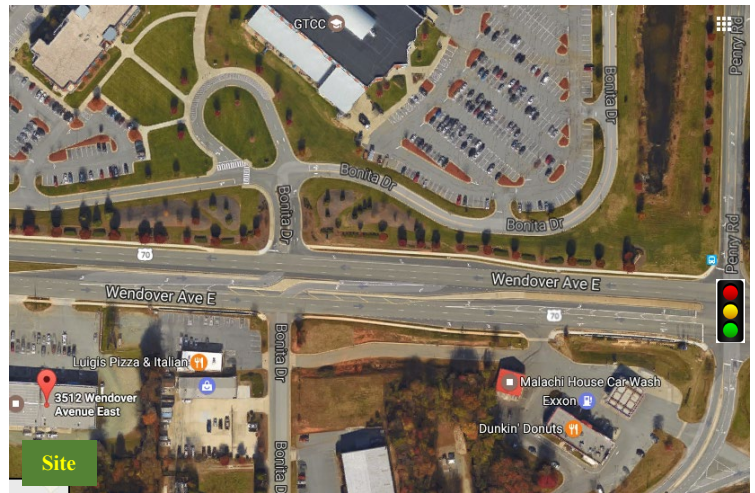
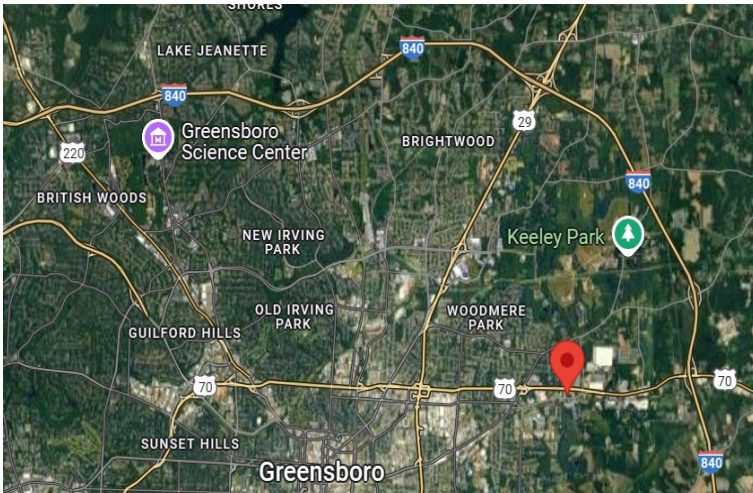


Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

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

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 76 acre Greensboro campus (4,000+ students / semester), numerous public schools, NFI's 1.95+ million SF distribution facility, and the 2+ million SF Publix distribution facility.

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.

