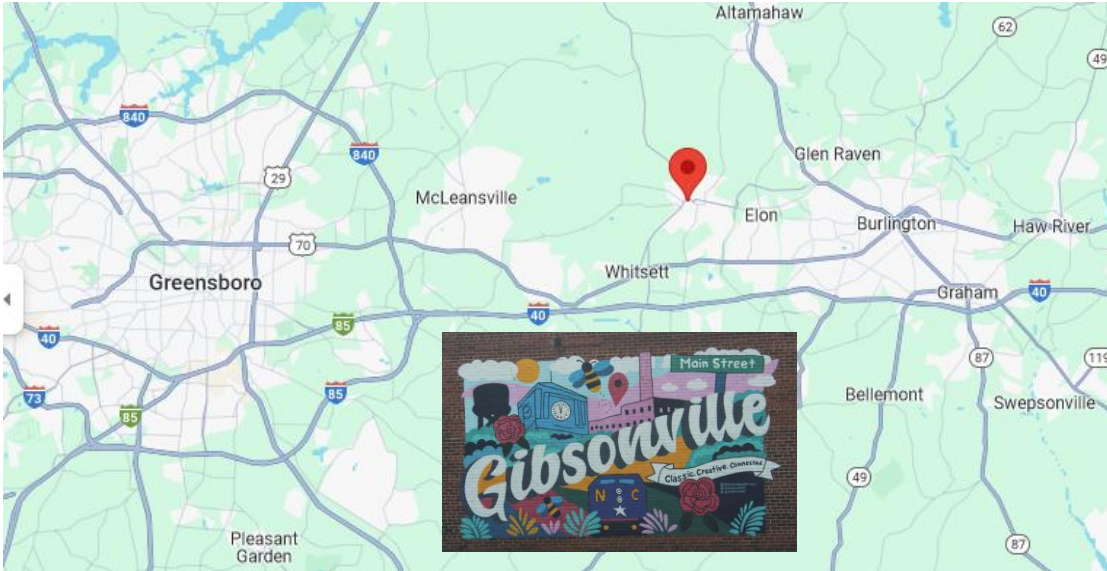


Gibsonville Retail or Office Space

301-303 West Main Street, Gibsonville, NC

DOWELL
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Doorway to Downtown: This property is at a signalized intersection and at the entry to approx. 741K SF downtown Gibsonville. Traffic counts of 4,700 – 6,700 AADT (2023 NCDOT).

New Construction: This 1934 constructed building was fully renovated and delivered Feb. 2026. Building offers a new roof, new HVAC, and upgraded interior finishes. Space is today ready for a tenant's floor choice, final desired build out, and final permitting.

Private Land In CBD: One of the few downtown sites with an outdoor area, one of the few sites that can allow food trucks, and a rare downtown location with private first come, first serve parking. Best of all worlds location and situation.

Signal Redesign: This light is being redesigned by NC DOT and will be moved to a more central location on the building over the next few years.



For More Details, Contact Sean Dowell at
336-378-5067 (office)
or Sean@DowellCommercial.com

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Property Specs:

Parcels: Guilford County 102675 and 102676. Approx .62 acres zoned Commercial Business (CB).

Building Overall:
Approx. 4K SF building with two retail units. Adjacent vacant land area for outside seating, food trucks, etc. Site has private parking and is also across Main St from a current and future town parking lot.

Demographics:
Available upon request. PlacerAI data is also available.

Sq Footage: 2,800 SF.
If needed, space can be split to any common sense square footage with itinerant permitting.

Opportunity:
For lease at \$2,718 / month modified gross. This rate is \$8.40 SF NNN and a \$3.25 SF TICAM. Separately metered utilities are a direct tenant expense.



July 2026 photo after installation of awnings and other exterior finish work.



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contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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This 2,800 SF unit offers an open retail floor area with 9' – 17' clear heights, two ADA compliant bathrooms, two public entry doors, and great natural light. This is accessed by a rear approx. 565 SF storage area with 11' clear height, a 10' wide x 9' tall garage door, and a third door to access rear building area. In the rear is green area with a common walk.



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