

Retail For Sale



KW Commercial Triad

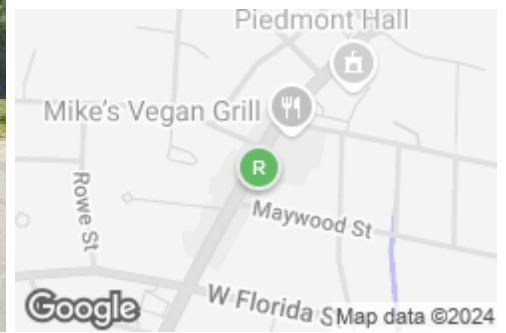
1407 North Carolina 66 Suite D Kernersville, NC 27284 | 336-992-0200

Unleash Your Sports Bar Dream: West G...

Retail: Tavern/Bar/Nightclub For Sale

2519 W Gate City Blvd, Greensboro, NC, 27403

Prepared on September 10, 2024



Listing Details | Retail For Sale

Total Available Space	2,970 SF	Vacant	Yes
Asking Price	\$699,900	Available Date	Now
Listing Price Per SF	-	Days On Market	253 days
Cap Rate (Actual)	-	Date Listed	1/01/2024
Signage	Free-Standing	Last Modified	-
Show Instructions	Call broker	Listing ID	66e076defe0e3647236...
Free & Clear	Yes	Parking Spaces	-

Property Details

Building Class	-	Year Built/Renovated	1966, 1981
Property Type	Retail	Primary Construction	Wood
Sub Type	Tavern Bar Nightclub	Occupancy Type	Single Tenant
Zoning	NS	Parcels	7853492646
Building Status	Existing	Legal Owner	Miller, Donn C;permar, V...
Property Rent	\$13.86/SF (Average)	Submarket	NC - Inner Loop SW
Building Size	2,970 SF	County	Guilford
Land Size	0.68 Acres / 29,621 SF	Retail Space	2,970 SF
Number of Buildings	1	Floor Size	3,288 SF
Floors	1		

Description

Unleash Your Sports Bar Dream on West Gate City Blvd!

This prime retail space is your ticket to owning the next neighborhood hotspot. Located on bustling West Gate City Blvd, this nearly 3,000 sq ft property offers ample room for multiple seating areas and expansion.

Imagine a place where everyone knows your name, surrounded by a sleek teak bar. This is your chance to create a lively sports bar that's the heart of the community. Don't miss out!

Key features:

- High-visibility location
- Expandable lot
- Spacious interior
- Stylish teak bar
- Ready to turn your vision into reality? Contact us today!

Contact



Kelly Anders
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kellyanders@kw.com



