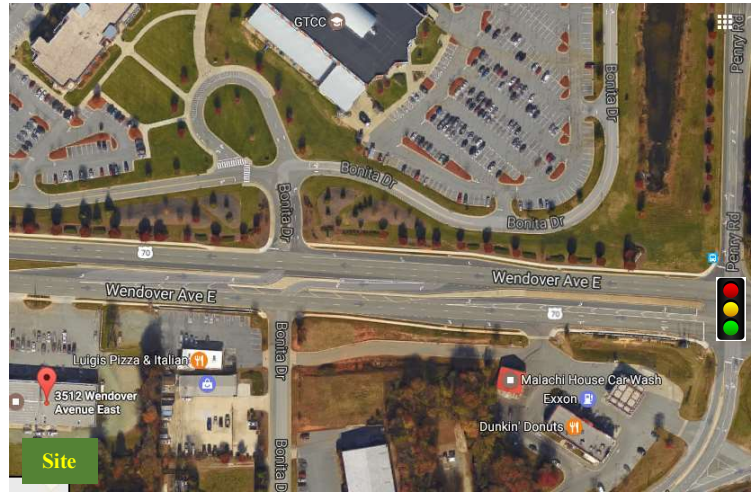
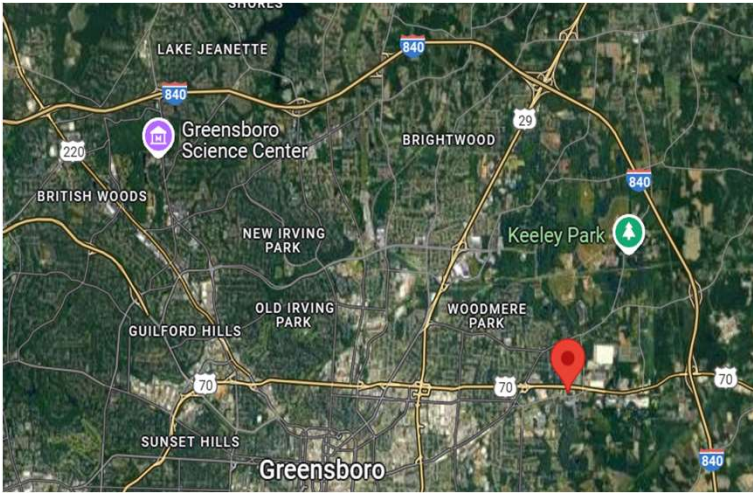


Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

DOWELL
COMMERCIAL



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.

