



RETAIL SPACE FOR LEASE

SEDFIELD CROSSING

4605-4625 W Gate City Blvd. Greensboro, NC 27407



PROPERTY HIGHLIGHTS:

- Retail suites located in the 112,000 SF neighborhood shopping center. Anchored by Family Dollar, United States Post Office & Home Furniture Outlet.
- Located at a major intersection that sees more than 37,000 Vehicles Per Day.
- Great visibility & plenty of parking.
- Less than 4 miles to I-85 and less than 2 miles to I-40. 15 minutes to downtown Greensboro.
- Market data shows an estimated population of 154,961 and an average HH income of \$55,000 in a 5 mile radius.
- Surrounding retailers include: Chick-fil-A, Harbor Freight, Walmart Neighbor Market, Total Wine & More, Auto Zone, Taco Bell, Sonic, Rose's, Dillard's, & Wendy's.

SPACE AVAILABLE:

- Suite - 3,200 SF
- Suite - 2,016 SF
- Suite - 1,920 SF



PRICING & INFORMATION



Brice Richardson

678.267.5816 (m) | 704.389.0864 (o)
brice@jtmcap.com



SEDFIELD CROSSING

4605-4625 W Gate City Blvd. Greensboro, NC 27407

±112,000 SF SHOPPING CENTER





SEDFIELD CROSSING

4605-4625 W Gate City Blvd. Greensboro, NC 27407

MINI SUITES
 JAGS VETERINARIAN
 RODNEY'S TATTO SHOP
 RASHIDA PHOTOGRAPHY STUDIO
 AVON BOUTIQUE



TENANT	SF	TENANT	SF	TENANT	SF
1a/b Home Furniture Outlet	16,930	10 Wigs & More	2,400	19 Church (MTM)	27,500
2 Family Dollar	8,800	11 VACANT	3,200	20 Ginza Steakhouse	1,885
3 Carolina 1 Sales	12,100	12 El Mariachi Mexican	5,200		
4 US Post Office	7,749	13 La Palma Restaurant	1,920		
5 Mini Suites	2,503	14 VACANT	1,920		
6 Hai Au Cafe	1,653	15 13 Visions Event Center	4,600		
7 Fatoumata Hair Braiding	2,400	16 Bodeguita De Mi Pueblo	3,360		
8 Chazown Ministry	3,200	17 VACANT	2,016		
9 Tri Wireless	1,600	18 Office Suites	1,394		

PRICING & INFORMATION



Brice Richardson

678.267.5816 (m) | 704.389.0864 (o)
 brice@jtmcap.com



SEDFIELD CROSSING

4605-4625 W Gate City Blvd. Greensboro, NC 27407



PRICING & INFORMATION



Brice Richardson

678.267.5816 (m) | 704.389.0864 (o)
brice@jtmcap.com