



LAND LEASE

3921 Spring Garden Street
Greensboro, NC 27407
(1 to 2.58 acres)



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Brian Burnham Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612



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Greensboro, NC 27407

LAND LEASE

One acre cleared land available for lease with heavy traffic and great visibility. Zoned heavy industrial.

Ideally suited for uses including auto sales, vehicle fleet leasing, storage, parking, gas station or convenience store.

PROPERTY HIGHLIGHTS

Size: 1 acre lot with 1.58 additional acres available

Zoned: Heavy Industrial

Lease Rate: \$4,000/month (\$1.10/SF)

High daytime employment

Rail available

0.3 miles from Wendover Avenue



POPULATION



2 Mile	5 Miles	10 Miles
36,845	184,798	422,852

AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$70,002	\$79,035	\$81,231

TRAFFIC

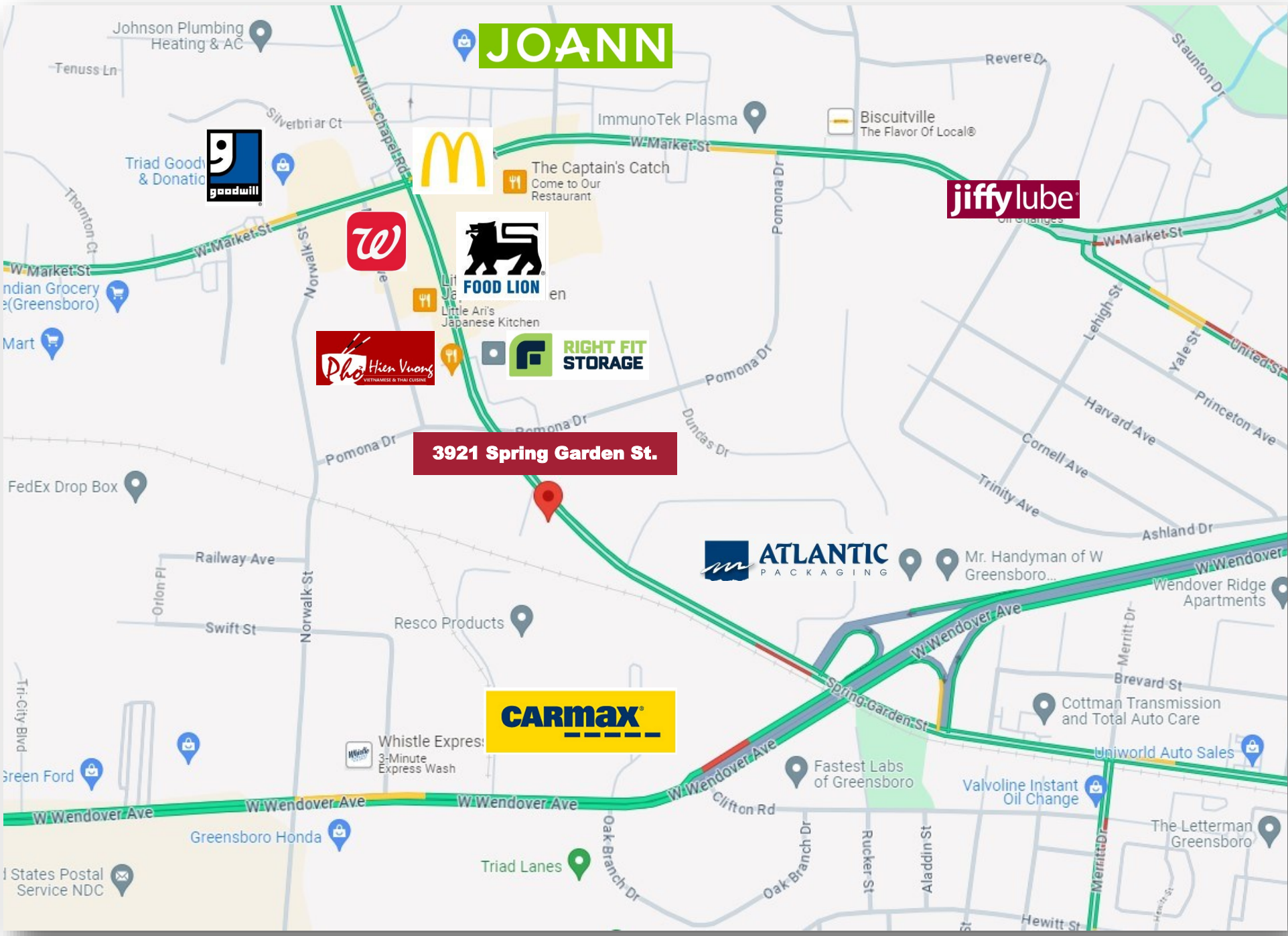


Spring Garden Street & Pomona Drive
40,196 vehicles per day

DAYTIME EMPLOYMENT



25,536 Employees in 2,862 Businesses (2 mile radius)
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JOANN

jiffy lube

3921 Spring Garden St.

CARmax

ATLANTIC
PACKAGING



Whistle Express
3-Minute
Express Wash



Valvoline Instant
Oil Change

Johnson Plumbing
Heating & AC

Triad Good
& Donatio

ImmunoTek Plasma

Biscuitville
The Flavor Of Local®

The Captain's Catch
Come to Our
Restaurant

Indian Grocery
(Greensboro)

Little Ari's
Japanese Kitchen

Mart

FedEx Drop Box

Railway Ave

Mr. Handyman of W
Greensboro...