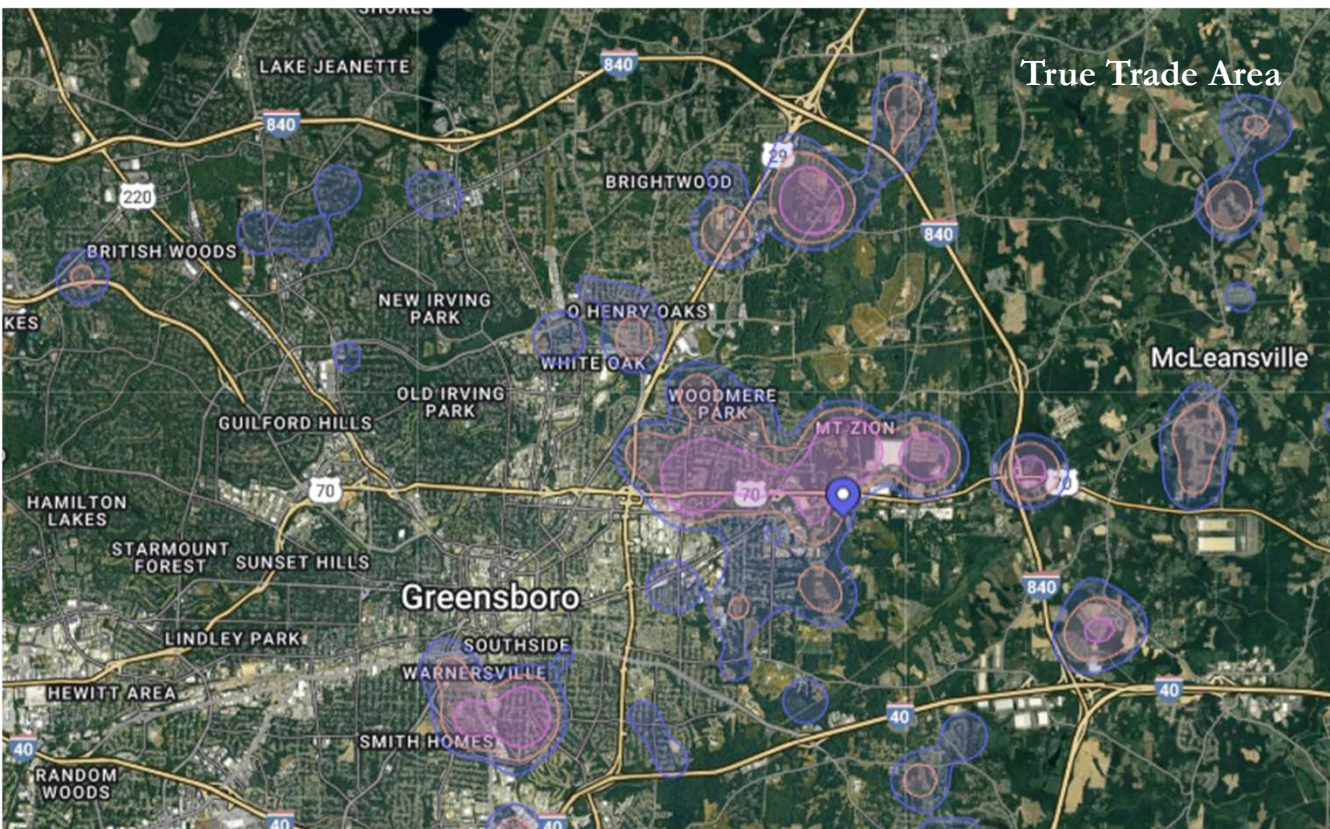
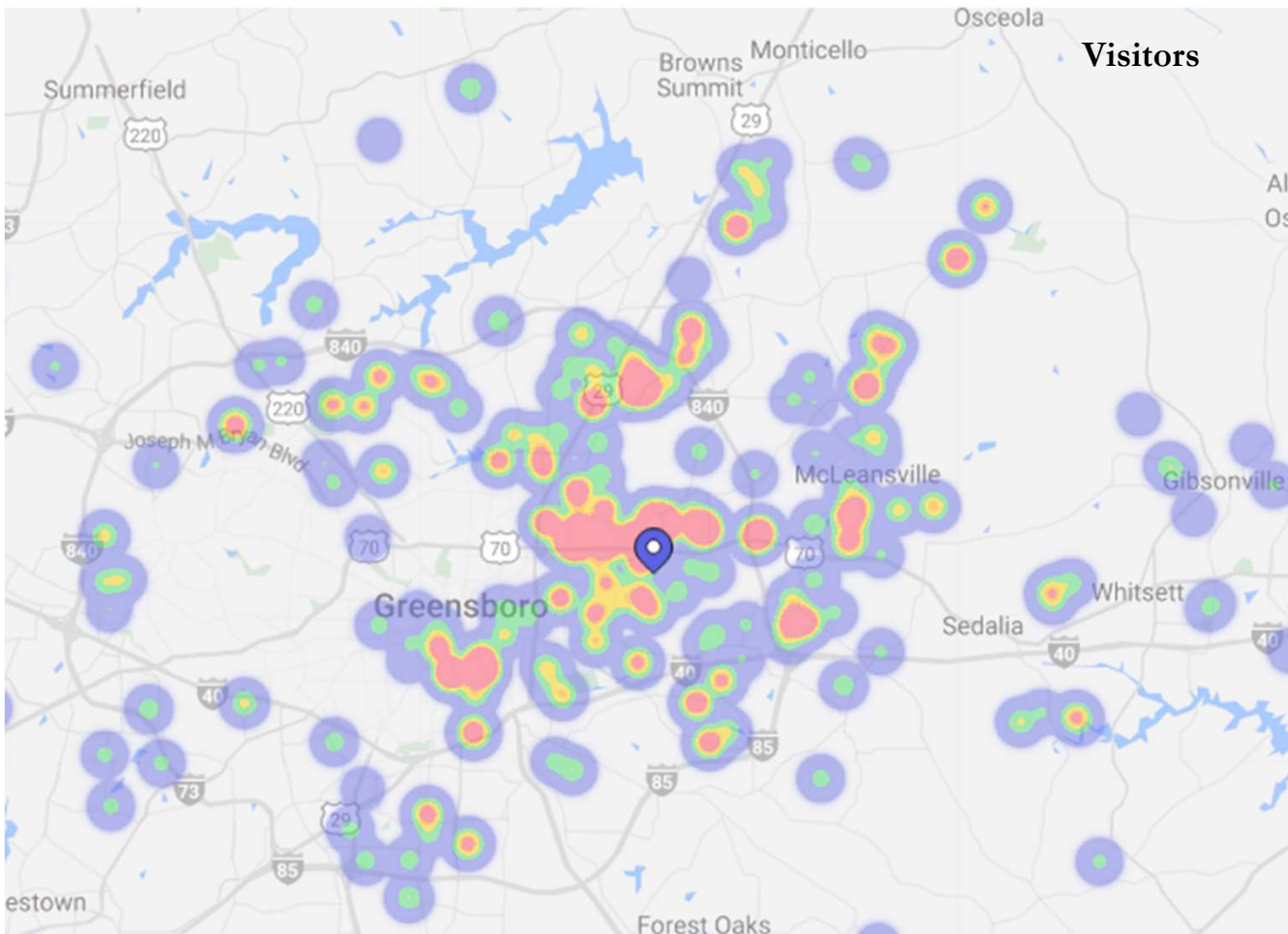
For Lease (3Q25): Suite B is a 1,100 SF unit with an asking rent of \$1,375 / month (\$15 SF). Suite C is a 1,200 SF unit with a rent of \$1,500 / month (\$15 SF). Suite G is a 2,200 SF end cap unit with a rent of \$1,950 / month (\$10.65 SF) Rent includes NNN, TICAM, base water. Other operating expenses are a tenant's responsibility.

