

FOR LEASE

Lake Jeanette Commons
3606 N. Elm Street
Greensboro, NC 27455



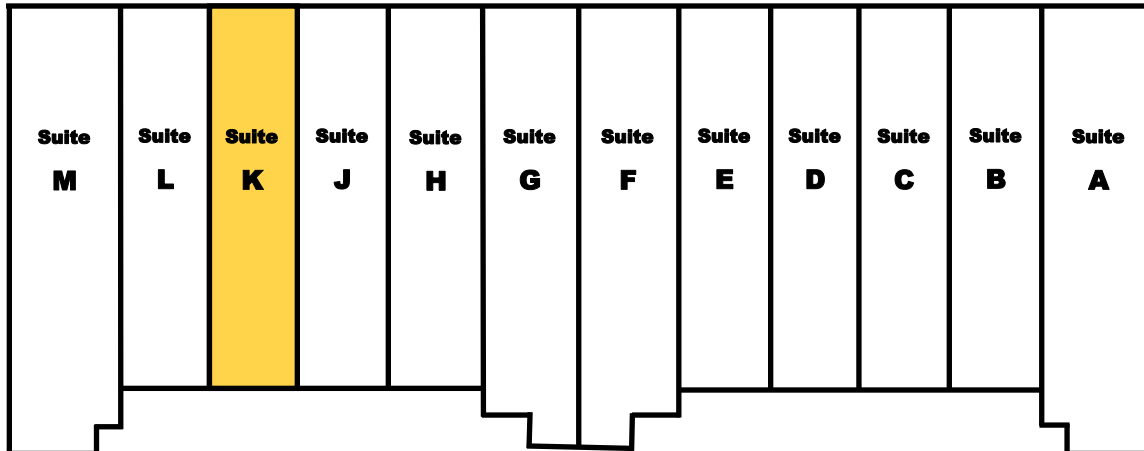
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3606 N. Elm Street Greensboro, NC 27455

- Excellent location surrounded by residential, restaurants and other businesses
- Minutes from downtown
- Plenty of parking
- Excellent tenant mix
- Available Suite K : +/- 1,000 SF
- Former Edward Jones office space
- Near the Greensboro Urban Loop
- Average daily traffic volume: 40,838 VPD - N. Elm and Pisgah Church
18,462 VPD - N. Elm
- Call Broker for rates
- TICAM estimated at \$4.88 PSF



<u>Demographic Summary</u>	<u>2 Mile</u>	<u>5 miles</u>	<u>10 miles</u>
2023 Population	35,828	152,029	355,792
2023 HH Income	\$84,851	\$80,845	\$76,523

- A: Elm Street Grill +/- 3,425 SF
- B: M&R Ice Cream +/- 1,736 SF
- C: Churchill Tobacco & Vape +/- 1,653 SF
- D: Emmily's Tanning +/- 1,653 SF
- E: Marco's Pizza +/- 1,736 SF
- F: A Special Place +/- 1,901 SF
- G: Medical Spa +/- 1,901 SF
- H: Flame Broiler +/- 1,653 SF
- J: Five Nail and Spa +/- 1,736 SF
- K: Available +/- 1,000 SF**
- L: New York Butcher Shop +/- 2,339 SF
- M: Hole 19 Craft Kitchen +/- 3,425 SF