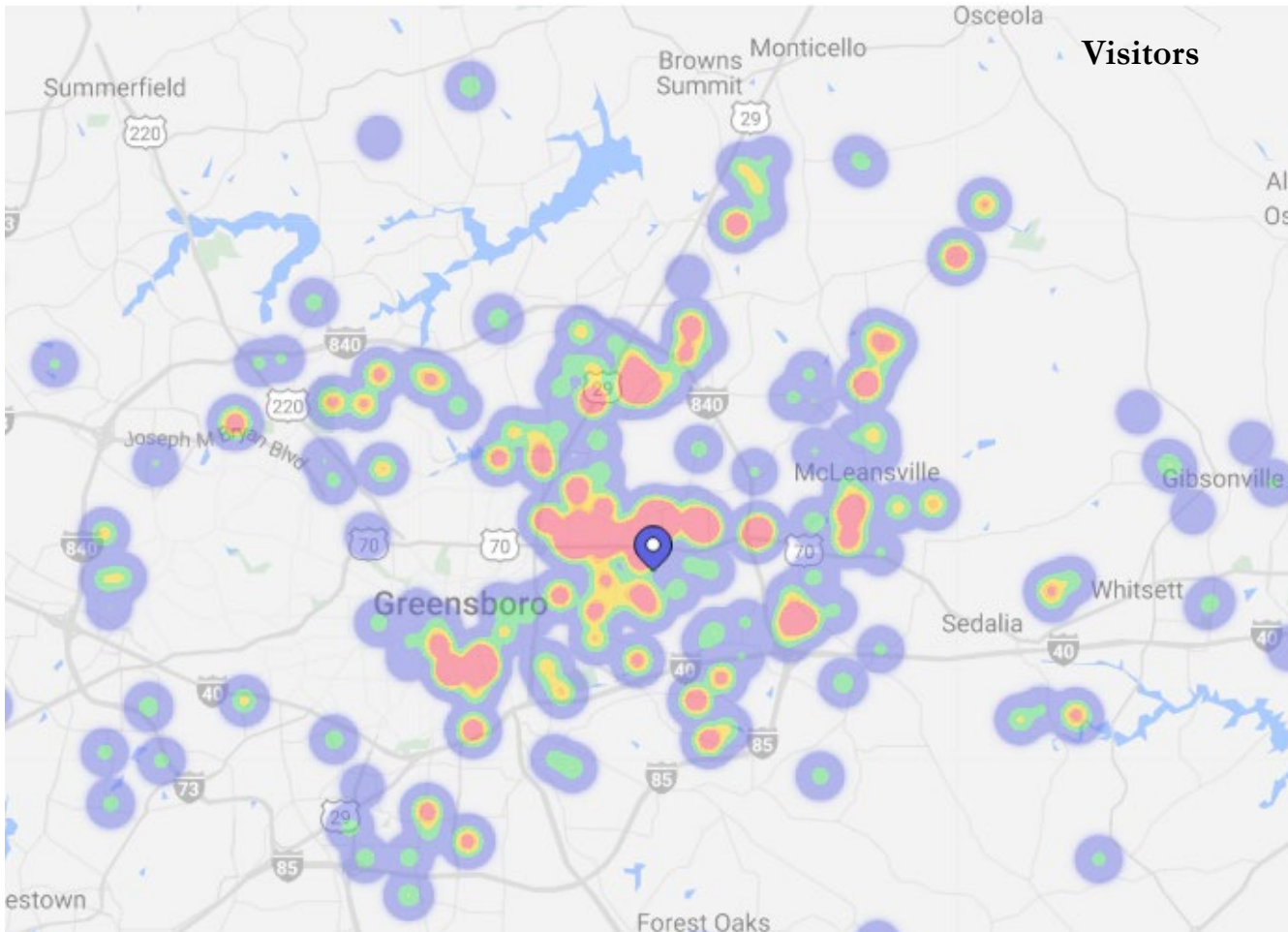
Signage & Visibility: Available, highly visible monument and building signage to 19,500 – 22,500 AADT traffic counts (NC DOT traffic counts) and GTCC's Greensboro campus traffic.

For Lease (2Q25): Suite G is a 2,200 SF end cap unit with an asking rent of \$1,950 / month (NNN and TICAM). Suite C is a 1,200 SF interior unit with an asking rent of \$1,500 / month (NNN and TICAM). Operating expenses are a tenants responsibility.

