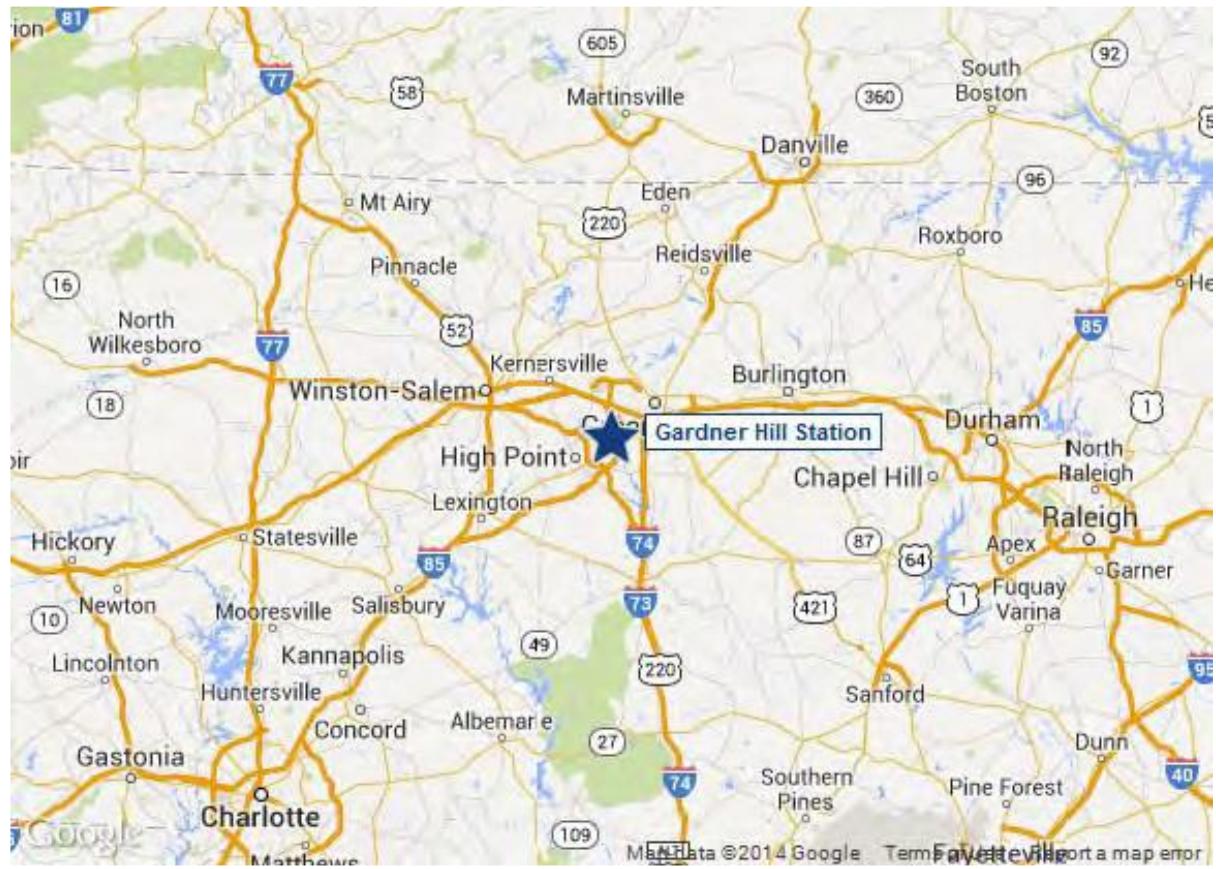


Gardner Hill Station  
1002 Gardner Hill Drive  
Jamestown, NC 27282

2,320 SF End-Cap Second Generation Restaurant Space Available for  
Lease

# Location of Gardner Hill Station (1002 Gardner Hill Drive, Jamestown, NC 27282)

- Guilford College Road is a four lane road that exits I-85, one of the largest highways in the southeast. West Gate City Blvd runs directly into GTCC campus, and to I-73 or Downtown Greensboro in the opposite direction.
- West Gate City Blvd has been expanded to four lanes and will connect GTCC to a new interchange at I-73.
- Gardner Hill Station is strategically positioned along Jamestown Parkway (under construction) to connect I-74 in High Point to I-73 (Greensboro Urban Loop) along W. Gate City Blvd.
- The subject property and tenants are located directly juxtaposed to Guilford Technical Community College (GTCC), the 3rd largest community college in the state. The Jamestown campus is GTCC's main campus with 31 buildings.
- Jamestown is a quintessential southern suburb, and part of the growing Greensboro-High Point MSA.



