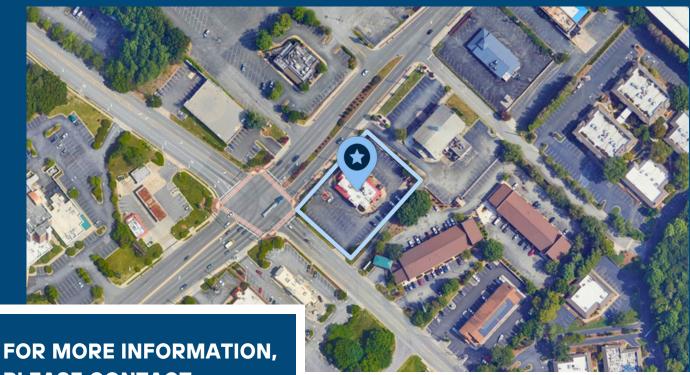
BUILD-TO-SUIT OR GROUND LEASE



PLEASE CONTACT:

- **** 704-532-0028



204-C West Woodlawn Rd, Charlotte, NC 28217 P: 704-532-0028 F: 704-532-4301 bvbproperties.com

3025 West Gate City Blvd Greensboro, NC 27403

±0.91 Acre pad-site opportunity

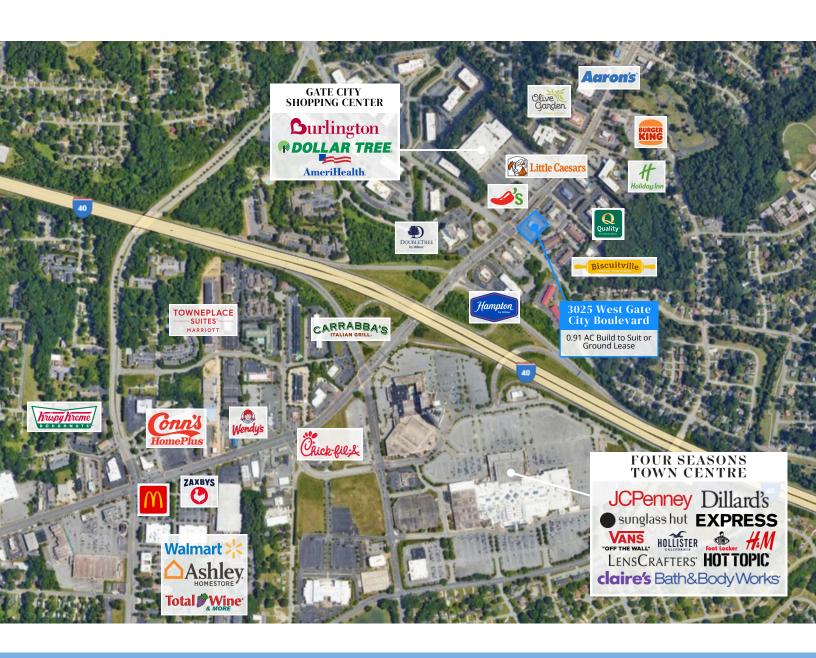
- Prime visibility with ±225 FT of frontage on W. Gate City Blvd
- Less than ½ mile from Koury Convention Center and Four Seasons Town Centre (1.1 M SF regional mall)
- Minutes from Greensboro Coliseum, one of the regions largest entertainment venues
- Surrounded by dense retail and hospitality, ideal for restaurant, fast-food, or retail uses

Location Overview

3025 West Gate City Blvd | Greensboro, NC

Location Highlights

- Positioned in a high-traffic retail corridor just north of the Gate City Blvd interchange with I-40 (101,000 AADT)
- Strong daytime and residential population nearly 190,000 residents within 5 miles
- Close proximity to major demand drivers including Four Seasons Town Centre, Greensboro Coliseum,
 Koury Convention Center, and multiple hotels
- Excellent visibility and accessibility from both W. Gate City Blvd and I-40
- Surrounding retailers include Burlington, Chili's, Olive Garden, Burger King, Little Caesars, Hampton Inn, and Holiday Inn



Location Overview

3025 West Gate City Blvd | Greensboro, NC



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,083	87,713	192,430
Median Age	34.8	31.0	34.1
Daytime Population	13,298	104,566	245,072
Avg. HH Income	\$58,765	\$71,317	\$83,514
Households	3,074	33,497	78,415