

FOR LEASE

Lake Jeanette Station  
3610 N. Elm Street  
Greensboro, NC 27455



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

Doug Fogartie, Broker  
dfogartie@bipinc.com  
P: 336-544-8012  
C: 919-605-6093





3610 N. Elm Street  
Greensboro, NC 27455

### Property Features

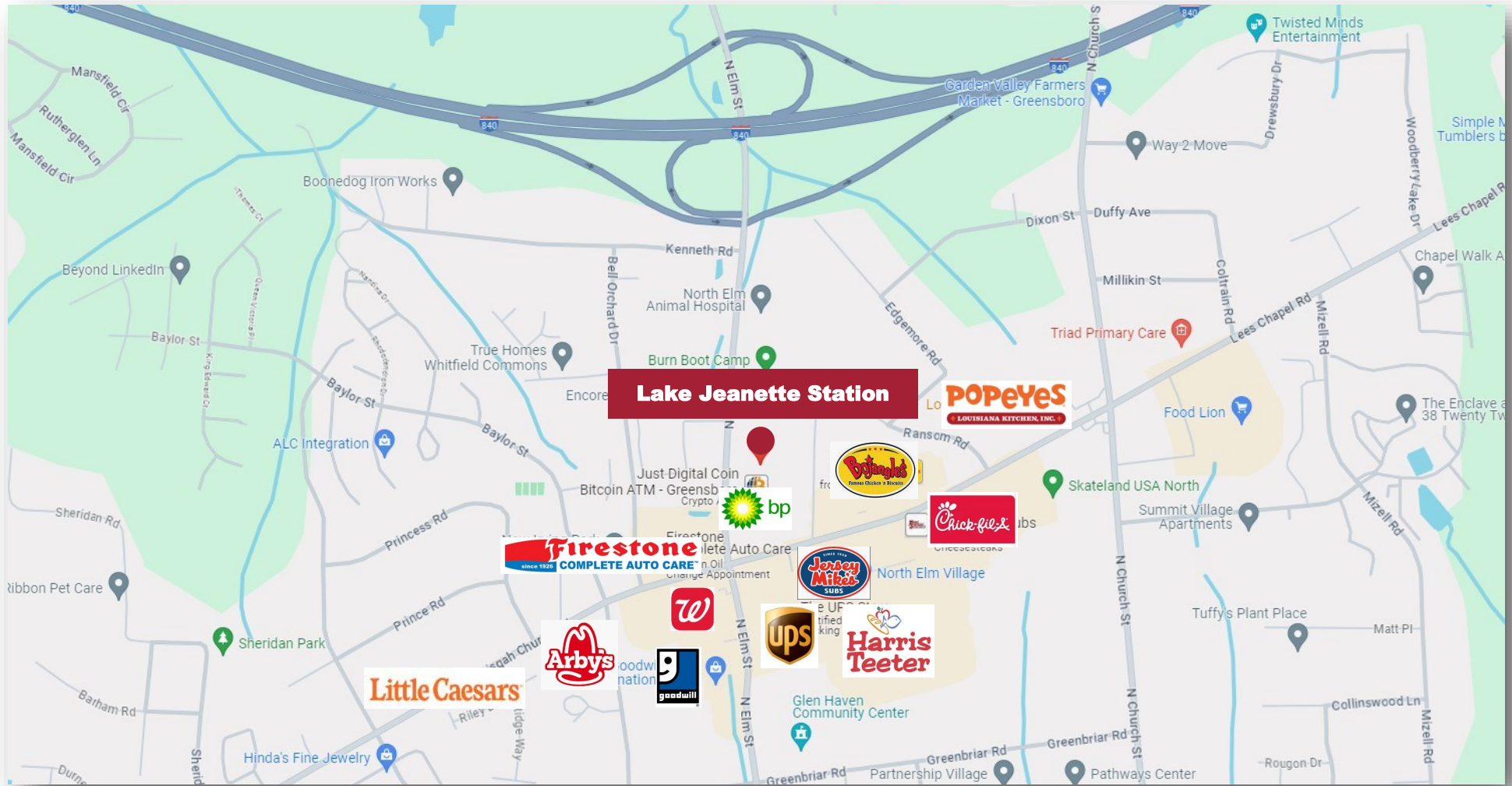
- Exciting opportunity in a strong office/retail location
- Suite A (2,818 SF) available
- Office space with multiple private offices, conference room, breakroom and reception area
- Plenty of parking
- Professionally managed
- Call Broker for rates
- This property is approximately one-third mile from Interstate I-840 at the N. Elm exit
- This space is an end unit



- A: AVAILABLE +/- 2,818 SF
- B: LabCorp +/- 2,303 SF
- C: My Sweet Little Bake Shop +/- 1,570 SF
- D: Burn Bootcamp +/- 5,105 SF
- E: Salvation Army +/- 5,326 SF

Demographics	2 Miles	5 Miles	10 Miles
2023 Population	35,278	148,915	354,721
Avg HH Income	\$85,597	\$81,860	\$76,524
2023 Households	14,600	61,501	144,723
Traffic - N. Elm St & Pisgah Church Rd - 18,405 VPD			





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.