

# 1400 Sunset Dr

Presented By:  
Iron Hand Realty

1400 Sunset Dr, Greensboro, NC 27408



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## Property Details

Located on Sunset Drive near Lawndale Shopping Center, this 1,123 sq. ft. commercial space offers a high-traffic, high-visibility opportunity in one of Greensboro's busiest retail corridors.

Recently updated, the property features a brand-new HVAC system, fresh paint inside and out, a new water heater, and fully renovated restrooms making it move-in ready for a variety of businesses. Drive-thru capability adds further potential, making it perfect for a fast-casual restaurant, coffee shop, or service-oriented business.

- Size: 1,123 sq. ft.
- Condition: Fully renovated (new HVAC, paint, water heater, restrooms)
- Parking: Includes 8-10 dedicated parking spaces
- Drive-Thru Ready: Suitable for quick-service restaurants or retail businesses
- High-Traffic Area: Near Lawndale Shopping Center with steady customer flow
- Lease Terms: \$3,000/month (non-negotiable)
- Restrictions: No tobacco or convenience stores allowed

Located in a well-established shopping district with constant foot and vehicle traffic throughout the day and night, this location ensures excellent business exposure.

**Price: \$32.04 /SF/YR**

View the full listing here: <https://www.loopnet.com/Listing/1400-Sunset-Dr-Greensboro-NC/34700870/>

|                      |                    |
|----------------------|--------------------|
| Rental Rate:         | \$3,000/MO         |
| Property Type:       | Retail             |
| Property Subtype:    | Freestanding       |
| Gross Leasable Area: | 1,123 SF           |
| Year Built:          | 1950               |
| Restrictions:        | NO Tobacco/C-Store |
| Rental Rate Mo:      | \$2.67 /SF/MO      |

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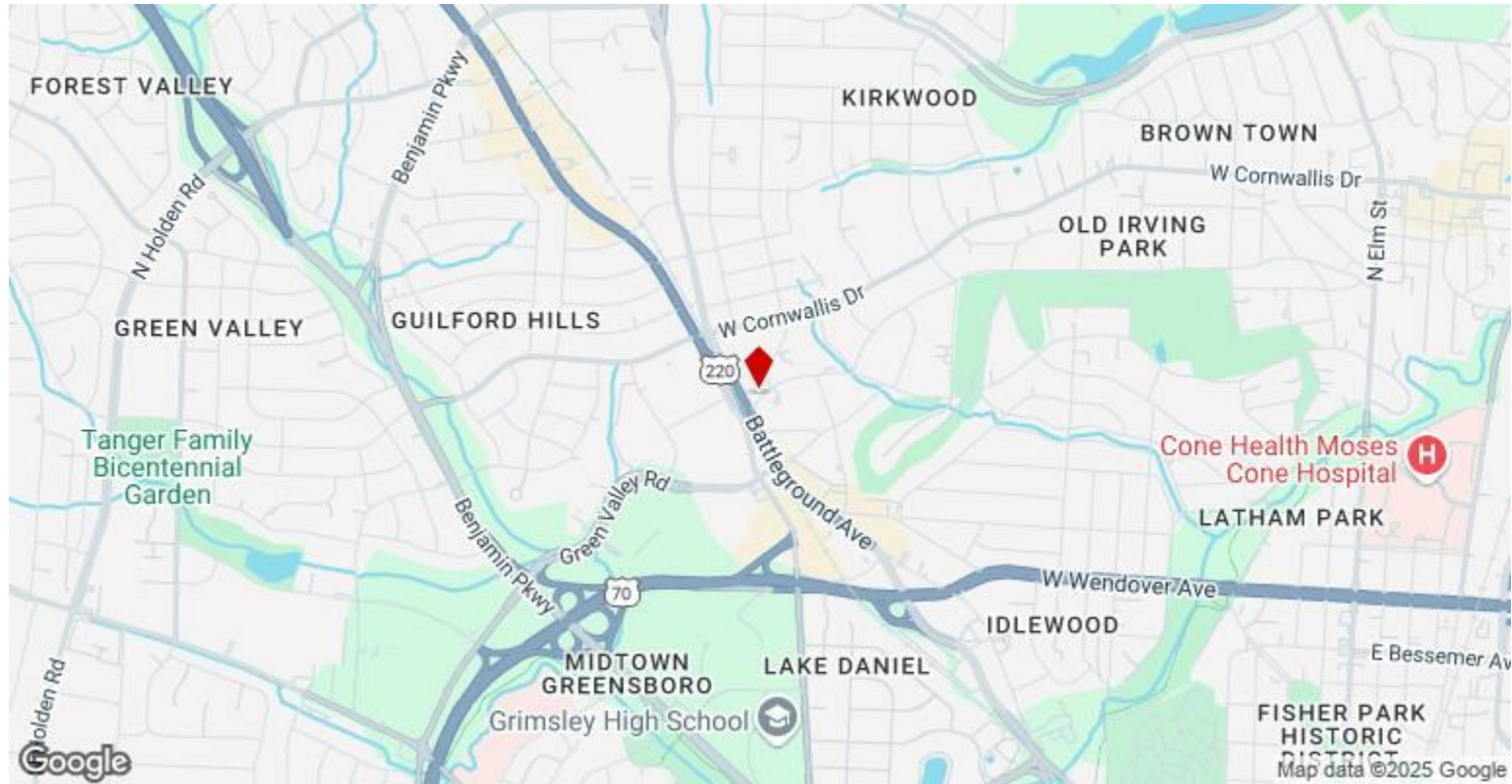
## Listing space

|   |                  |                 |
|---|------------------|-----------------|
| 1st Floor   | Space Available: | 1,123 SF        |
|   | Rental Rate:     | \$32.04 /SF/YR  |
|   | Date Available:  | Now             |
|   | Service Type:    | Negotiable      |
|   | Built Out As:    | Standard Retail |
|   | Space Type:      | Relet           |
|   | Space Use:       | Retail          |
|   | Lease Term:      | Negotiable      |
| Size: 1,123 sq. ft.Condition: Fully renovated (new HVAC, paint, water heater, restrooms)Parking: Includes 8-10 dedicated parking spacesDrive-Thru Ready: Suitable for quick-service restaurants or retail businessesHigh-Traffic Area: Near Lawndale Shopping Center with steady customer flowLease Terms: \$3,000/month (non-negotiable)Restrictions: No tobacco or convenience stores allowedThis turnkey commercial space is a rare opportunity to establish your business in a thriving retail hub. Secure your spot today! |                  |                 |

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## Location





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## Property Photos



Screenshot 2025-02-03 at 12.56.23?PM



Screenshot 2025-02-03 at 12.56.46?PM

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## Property Photos



Screenshot 2025-02-03 at 12.57.19?PM



Screenshot 2025-02-03 at 12.57.41?PM



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## Property Photos



Screenshot 2025-02-03 at 12.58.06?PM



Screenshot 2025-02-03 at 12.58.43?PM

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## Property Photos



Screenshot 2025-02-03 at 12.59.04?PM



Screenshot 2025-02-03 at 12.59.33?PM



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## Property Photos



Screenshot 2025-02-03 at 12.59.57?PM

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**Sohaib Rehman**

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**Iron Hand Realty**

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