# Gardner Hill Station

- Gardner Hill Station is located on the lot outlined in red at 1002 Gardner Hill Drive, directly behind Sheetz.
- Gardner Hill Drive runs behind Sheetz and in front of Gardner Hill Station, connecting W Gate City Blvd and Guilford College Road.
- West Gate City Boulevard is on the right of the figure; Guilford College Road is on the left of the figure.
- A 49,000 SF Publix has opened directly across from Gardner Hill Station on West Gate City Blvd in a high-end “Grandoverish style” Grandover Village shopping Center. In front of the Publix, a Chick Fil A has opened. A Starbucks is opening soon.



# Gardner Hill Station Aerial View

Serving the affluent Grandover, Sedgefield, Adams Farm, and Jamestown communities

Completed major realignment of Gate City Blvd. from I-73 to site and future Jamestown Bypass (under construction) to I-74 in High Point

Signalized intersection at W. Gate City Blvd. and Guilford College Rd with U-Turn Lane for full access

Adjacent to over 10,000 daily students, faculty and staff including Guilford Technical Community College (GTCC), Ragsdale High School, Jamestown Middle School, Mills Elementary School and Haynes-Inman Education Center

Adjacent to Millis & Main (312 units) and 8 West (230 units) luxury apartment communities

Adjacent to LeBauer Healthcare

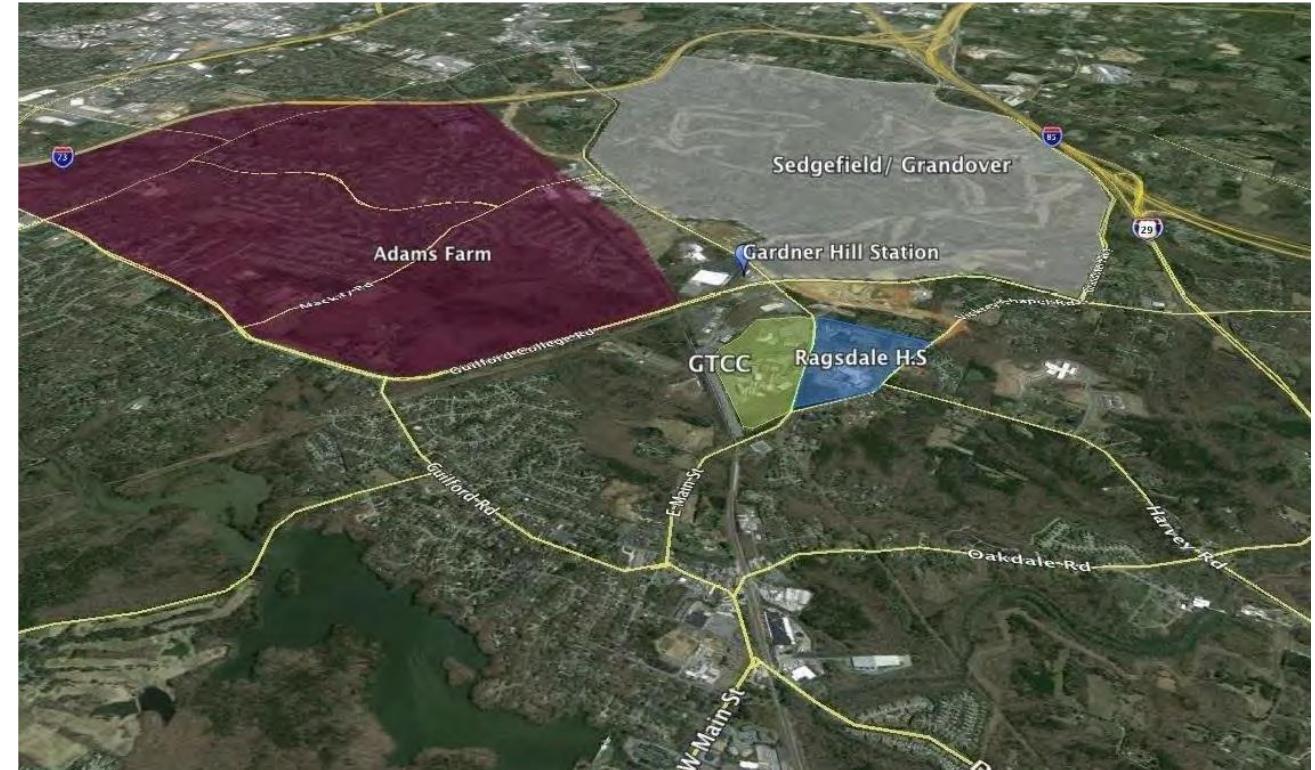


*Gardner Hill Station (1002 Gardner Hill Drive) at Intersection of Guilford College Road and West Gate City Boulevard Behind Sheetz*

