

B
BROWN INVESTMENT
PROPERTIES

EST. 1960

(336) 379-8771 | www.bipinc.com



1607-A W. Friendly Avenue
Greensboro, NC 27403

Contact: Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510
C: 336-543-4850



FOR LEASE— Retail
1,745 +/- SF
\$20.00/SF + \$5.15/SF TICAM

1607-A West Friendly Avenue Greensboro, NC 27403

For LEASE - \$20.00/SF

Property Summary

1,745 +/- square feet of Retail space located along busy West Friendly Avenue. Suite A offers an open floorplan with one office and one restroom, with the current use being a thrift store. Located adjacent to desirable Sunset Hills neighborhood. Contact Broker for tours and more information.



KEY FEATURES

Prime Location: Located directly off West Friendly Avenue - one of Greensboro's busiest roads. Convenient to Downtown Greensboro, affluent neighborhoods, and area highways.

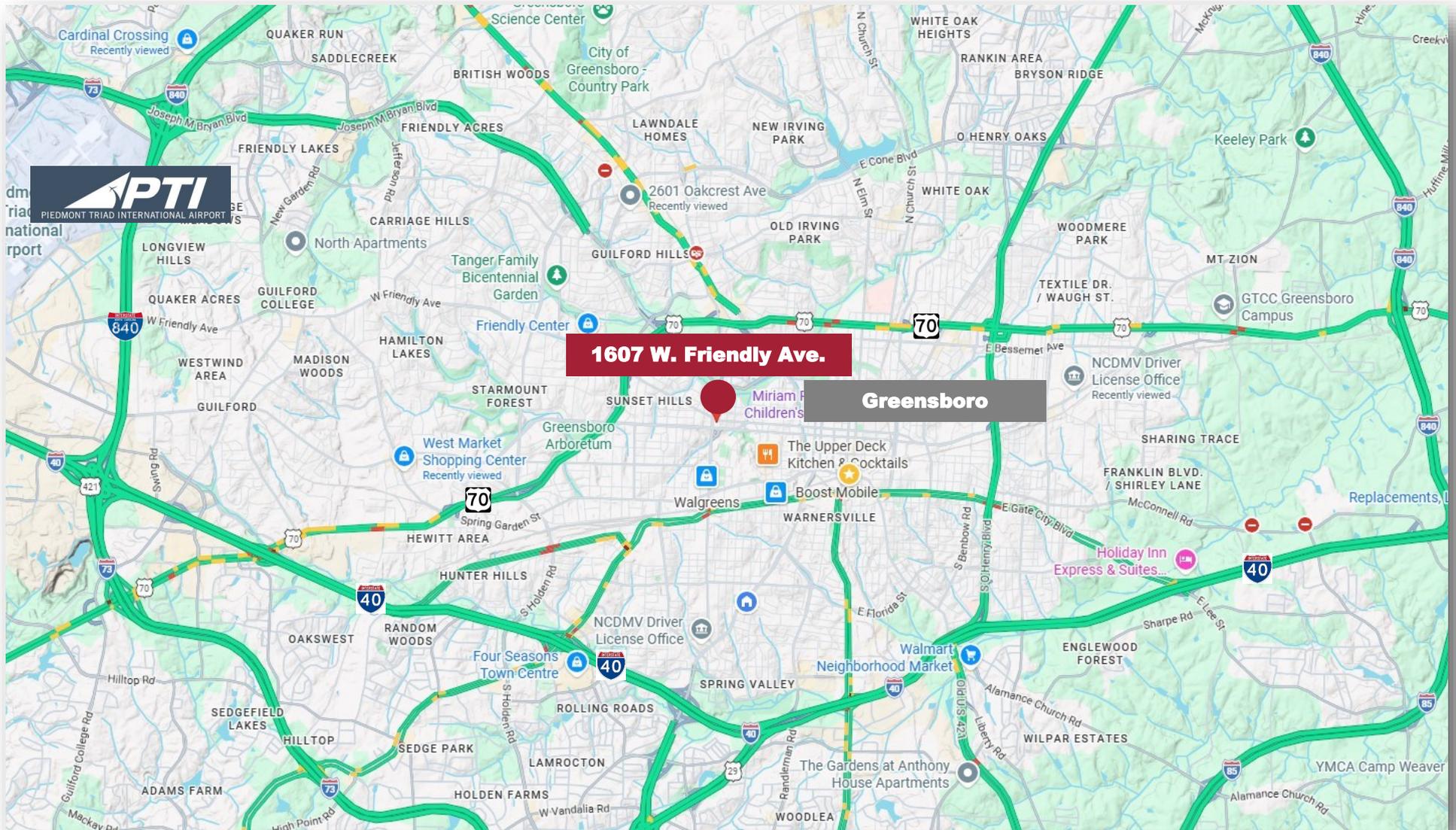
Spacious Floor Plan: Open floorplan offers an endless array of interior design opportunities. Exposed wood roof deck provides a charming aesthetic.

Turn-Key Condition: This property is move-in ready for most retail uses.

PROPERTY DETAILS

- Property Address: 1607-A West Friendly Avenue
Greensboro, NC 27403
- Square Footage: 1,745 +/-
- Lease Rate: \$20.00/SF
- TICAM: \$5.15/SF
- Lease Structure: Modified Gross
- Year Built: 1938
- Zoning: Commercial-Moderate (C-M)
- Parking: 34 Spaces (shared)





1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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.