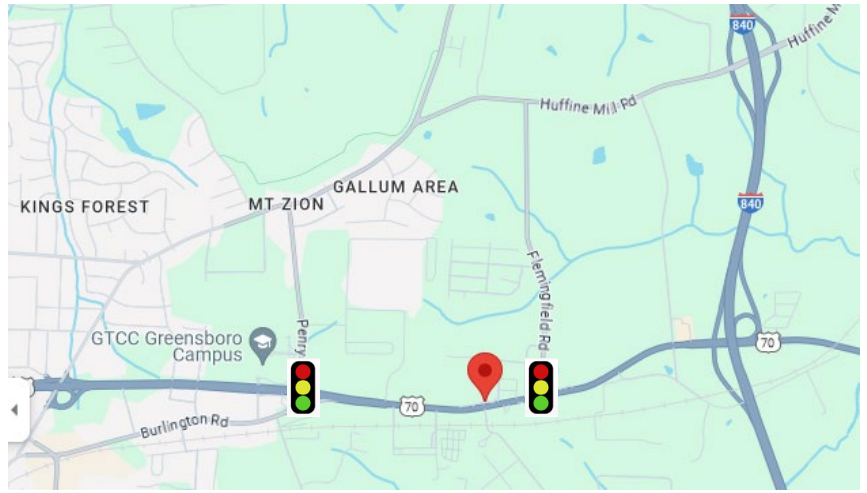
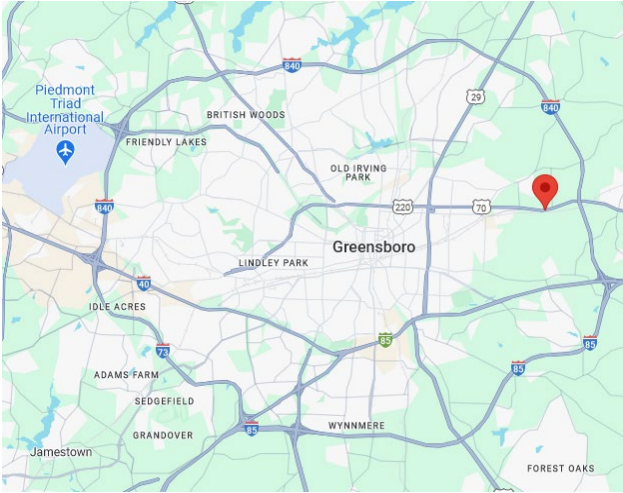


Retail / Office Space

DOWELL
COMMERCIAL

3925 Burlington Rd / Wendover Avenue, Greensboro, NC



This Property Offers:

Expanding East Greensboro: The I-840 urban loop has opened up prior unbuilt areas of Greensboro and Guilford County. Besides growth from Greensboro itself, this area is seeing the western expansion of the Burlington / Alamance market down the I-40 and Highway 70 corridors. The newly installed utilities that allowed the 1.5+ million SF Publix facility on Highway 70 is now creating other growth. While this area already had strong education facilities (GTCC, NC A&T), abundant residential development, and desirable employers (Lorillard Tobacco, Proctor & Gamble, Publix), this area continues to grow.

Building Facts

Building Gross SF: 16,765

Date of Construction: 1983.

Tenants: Bryant Hardware, ABC Store, Quick Stop. Adjacent to the 4101 Burlington Road Shopping Center (Dollar General, Pizza Hut).

Available Space: 1,200 SF. Space is 30' x 40'.

Description: Second generation space laid out as an large open entry area (with abundant glass and light), multiple offices, a conference / back office (with one way glass), a utility room, and private single bathroom.

Zoning: Commercial High in Greensboro's jurisdiction. Site is on a GSO 2040 reinvestment corridor.

Signage: Available individual building signage over tenant spaces as well as potential pylon signage.

DOT Traffic Counts: 22,500 AADT (per NC DOT)

Lease Rate: Contact brokers.



For More Details, Contact:

Sean Dowell

Office: (336) 378-5067

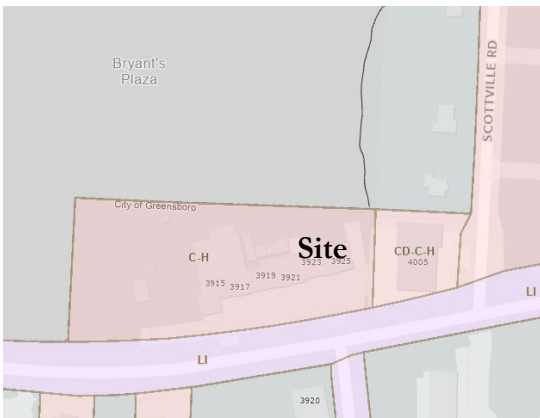
Cell: (919) 924-4137

Sean@DowellCommercial.com

Retail / Office Space

DOWELL
COMMERCIAL

3925 Burlington Rd / Wendover Avenue, Greensboro, NC



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

Retail Space

3925 Burlington Rd / Wendover Avenue, Greensboro, NC

DOWELL
COMMERCIAL



For More Details, Contact:

Sean Dowell

Office: (336) 378-5067

Cell: (919) 924-4137

Sean@DowellCommercial.com