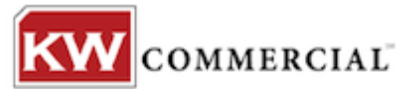
Courtney Broach
336-448-4314
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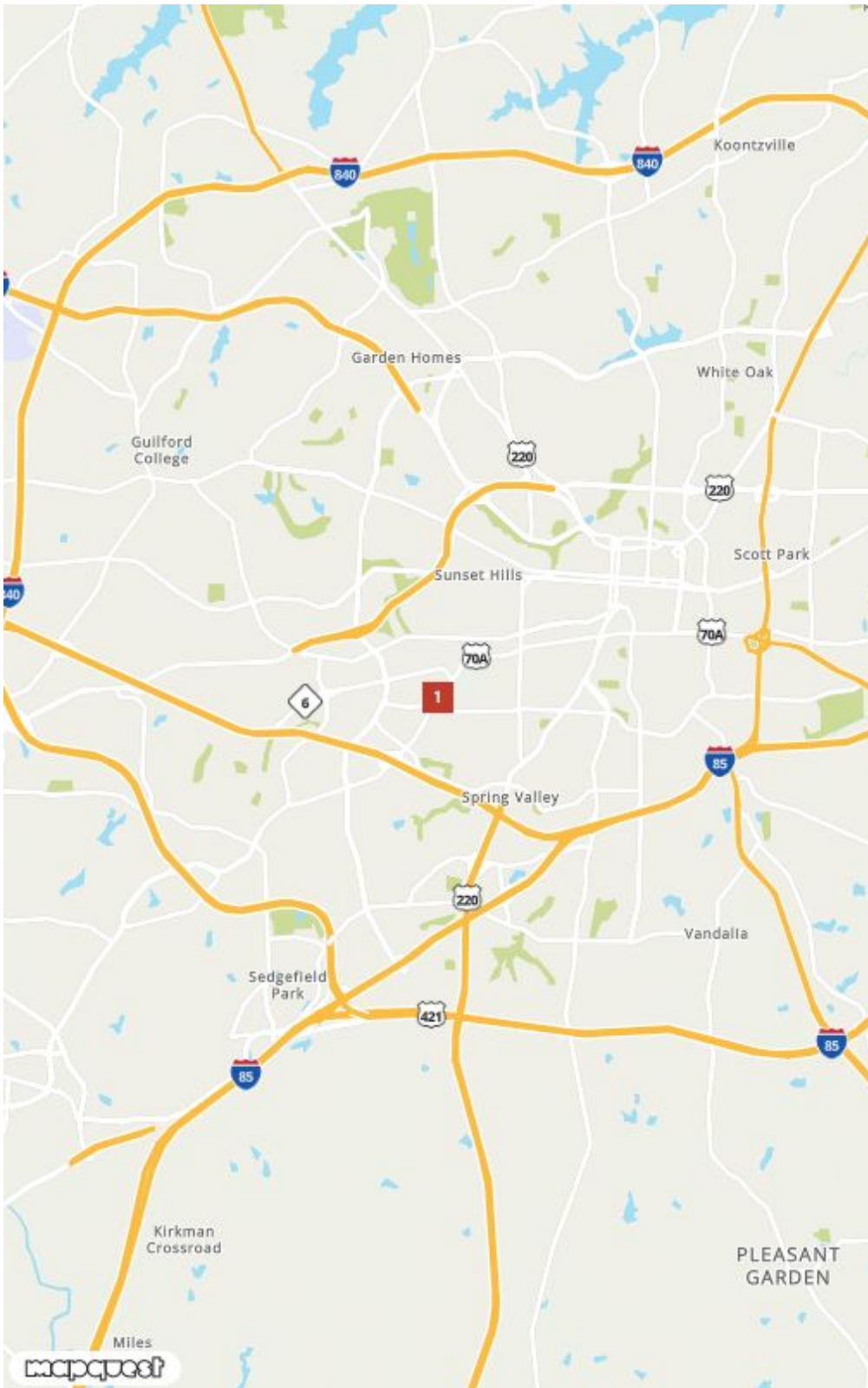
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Report for 2519 High Point Ro...



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2519 High Point Road
Greensboro, NC 27403



