

3009

S ELM-EUGENE STREET

GREENSBORO, NC

**FOR
LEASE &
FOR SALE**



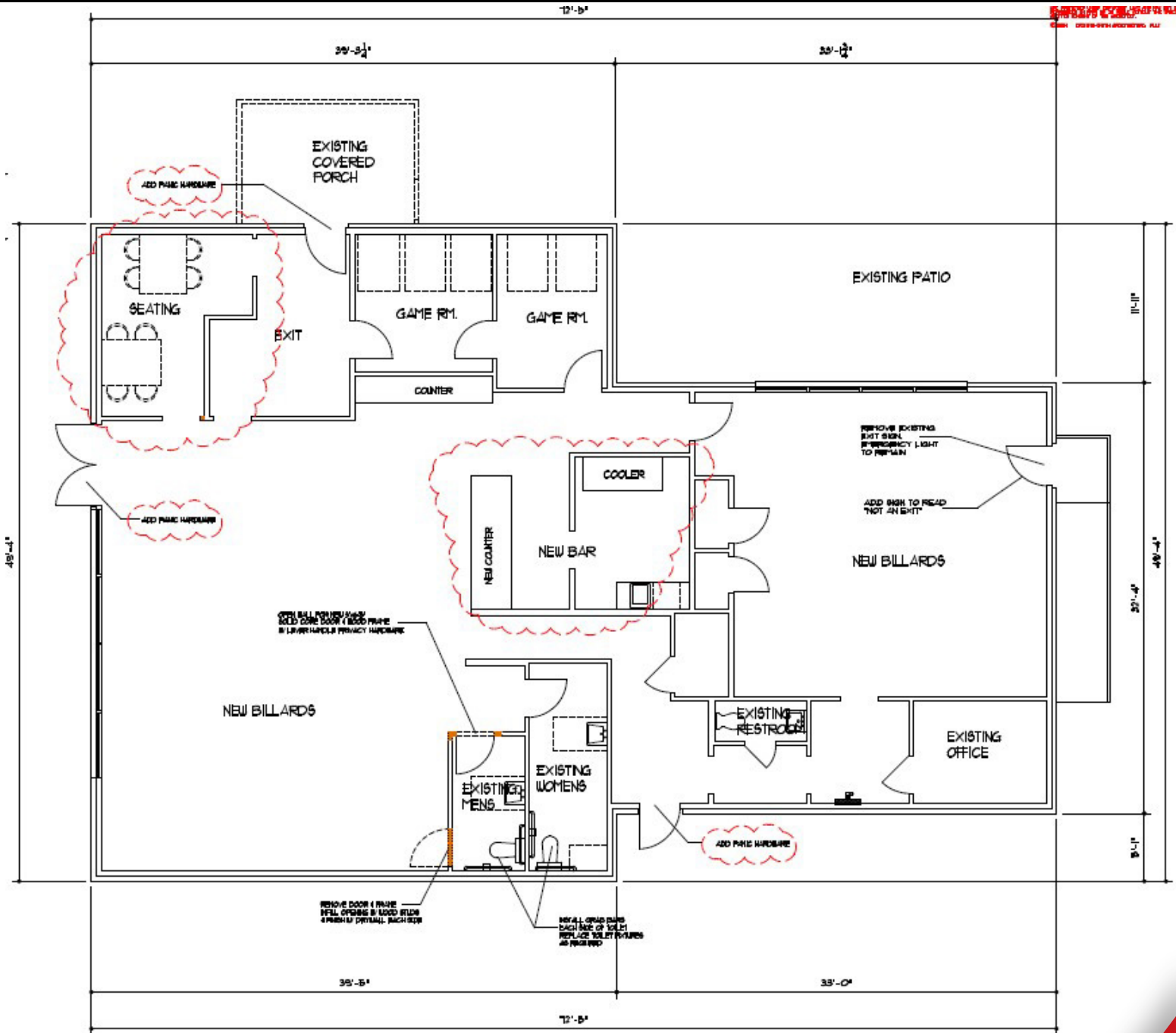
PROPERTY HIGHLIGHTS

- ± 3,122 SF of Retail Space
- Ample Parking with 25 Spaces
- 29,000 VPD on S Elm-Eugene Street at I-40/85
 - Half a Mile to I-40/85
 - Zoned LI
- **\$525,000 or \$4,500 per Month**

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

JOHN PURDIE
BROKER
336.2072175
jurdie@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com



ELECTRICAL NOTE:

REMOVE EXISTING EXIT SIGN N REAR OF BUILDING WHERE INDICATED

RELOCATE ELECTRICAL SWITCHES & OUTLETS AT RESTROOM DOOR ADDITION & BAR CABINET ADDITION

RE-INSTALL AS PER NATIONAL ELECTRICAL CODE

FLOOR PLAN

1/4" = 1'-0"

NOTE:

REPLACE EXISTING DOOR KNOBS W/ LEVER HANDLE HARDWARE

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