*Contact: DFHC Corporation, Inc  
919-533-7487*

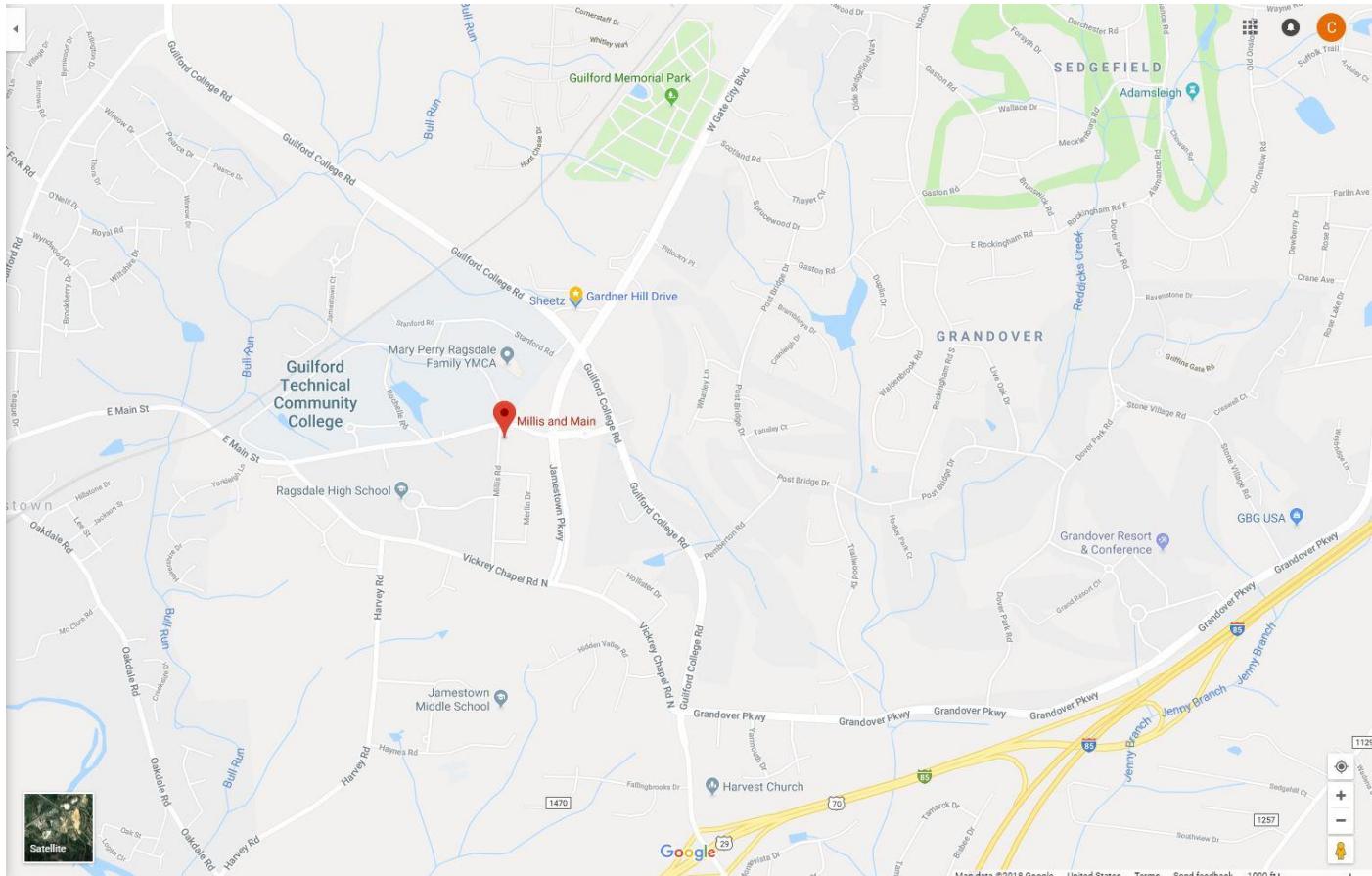
# Residential Communities

- There are three immediate residential communities in close proximity to the property known as Grandover, Sedgefield, and Adams Farm.
- Grandover is an over 1,500-acre development with 1,500 luxury home sites, a conference-style resort, and a 36-hole championship golf course.
- Sedgefield is a PGA championship golf course surrounded by luxury homes.
- Adams Farm houses 1600 residences and two apartment complexes.



