

BUILD-TO-SUIT OR GROUND LEASE



**FOR MORE INFORMATION,
PLEASE CONTACT:**

☎ 704-532-0028

✉ ryanm@bvbproperties.com

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PROPERTIES
REAL ESTATE ACQUISITION / SALES / LEASING

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

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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 |