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MOODY'S

Tropics Sports Bar



KW Commercial Triad

1407 North Carolina 66 Suite D Kernersville, NC 27284 | 336-992-0200

**Parcel
Aerial**



Google

Imagery ©2024 Airbus, Maxar Technologies

Tropics Sports Bar

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Greensboro, NC 27403



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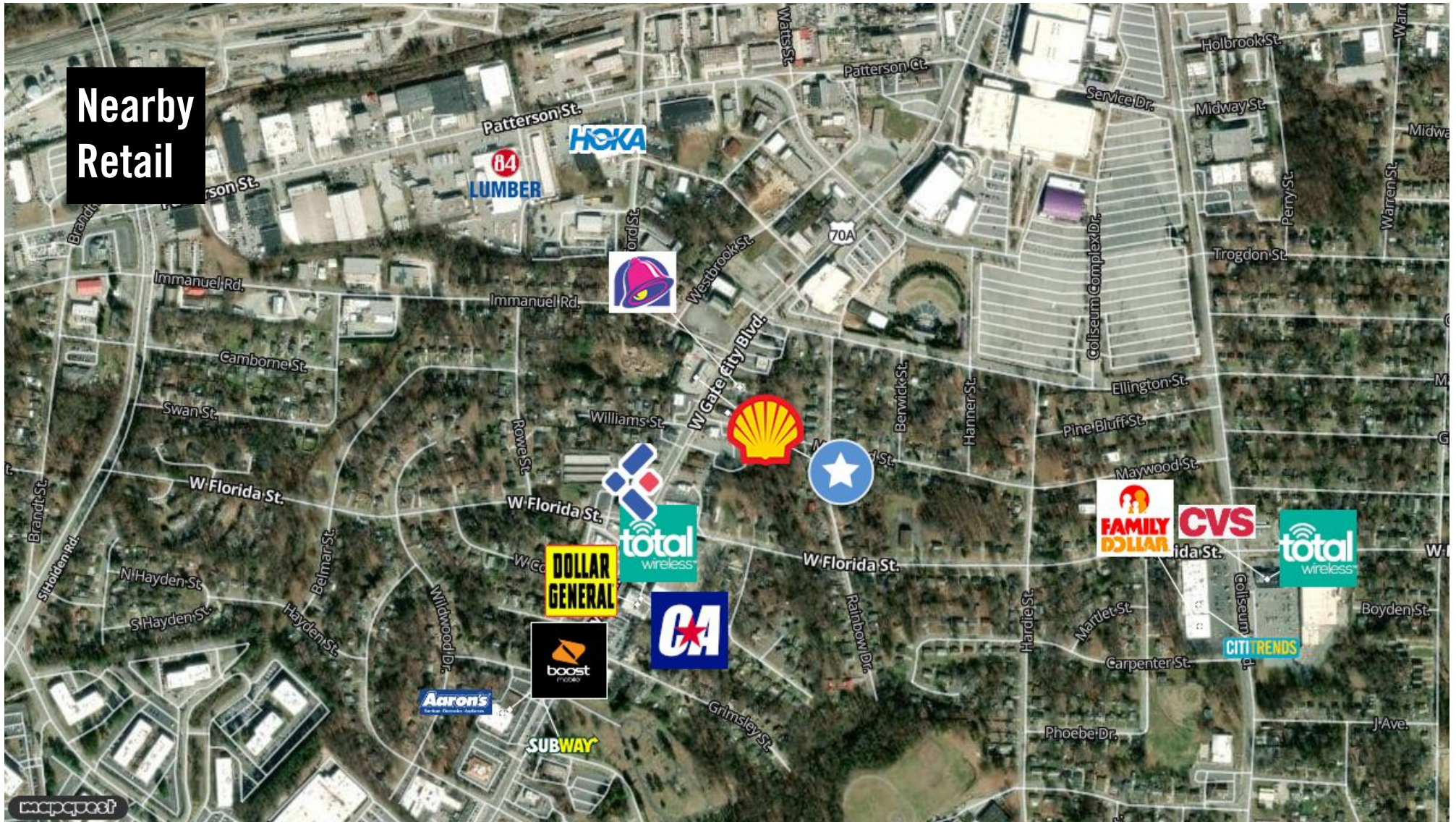


