

616-D GUILFORD COLLEGE RD

GREENSBORO | NORTH CAROLINA



± 3,026 SF RETAIL / FLEX SPACE FOR SALE



**COLDWELL BANKER
COMMERCIAL**

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PROPERTY DASHBOARD

Rare opportunity for retail/ flex space, ideally located just off I-40 in one of Greensboro's most active corridors. Currently configured as a fitness facility, the property features expansive open space with 14' clear heights, two private offices, two restrooms, and a welcoming reception area, offering flexibility for a variety of retail, showroom, fitness, office, or service-oriented users.

Positioned on a prominent corner within the business park, the property benefits from excellent accessibility, strong surrounding traffic counts, and proximity to major retailers, restaurants, and entertainment destinations.



SALE PRICE: \$299,000



2 OFFICES, 2 BATHROOMS, RECEPTION AREA, AMPLE OPEN SPACE



+/- 3,026 SF



14' CLEAR HEIGHT CURRENTLY SET AS GYM. EQUIPMENT AVAILABLE FOR PURCHASE



LOCATED JUST OFF I-40 IN THRIVING GREENSBORO CORRIDOR





LOCATION OVERVIEW
PROPERTY MAP



LOCATION OVERVIEW

GREENSBORO, NORTH CAROLINA

Located in the heart of North Carolina's Piedmont Triad, Greensboro serves as a major economic, transportation, and logistics hub for the Southeast. Strategically positioned at the intersection of Interstate 40, Interstate 85, and Interstate 73/74, Greensboro offers exceptional regional and national connectivity, providing convenient access to key East Coast markets and placing much of the U.S. population within a day's drive. The city is also served by Piedmont Triad International Airport (PTI), one of the region's most important transportation assets, supporting passenger travel, cargo operations, and a growing aerospace manufacturing sector featuring Boom Supersonic and HondaJet.

Greensboro's economy is anchored by a diverse mix of advanced manufacturing, aviation, logistics, healthcare, education, and professional services. Major employers and institutions including Cone Health, Kontoor Brands, Volvo Trucks, The Fresh Market, NC A&T State University, UNC Greensboro, and HAECO Americas contribute to a strong and resilient economic foundation.

Greensboro offers a robust commercial real estate landscape featuring millions of square feet of office, industrial, flex, warehouse, retail, and mixed-use properties. Ongoing downtown revitalization, adaptive reuse projects, and new mixed-use developments are reshaping the urban core and creating increased demand for commercial space. With a population exceeding 300,000 within the city and more than 775,000 across the greater Greensboro-High Point metropolitan area, the market provides a deep labor pool and strong consumer base.



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