Wendover Ridge
Apartments

Resco Products

Brevard St

Cottman Transmission
and Total Auto Care

Green Ford

Fastest Labs
of Greensboro

Uniworld Auto Sales

Greensboro Honda

Triad Lanes

The Letterman
Greensboro

States Postal
Service NDC

W Wendover Ave

W Wendover Ave

W Wendover Ave

Spring Garden St

Clifton Rd

Hewitt St

Tenuss Ln

Revere Dr

Staunton Dr

Thorton Ct

Silverbriar Ct

Pomona Dr

Pomona Dr

W Market St

W Market St

W Market St

Lehigh St

Yale St

Princeton Ave

Pomona Dr

Dundas Dr

Cornell Ave

Harvard Ave

Trinity Ave

Ashland Dr

Swift St

Norwalk St

W Wendover Ave

Merritt Dr

Brevard St

Tri-City Blvd

W Wendover Ave

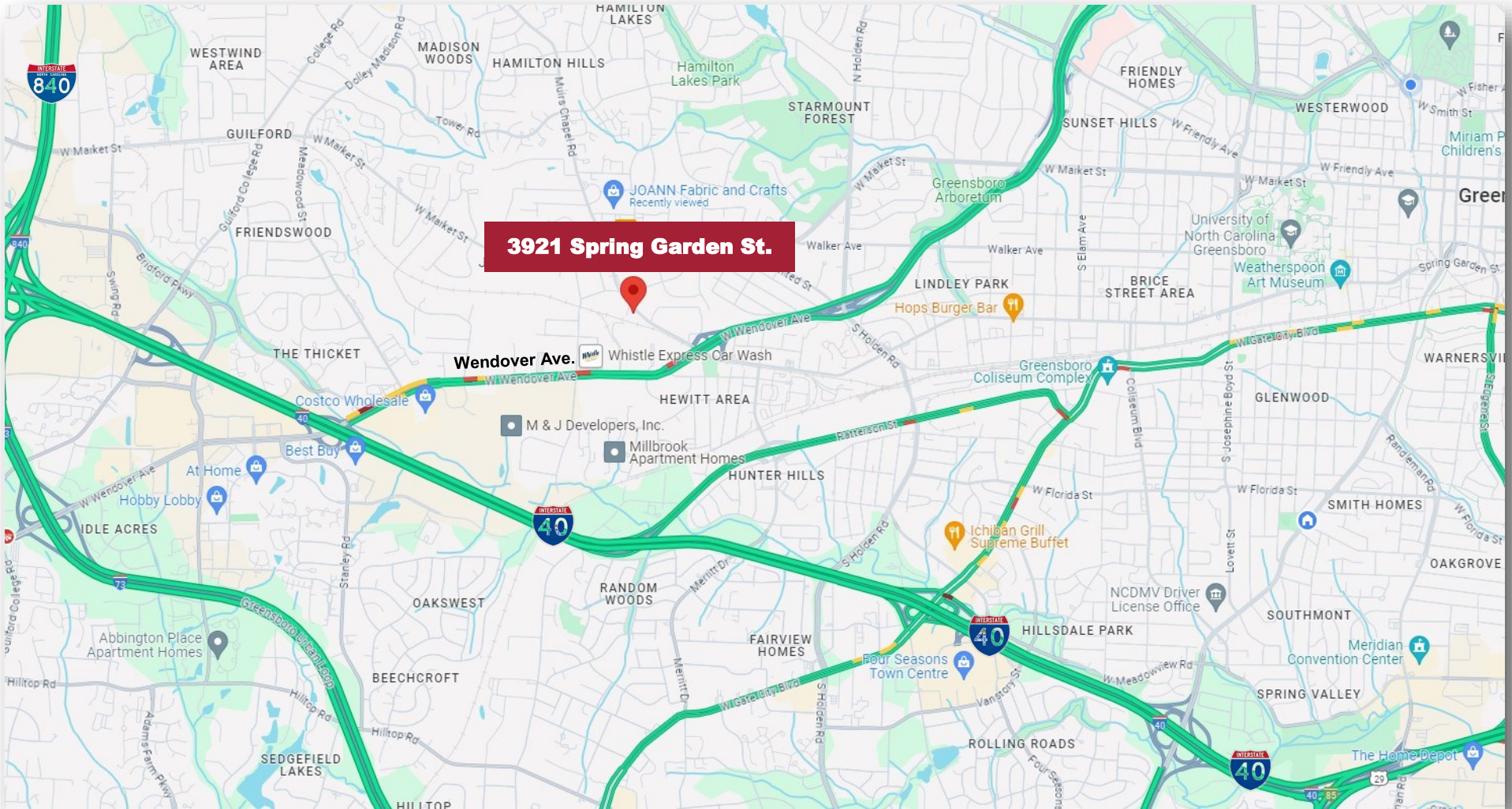
W Wendover Ave

W Wendover Ave

Spring Garden St

Clifton Rd

Hewitt St



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.