



RETAIL SPACE FOR LEASE

SEDGEFIELD CROSSING

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

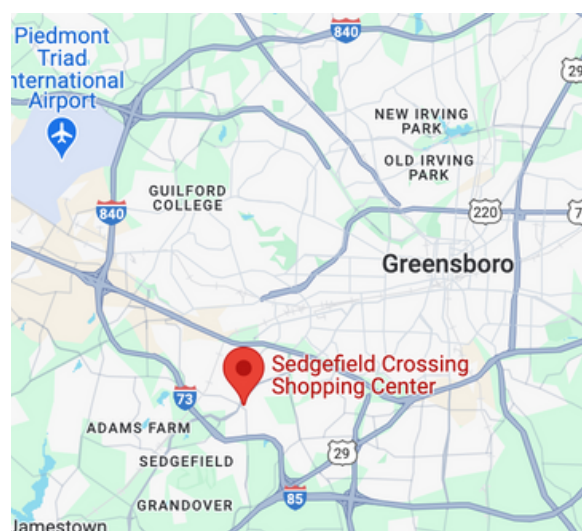


PROPERTY HIGHLIGHTS:

- 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 - 2,400 SF
- Suite - 12,100 SF (*coming soon*)
- Suite - 27,500 SF (*old movie theatre*)



Wells Conway

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±112,000 SF SHOPPING CENTER





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TENANT	SF	TENANT	SF	TENANT	SF
1a/b Home Furniture Outlet	16,930	9 Tri Wireless	1,600	18 Mini Suites	1,394
2 Family Dollar	8,800	10 Available	2,400	19 A2Z Cash & Carry	27,500
3 Available	12,100	11 Victory Church	3,200	20 Ginza Steakhouse	1,885
4 US Post Office	7,749	12 Breakfast & Brunch Restaurant	5,200		
5 Mini Suites	1,059	13 La Palma Restaurant	1,920		
5A Sosa's Appliances	1,444	14 Mane Beauty Salon	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 Latino Bakery	2,016		

*COMING AVAILABLE OCTOBER 2025

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Piedmont Triad Airport
12mi

Downtown Greensboro
6.6mi

West Gate City Blvd
21,500 VPD

Sedgefield Elementary School
0.2mi

Groometown Rd
15,000 VPD

Interstates

I-73 | 1.7 Miles
I-40 | 1.9 Miles
I-85 | 4 Miles

2023 Demographics

	2 MILE	5 MILE	10 MILE
Population	29,985	154,961	400,590
Avg HH Income	\$61,665	\$51,741	\$53,572

Hester Park
1.4mi

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