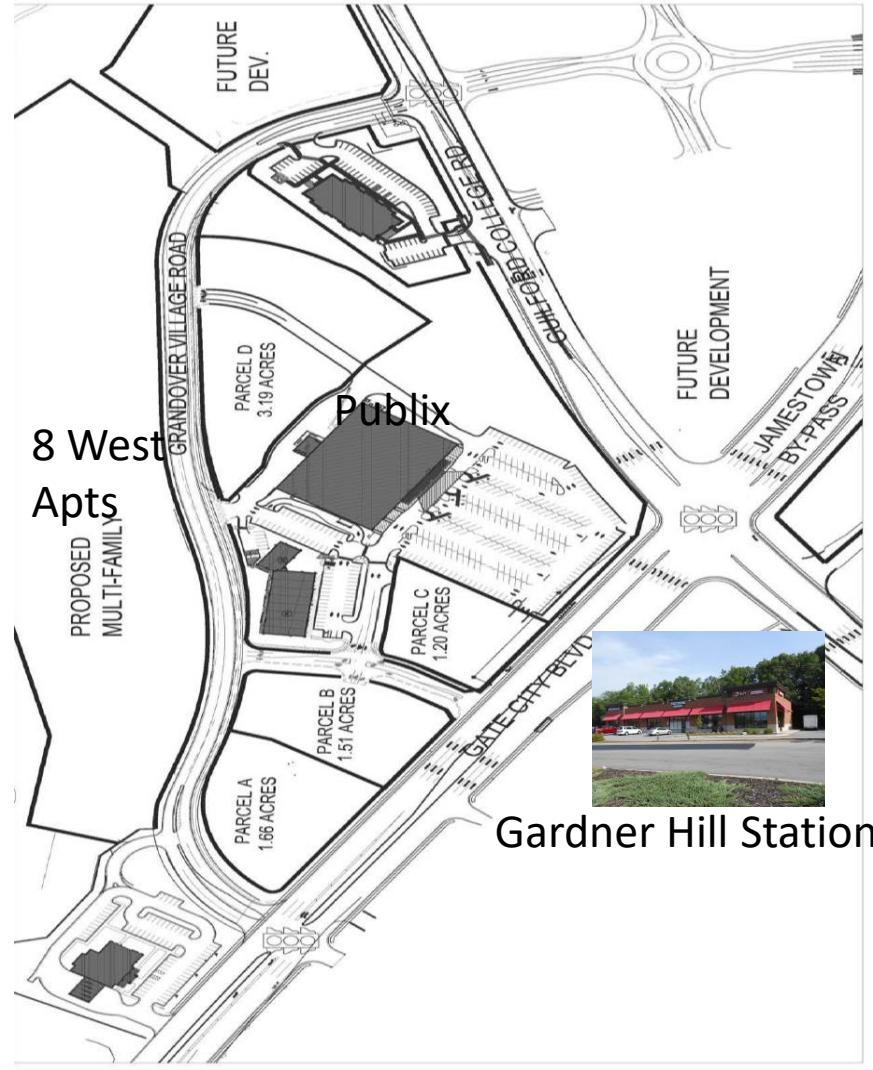
# Millis and Main Apartments

- Koury Corporation has completed construction of the high-end Millis and Main Apartment Homes at Grandover: 192 luxury apartments on 8.46 acres off Millis Road across from Guilford Technical Community College's Jamestown campus and Millis Road Elementary School.
- The one-, two- and three-bedroom apartment development includes a 6,000-square-foot activity center, pool, pet park and private garages.
- The company is building a road in the property that will connect Guilford College Road on the east to Jamestown Parkway on the west. (West Gate City Boulevard changes its name to Jamestown Parkway when it crosses Guilford College Road.)



# “8 West luxury Apartments”

- This 230-unit apartment complex has been constructed by Koury Corporation directly behind the Publix Grocery Shopping Center.



# Gardner Hill Station

Directly next to Guilford Technical Community College Center for Advanced Manufacturing



# Gardner Hill Station Demographics



Population	
1 mile	2,696
3 mile	34,384
5 mile	108,199



Drive Times	
5 minutes	13,022
10 minutes	78,366



Average Household Income	
1 mile	\$136,579
3 miles	\$97,897
5 miles	\$73,266



Drive Times	
5 minute	\$116,119
10 minutes	\$77,271

# Sheetz at Corner of Guilford College Road and West Gate City Blvd



# Gardner Hill Station Street View



# Gardner Hill Station East Side Street View



# Front View Gardner Hill Station

- The building boasts an elegant brick facade with progressive design, trim, and awnings.
- The grounds and building are maintained in pristine condition.



# East Side of Gardner Hill Station with Signage Allowed on Side of Building

