

# FREEMAN COMMERCIAL REAL ESTATE

KOURY  
CONVENTION  
CENTER  
FOUR SEASONS  
TOWN CENTER



W Gate City Blvd.

Groomstown Rd.

37,000 VPD

## FLEXIBLE RETAIL OPPORTUNITIES ON HIGH TRAFFIC GATE CITY CORRIDOR

2,400-12,100 +/- SF AVAILABLE, SEDGEFIELD CROSSING  
4605 W GATE CITY BLVD. | GREENSBORO, NC

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FOR LEASE

# SEDGEFIELD CROSSING

|                     |                         |
|---------------------|-------------------------|
| ADDRESS             | 4605 W. Gate City Blvd. |
| CITY, STATE, ZIP    | Greensboro, NC 27407    |
| COUNTY              | Guilford County         |
| PIN                 | 7843317217              |
| LAND AREA           | 9.4 +/- AC              |
| ZONING              | CH (Commercial High)    |
| GROSS LEASABLE AREA | 111,759 +/- SF          |

|                 |           |
|-----------------|-----------|
| AVAILABLE UNITS | 323 SF    |
|                 | 2,124 SF  |
|                 | 2,421 SF  |
|                 | 4,600 SF  |
|                 | 12,057 SF |

## HIGHLIGHTS

- + Neighborhood retail center with strong convenience traffic
- + Anchored by Family Dollar, Home Furniture Outlet, and the United States Post Office generating steady daily foot traffic
- + Positioned on a high traffic corridor/intersection with excellent visibility and ample parking
- + Less than 4 miles to I-85, less than 2 miles to I-40 and just 15 minutes to downtown Greensboro
- + Surrounding retailers include: Chick-Fil-A, Harbor Freight, Walmart Neighborhood Market, Total Wine & More, Auto Zone, Taco Bell, Sonic, Rose's, Dillards & Wendy's

115k

Daytime Population (5 mil.)

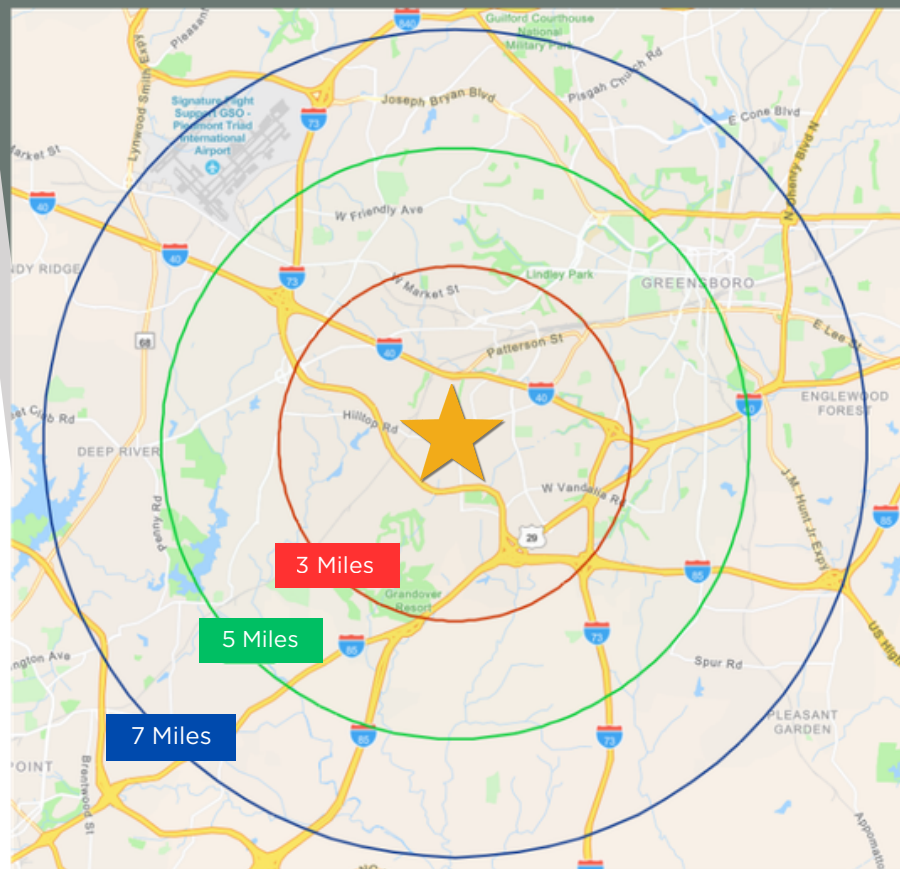
\$87k

Avg. HH Income \$87,637

37k

VPD W Gate City/Groometown

|                  | 3 mi.    | 5 mi.    | 7 mi.    |
|------------------|----------|----------|----------|
| Population       | 65,205   | 162,840  | 262,646  |
| Avg HH Income    | \$83,449 | \$87,637 | \$93,353 |
| Total Households | 28,401   | 68,256   | 111,052  |



FOR LEASE

SEDGEFIELD CROSSING, GREENSBORO



**FREEMAN** | COMMERCIAL REAL ESTATE

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