

# FOR LEASE



**3706 ELMSLEY COURT GREENSBORO, NC**

**Lease Rate:  
\$18.00 SF/yr NNN**

## PROPERTY OVERVIEW

Explore the exceptional business opportunity located at 3706 Elmsley Court, Greensboro, NC, 27406. This property offers a prime location with a daily traffic count of 21,450 vehicles and nearby retailers such as Starbucks, Lowe's Home Improvement and Walmart Supercenter. With easy access to major roadways and multiple points of ingress and egress, this space is designed for convenience. Don't miss the chance to lease this well-positioned property that provides an ideal setting for your business to thrive.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	2,629	14,527	43,210
<b>Population:</b>	6,344	34,891	112,368
<b>Avg HH Income:</b>	\$64,182	\$66,850	\$65,633

## PROPERTY HIGHLIGHTS

- Off S Elm Eugene St with a traffic count of 21,450 vehicles per day
- Located near Starbucks, Urgent Care, and Lowe's Home Improvement, Walmart Supercenter
- Easy access to major roadways
- Multiple points of ingress and egress
- Projected population growth of 2.08%
- Current population within a 5-minute drive is 109,318

## AVAILABLE SPACES

**Suite 102** 1,725 SF

**FOR FURTHER INFORMATION, PLEASE CONTACT:**  
**CHARLES S. NEIL, CCIM** • Charles.Neil@Divaris.com • 980.819.0119

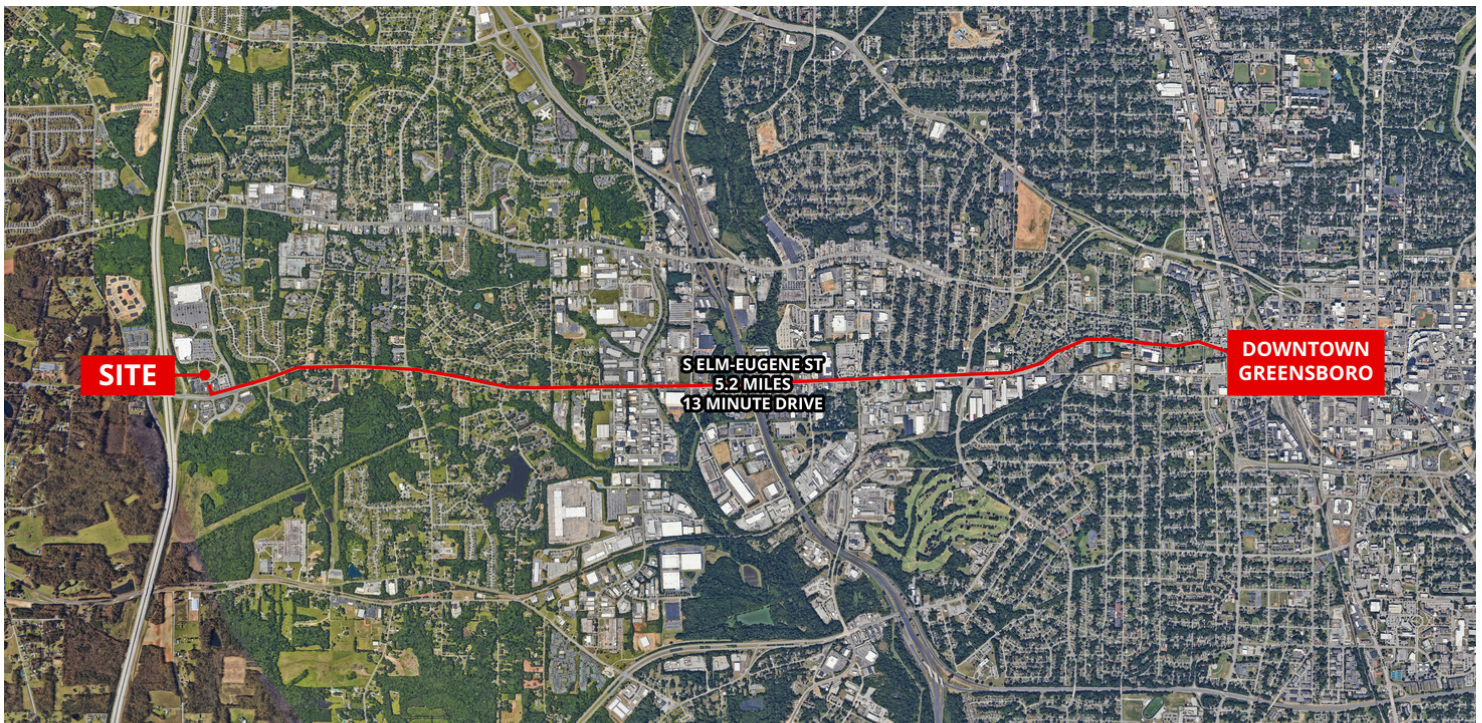




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ADDITIONAL PHOTOS



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