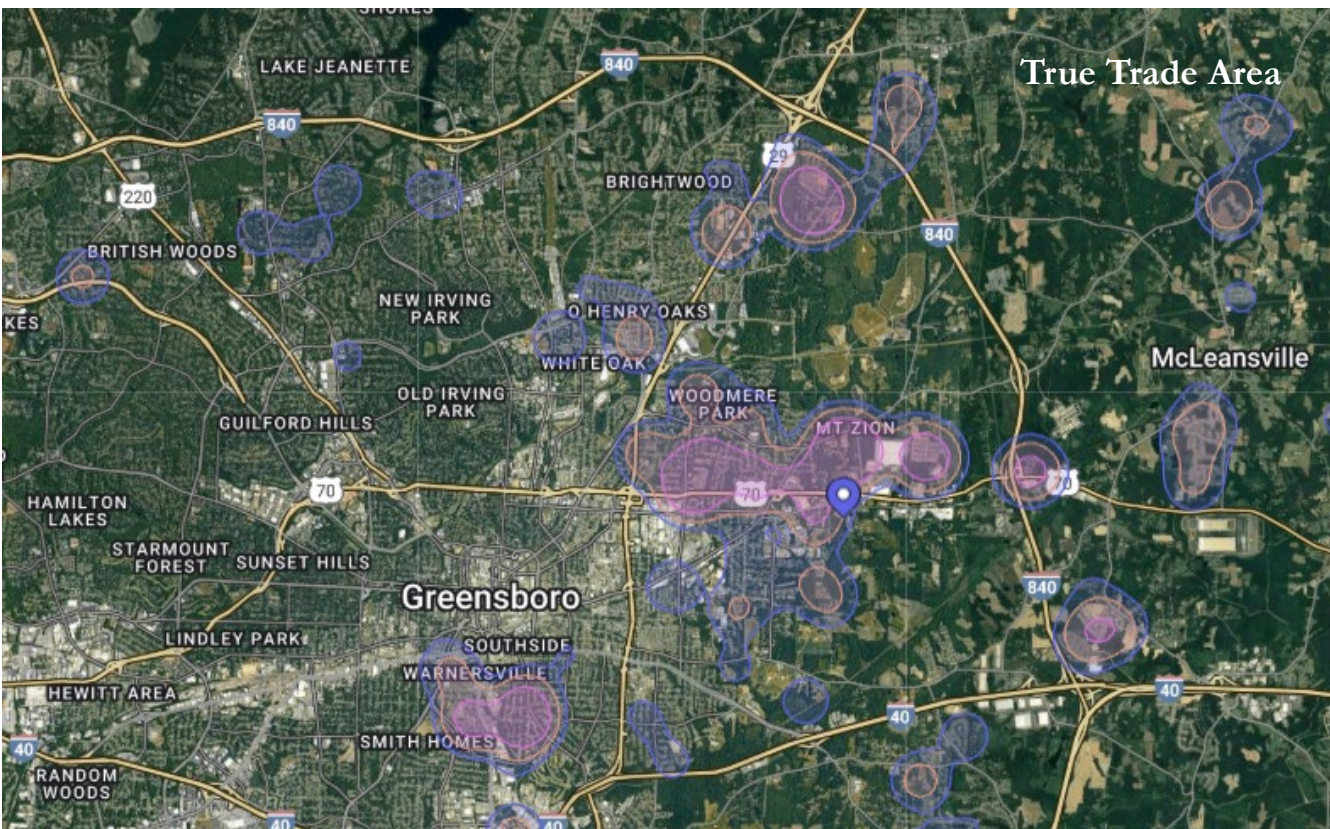
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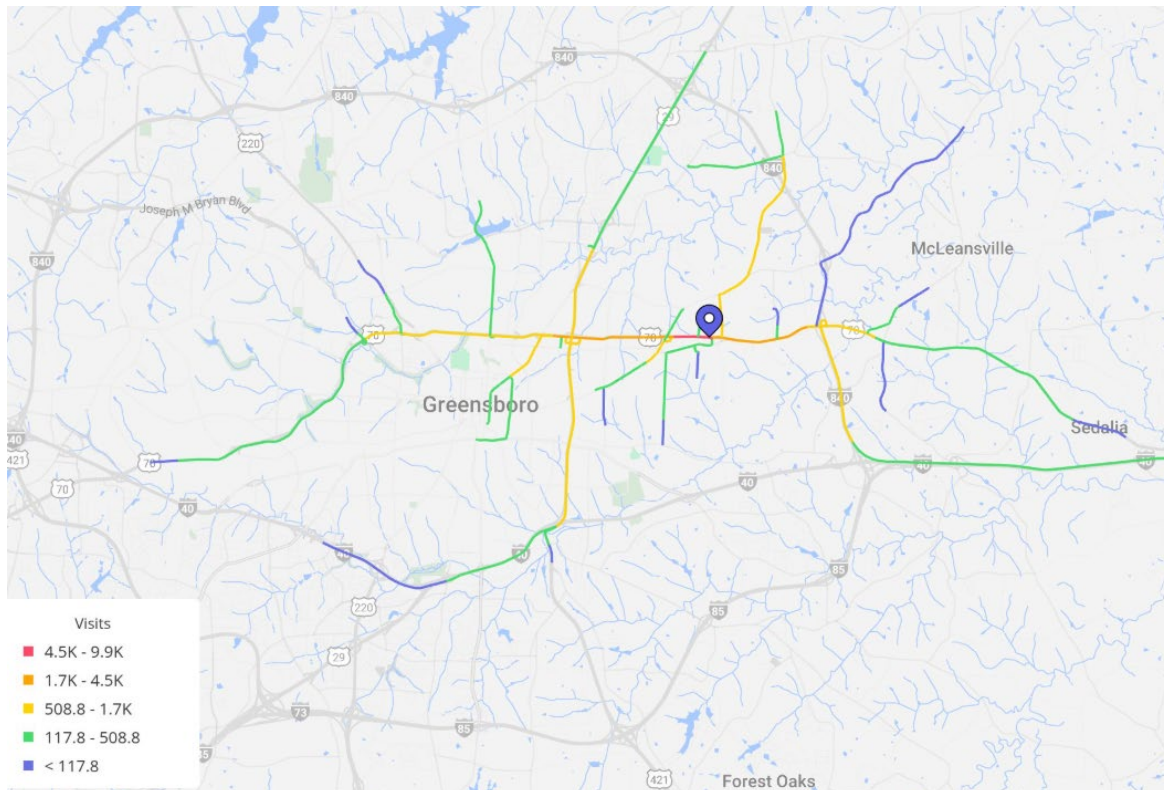
**Retail
Data &
Maps
from
PlacerAI**



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Additional
reports are
available upon
request.