dowell**
(336) 378-5067
Sean@DowellComercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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Space Layout: This floor plan offers a 14' x 45' open area with two large windows. Built areas of this approx., 1,200 RSF includes a single user bathroom, a storage closet, a coat closet, and a utilities room. See the photograph above. Space has its own individual HVAC unit adjacent the back door.

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