

# 3508 W Gate City Boulevard

*Greensboro, North Carolina 27407*

56,767 SF Freestanding Vacant Building in Dominant Greensboro Retail Corridor



# Property Overview

- + **Building Size:** 56,767 SF
- + **Total Acreage:** 5.02 Acres
- + **Year Built / Renovated:** 1979 / 2000 / 2015
- + **Parking Spaces:** 211 Spaces
- + **Pricing:** Contact Broker
- + **Nearby Retail:** Walmart Neighborhood Market, Total Wine & More, JCPenny, Dillards, Harbor Freight, Aldi, McDonald's,
- + Excellent access and visibility at the intersection of Gate City Boulevard (24,000 VPD) and Holden Road (19,500 VPD)
- + Conveniently situated less than 0.5 miles of Four Seasons Shopping Mall, Koury Convention Center and access to I-40 to Winston-Salem and Raleigh-Durham.
- + 11,183 multifamily units within 3 miles



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,147	83,463	184,370
Households	4,189	33,118	75,985
Median Age	33.3	32.7	34.3
Average Household Income	\$57,850	\$74,492	\$84,065
Daytime Population	13,566	88,831	231,401

Source: CBRE Fast Reports

# Site Plan







HIGH POINT  
14.2 MILES



Dillard's  
JCPenney  
FOREVER 21  
BACK ROOM SHOES

TRUIST  
Lids  
EXPRESS

JOSEPH S. KOURY  
CONVENTION CENTER  
985 ROOMS

Sheraton

Bank of America

Budget  
DISCOUNT  
TIRE

Badcock  
more

Total  
Wine  
& MORE

WALMART NEIGHBORHOOD  
MARKET

LI MING'S  
GLOBAL MARKET

BEN L. SMITH  
HIGH SCHOOL

FOUR SEASONS  
MOVIE THEATER

THE PARK AT  
AVENTINO APARTMENTS  
240 UNITS

ALDI  
bp  
SHERWIN  
WILLIAMS

EDWIN A. ALDERMAN  
ELEMENTARY SCHOOL

America  
LIFESTYLE FURNITURE

COOK OUT

Walgreens

Krups  
FIREHOUSE  
SUBS

T-Mobile  
O'Reilly AUTO PARTS

WELLS FARGO

Wendy's

JJ  
BONES

WAFFLE  
HOUSE

CARRABBA'S  
ITALIAN GRILL

Comfort  
INN  
BAYMONT  
DRURY  
INN & SUITES  
RAMADA  
Best  
Western

INTERSTATE  
40

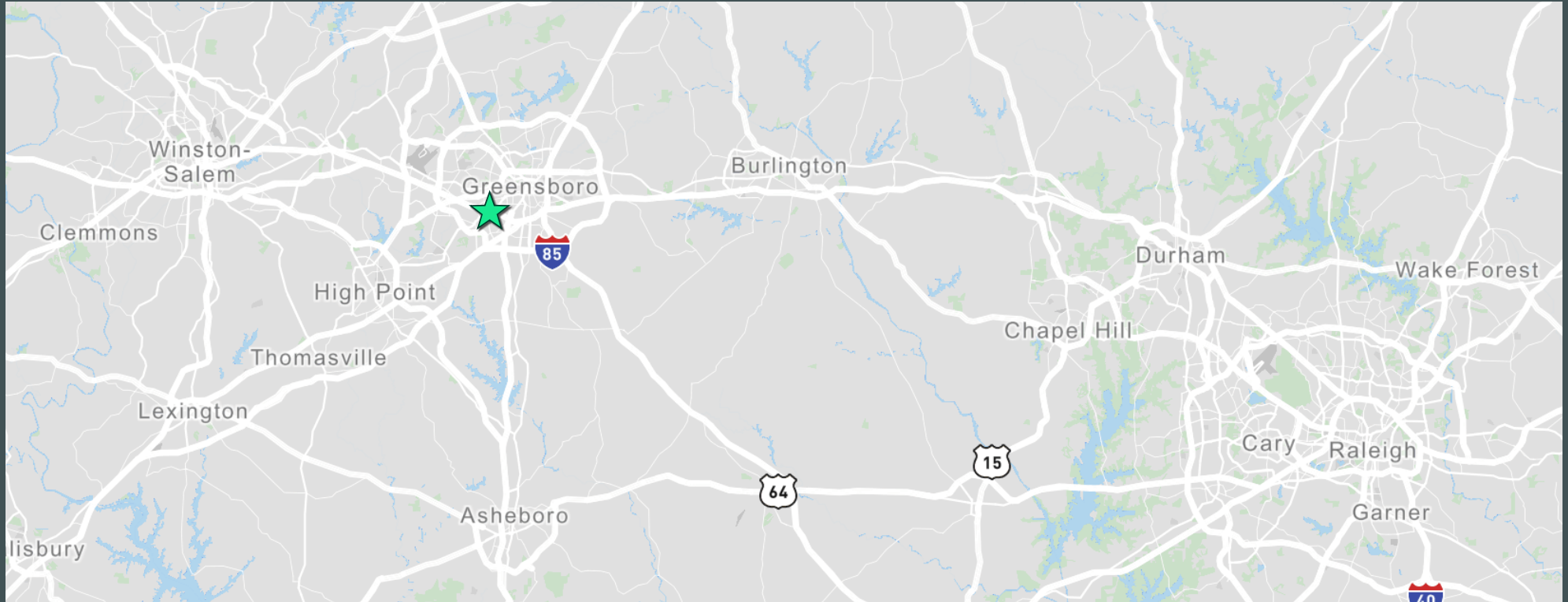
I-40 - 120,000 VPD

GATE CITY BOULEVARD - 24,000 VPD

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FOR SALE & LEASE



## Contact Us

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