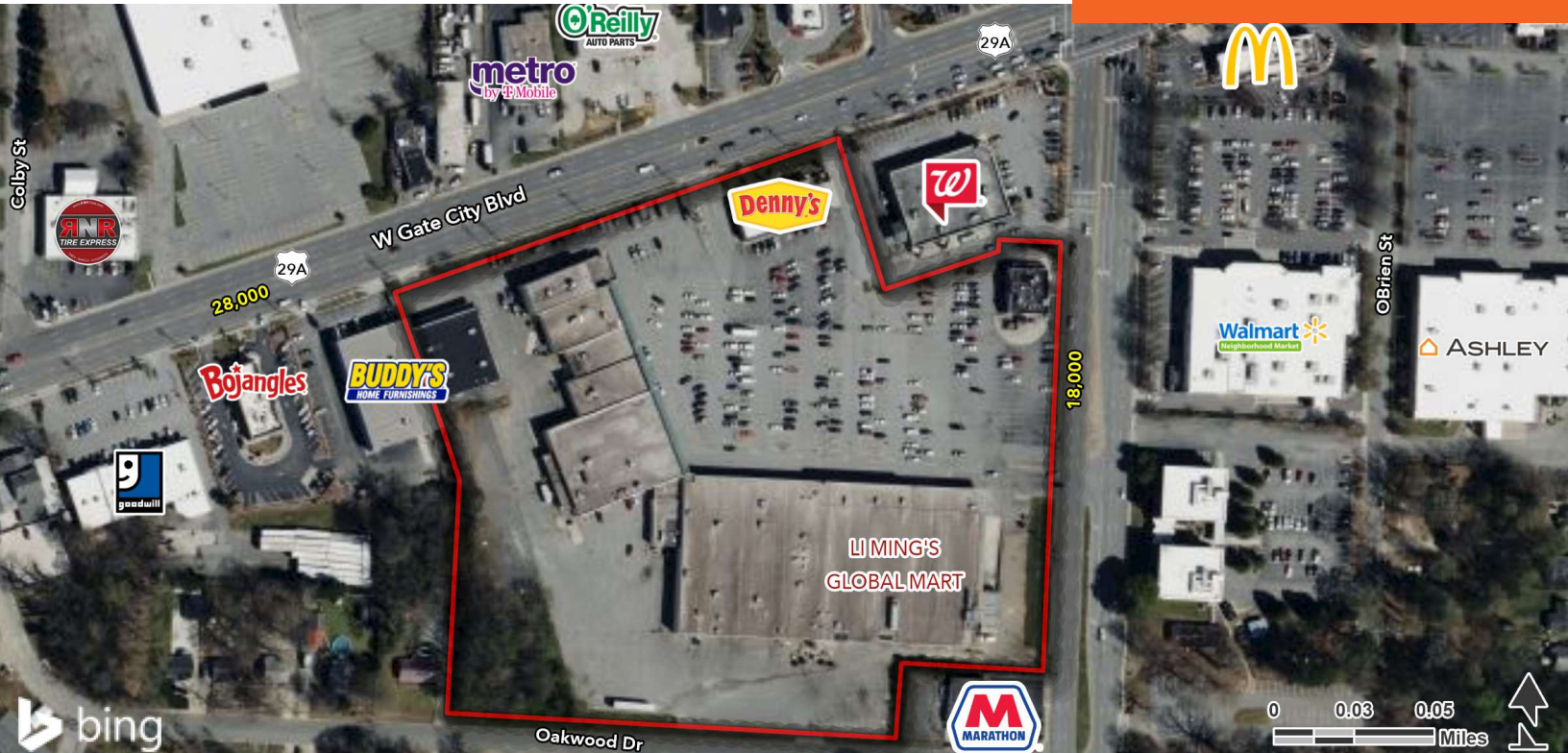


# GREENSBORO SOUTH SHOPPING CENTER

3703-3723 WEST GATE CITY BLVD, GREENSBORO, NC 27407

# FOR LEASE

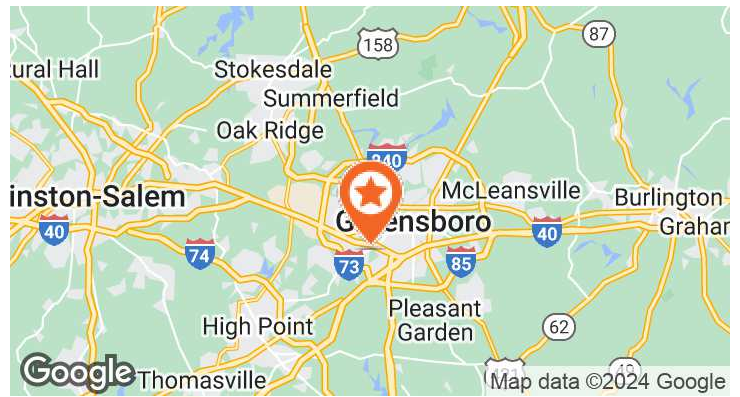


## LOCATION DESCRIPTION

Located on the corner of Gate City Blvd & Holden Rd (45,500 AADT combined)

