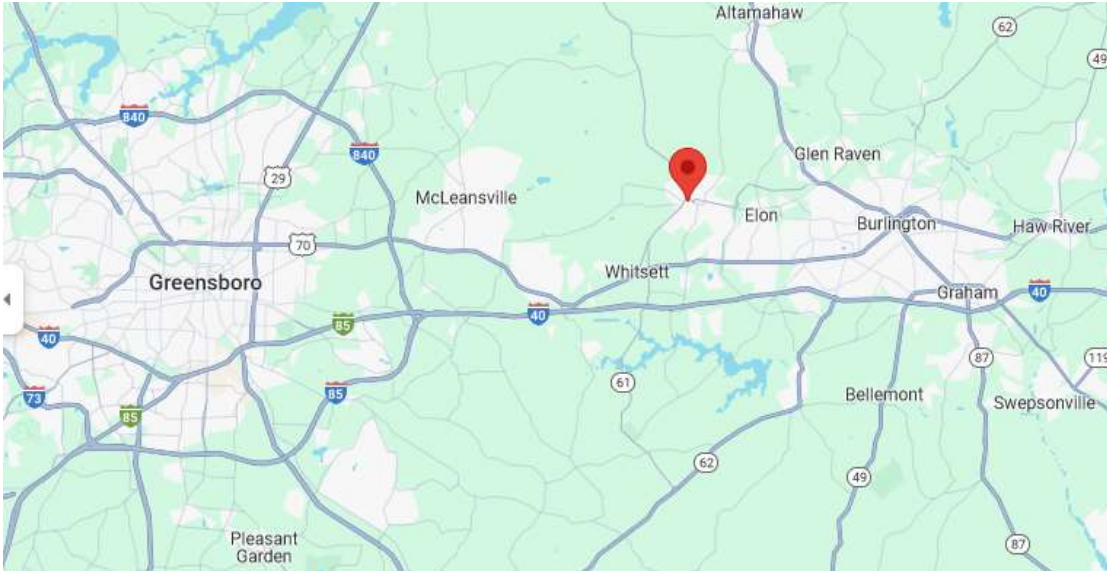


# Gibsonville Retail or Office Space

301-303 West Main Street, Gibsonville, NC

**DOWELL**  
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**Doorway to Downtown:** This property is at a signalized intersection and at the entry to approx. 741K SF downtown Gibsonville. Traffic counts of 4,900 – 5,500 AADT (2021 NCDOT).

**New Construction:** This 1934 constructed building is the best of all worlds. While maintaining historic elements, it also has a new roof, new HVAC, more windows, and upgraded interior finishes. Delivery estimated in 2025.



**Varied Availability:** Building could be used for a single user or in the current configuration for two tenants. Available spaces are 1,235 SF and 2,800 SF.

**Private Land In a Public Setting:** One of the few downtown sites with a outdoor area and also one of the few sites that can allow food trucks (which must be on private property per ordinances).

For More Details, Contact Sean Dowell at  
336-378-5067 (office)  
or [Sean@DowellCommercial.com](mailto:Sean@DowellCommercial.com)



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## Property Specs:

*Parcels:* Guilford County 102675 and 102676.

*Acreage:* .62 acres. This is zoned commercial Business (CB).

*Building:* 4,035 SF.

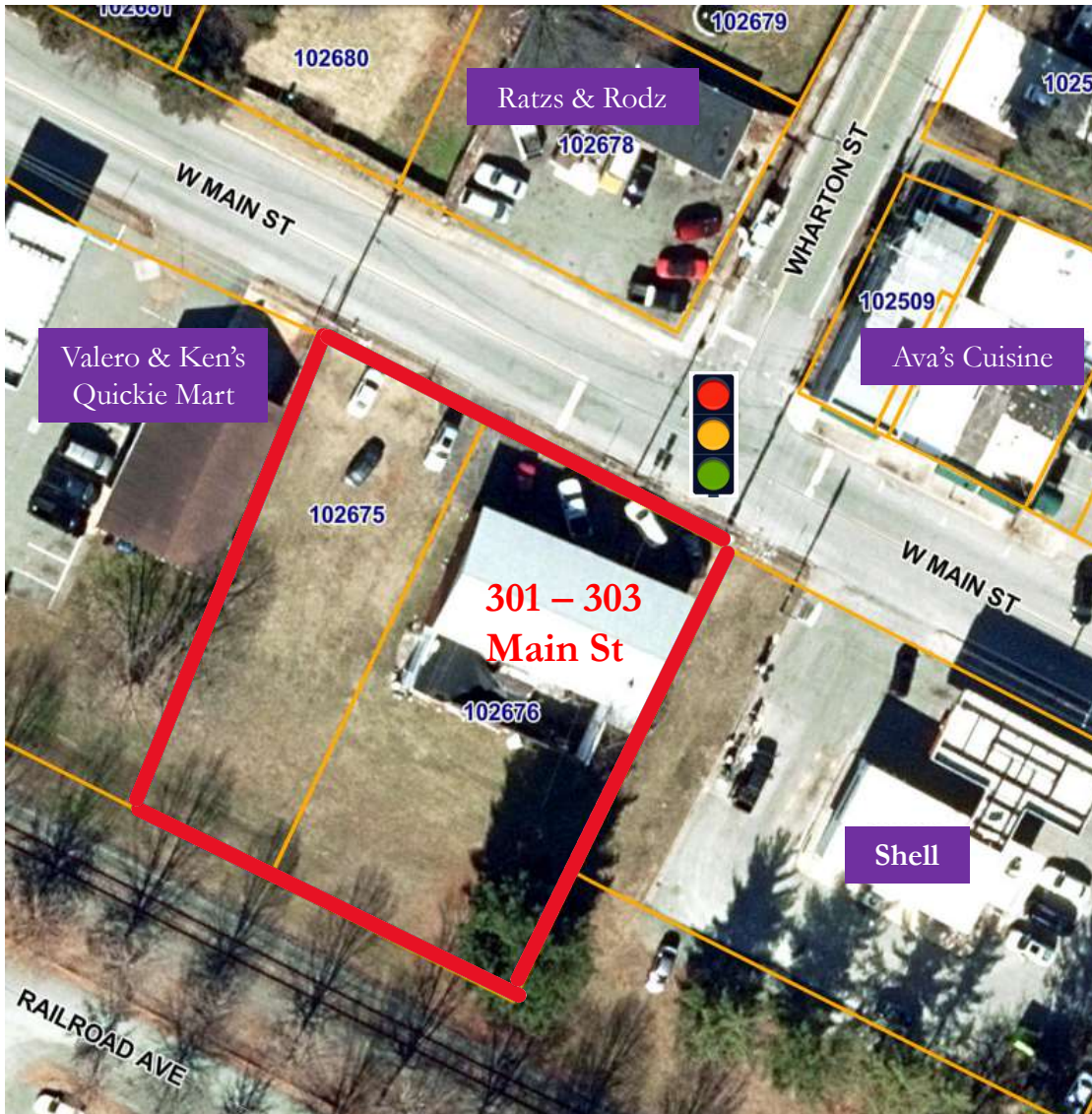
*Year Built:* 1934. Building renovated in 2024.

*Vacant Land:* This lot also includes adjacent land area for outside seating, future parking, play area for a day care, etc. Current CB zoning has no parking requirements and site is across Main Street from public parking.

*Signal Redesign:* This light is being redesigned by NC DOT and will be moved to a more central location on the 301 - 303 building.

*More Info:* A dropbox is available with full info.

*Opportunity:* For lease.



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New entry door and windows for a 1,235 SF unit in 1Q25.





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