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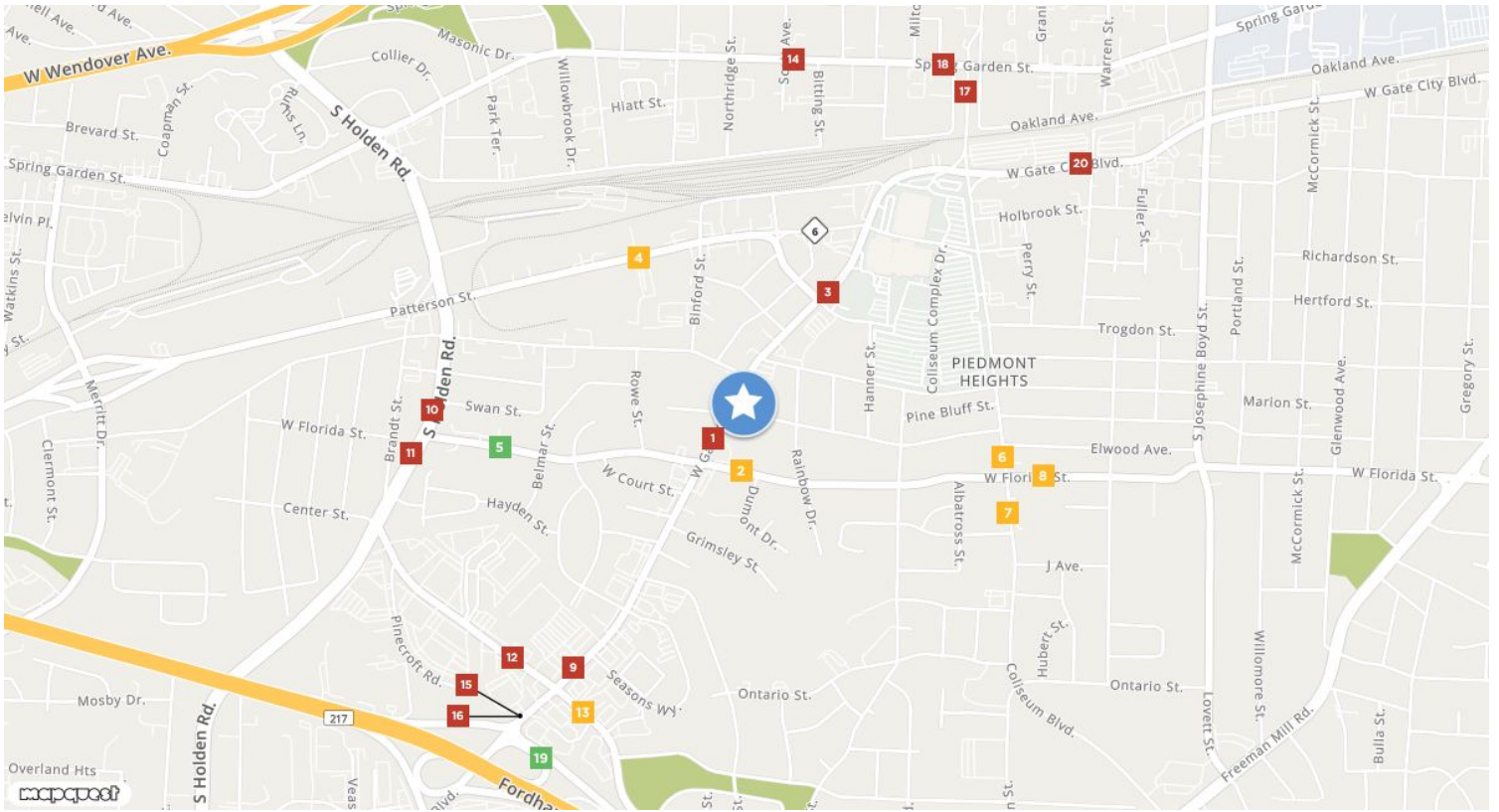
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Tropics Sports Bar

**Nearby
Retail**



Traffic Counts



West Gate City Boulevard 1 Maywood St Year: 2022 16,130 Year: 2021 16,130 Year: 2019 17,500	Dumont Dr 2 Year: 2022 5,914 Year: 2021 5,914 Year: 2019 6,400	Patterson St 3 Year: 2022 15,731 Year: 2021 15,731	Patterson Street 4 S Holden Rd Year: 2022 9,409 Year: 2021 9,409 Year: 1998 13,885	West Florida Street 5 S Holden Rd Year: 2022 4,081 Year: 2021 4,081 Year: 1999 5,476
Coliseum Boulevard 6 W Florida St Year: 2022 7,437 Year: 2021 7,437 Year: 2019 8,600	Coliseum Boulevard 7 Carpenter St Year: 2022 7,918 Year: 2021 7,918 Year: 2019 9,300	West Florida Street 8 Van Wert St Year: 2022 6,645 Year: 2021 6,645 Year: 2019 6,300	Seasons Way 9 Year: 2022 20,647 Year: 2021 20,647 Year: 2019 21,500	South Holden Road 10 Swan St Year: 2022 28,728 Year: 2021 28,728 Year: 2019 26,000
South Holden Road 11 W Florida St Year: 2022 20,024 Year: 2021 20,024 Year: 1999 34,424	West Meadowview Road 12 High Point Rd Year: 2022 10,163 Year: 2021 10,163 Year: 1998 18,632	West Meadowview Road 13 Meadowview Ct Year: 2022 6,364 Year: 2021 6,364 Year: 2019 6,600	Spring Garden Street 14 Bitting St Year: 2022 11,641 Year: 2021 11,641 Year: 2019 14,000	W Meadowview Rd 15 Year: 2022 28,856 Year: 2021 28,856
W Meadowview Rd 16 Year: 2022 26,588 Year: 2021 26,588	South Chapman Street 17 Spring Garden St Year: 2022 10,614 Year: 2021 10,614 Year: 1998 13,315	Spring Garden Street 18 Reynolds Pl Year: 2022 12,995 Year: 2021 12,995 Year: 2019 16,500	W Gate City Blvd 19 Year: 2022 3,004 Year: 2021 3,004	West Gate City Boulevard 20 Warren St Year: 2022 18,017 Year: 2021 18,017 Year: 2019 22,000



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