## PROPERTY HIGHLIGHTS

- 133,083-SF Grocery Anchored Shopping Center
- Located just south of Gate City Intersection with I-40 (101,000 AADT)
- Located less than 1/2 Mile from Koury Convention Center and less than 1 mile from Greensboro Coliseum
- 3,400-sf to 30,474-sf available



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population Density	10,303	81,283	180,621
2024 Daytime Population	8,365	43,700	125,849
2024 Median HH Income	\$42,722	\$74,226	\$84,271



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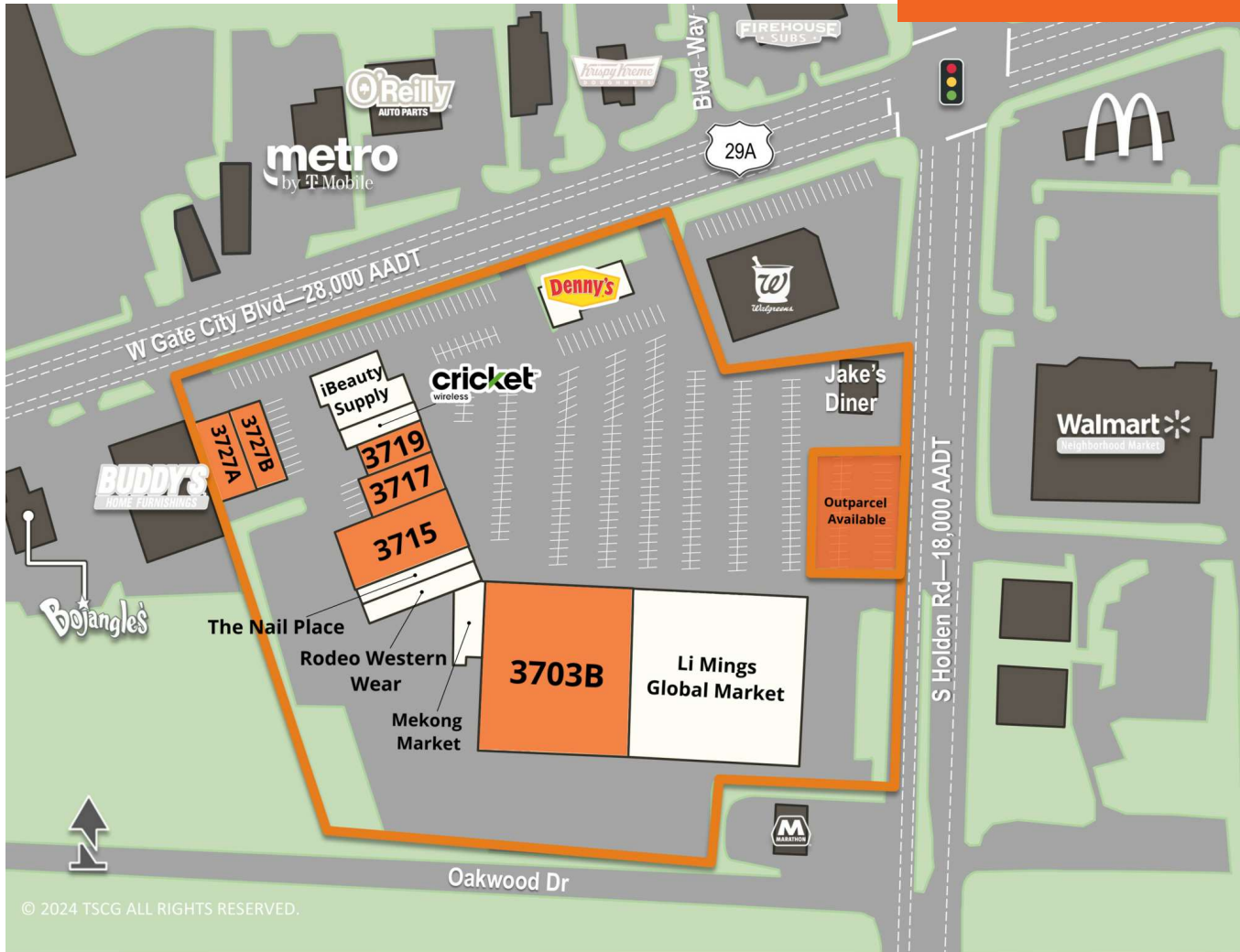
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SUITE	TENANT NAME	SPACE SIZE
3703A	Li Mings	52,000 SF
3703B	Available	30,474 SF
3707A	Mekong Market	1,200 SF
3709	Rodeo Western Wear	3,000 SF
3711	The Nail Place	2,000 SF
3715	Available	11,423 SF
3717	Available	5,000 SF