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contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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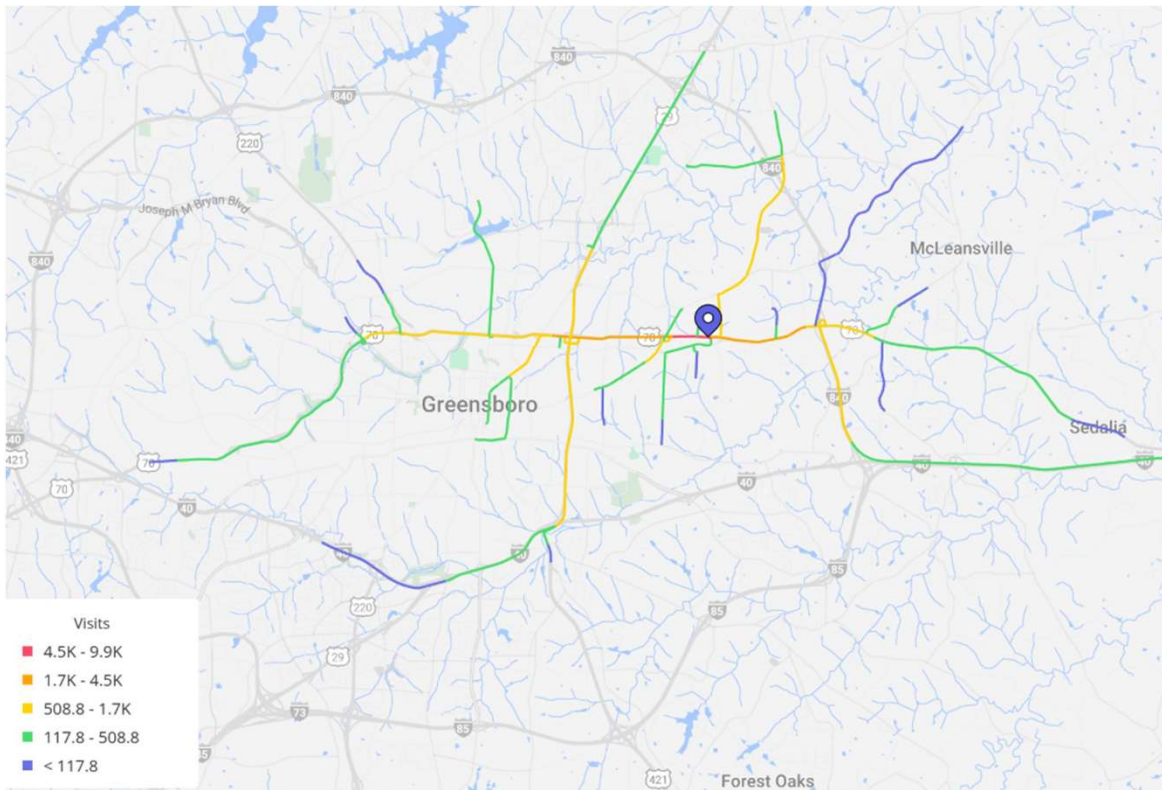
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**Retail Data
& Maps from
PlacerAI**

Additional
reports are
available upon
request.