



KEY FEATURES

- Available SF ± 624
- High foot traffic area
- Central Business Zoning
- Vibrant local commercial shopping district
- Includes over \$40,000 in FF&E to be used by the tenant

CAFÉ / RETAIL

SUBLEASE

ELM ST. TURN-KEY CAFÉ

515 S Elm St.
Greensboro, NC 27406

The owner of Sonder Mind and Body is looking for an operator that compliments her thriving wellness business. This is a turnkey café / retail opportunity located in Greensboro's vibrant downtown commercial shopping district, offers exceptional visibility and high pedestrian traffic.

The location features high ceilings, modern design and a fully functional cafe including over \$40,000 in FF&E. This turnkey property would make an excellent juice bar, wellness market, vitamin shop, ect. This opportunity allows you to relocate or start your own business without the large upfront costs of purchasing equipment. Street and nearby public parking provide convenient access for customers and employees.

The space is available for \$1,650 per month plus utilities.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

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GREENSBORO CAFÉ / RETAIL PROPERTY

LOCATION

Address	515 S Elm St.			City	Greensboro
State	NC	Zip	27406	County	Guilford

PROPERTY DETAILS

Available SF ±	624 + Standard Area	Floors	1
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TAX INFORMATION

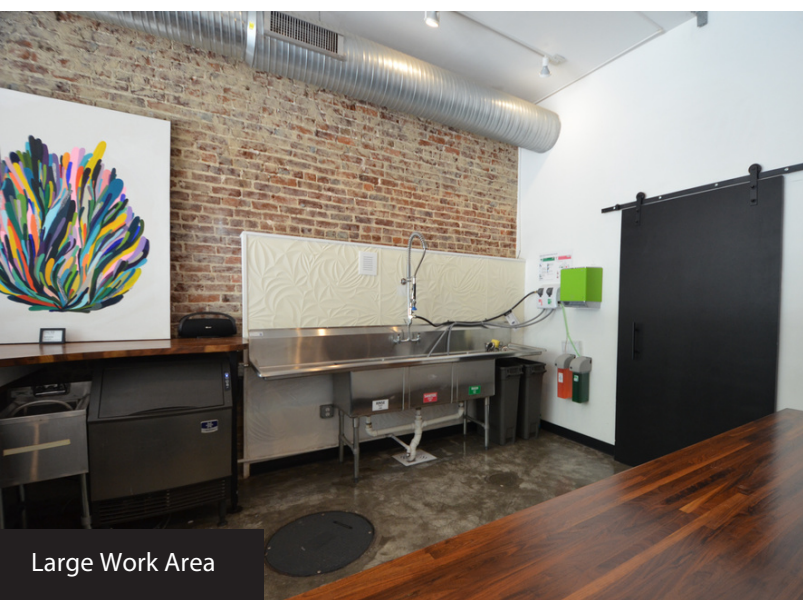
Zoning	Central Business	Tax Pin	786-4643-183
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PRICING & TERMS

Lease Rate	\$1,650 MG + Utilities
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Front Customer Area



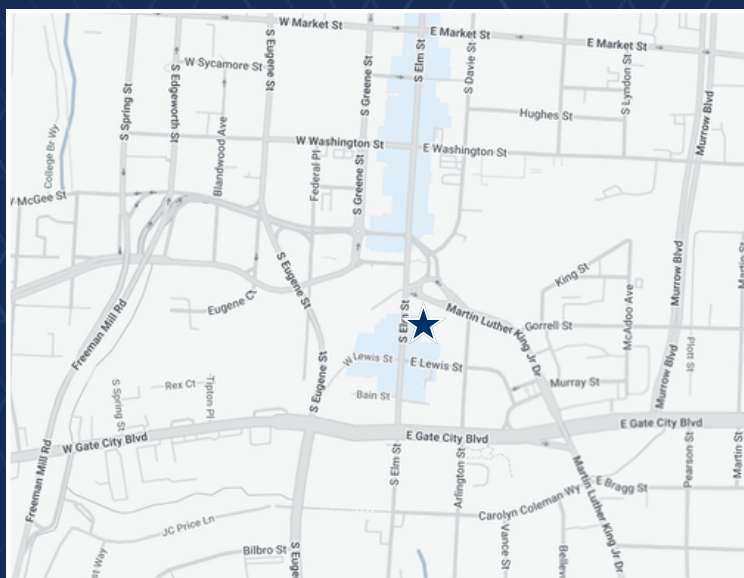
Large Work Area



Bar Top Seating



Kitchen / Prep Area



LOCATION FEATURES

- High foot traffic area
- Vibrant local commercial shopping district
- Connectivity to Gate City Boulevard, I-40, and US-29/US-220
- Minutes from the future Union Square Campus