SUITE	TENANT NAME	SPACE SIZE
3719	Available	3,400 SF
3721	Cricket Wireless	3,000 SF
3723	iBeauty Supply	7,400 SF
3727A	Available	5,138 SF
3727B	Available	4,048 SF
3703	Denny's	5,000 SF
OP	Available	1 Acres



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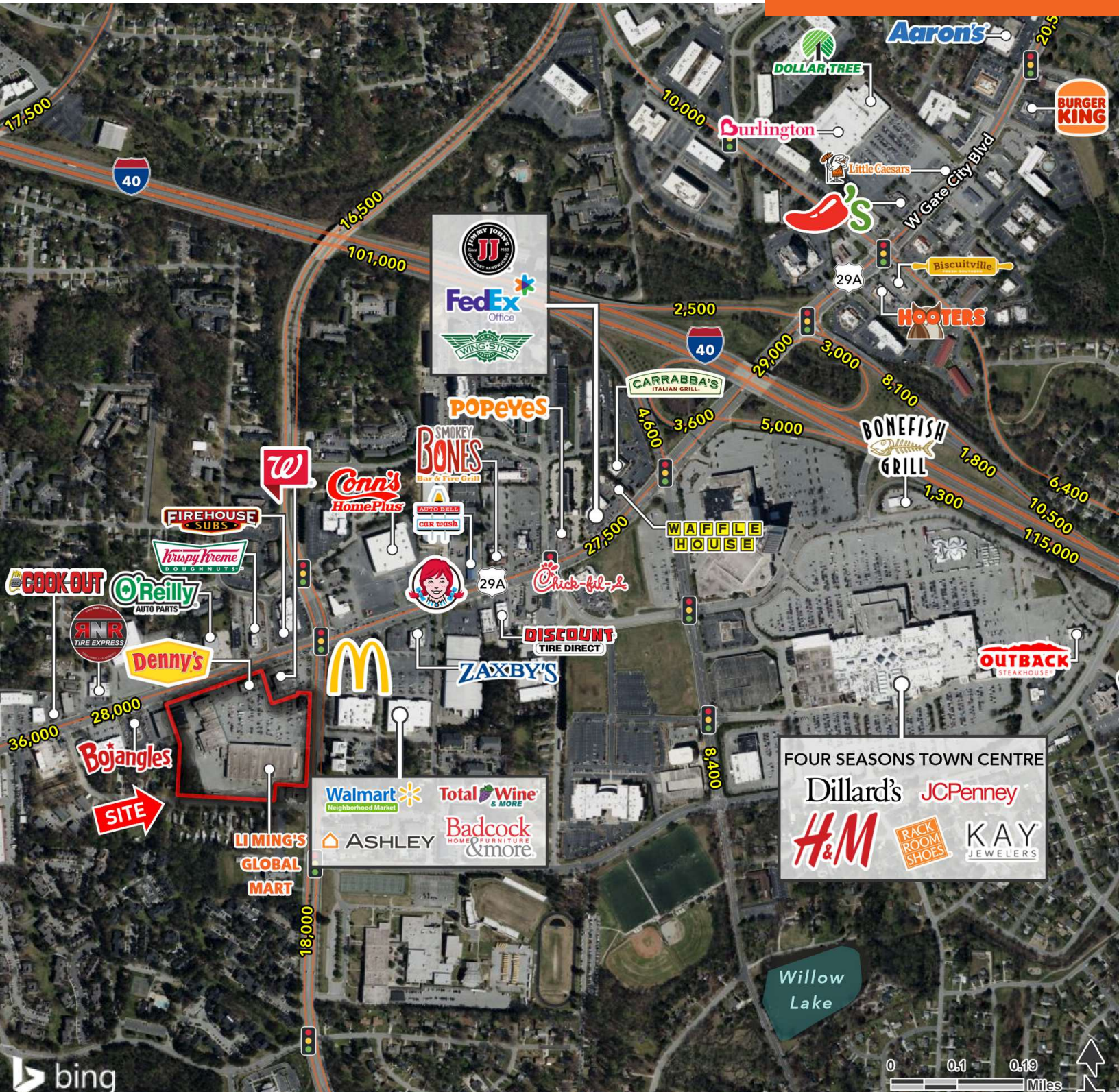
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