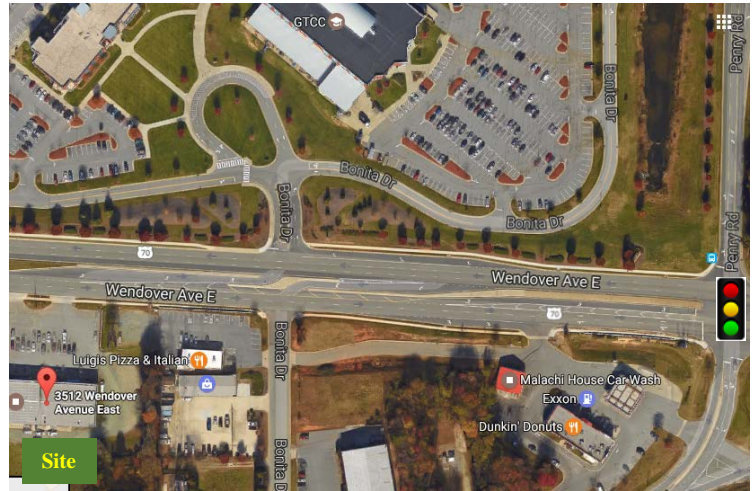
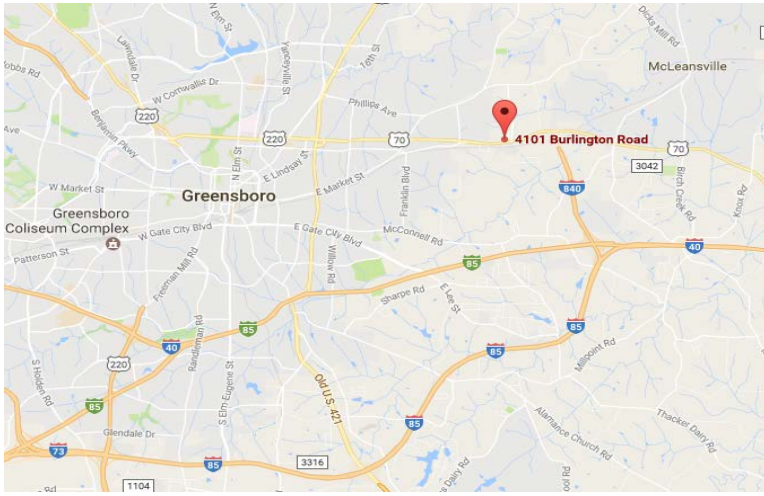


Personal & Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

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This Property Offers:

Well Positioned Personal and Professional Services Center: Property is located on the active East Wendover Avenue / Highway 70 corridor. Traffic counts of 22K VPD (2015 DOT traffic counts) will only improve with the completion of I-840 @ Highway 70 (estimated in Dec 2018). Property is in immediate proximity to GTCC's Greensboro campus (5,000+ students).

Property Specifics:

Building Gross SF: 13,300 SF

Date of Construction: 1987

Land Area: 1.31 acres

Zoning: Light Industrial. Users with more than 30% retail floor area are not allowed within the current zoning. Potential users include a tutoring center, a medical / dental use, a veterinary use / pet grooming, pest control services, a restaurant, vehicle sales.

Signage: Available, highly visible monument and building signage.

For Lease (2Q17): 2,200 SF. Plug and play end cap space built out as a large open area, a kitchenette / utility area, two offices, and two single user bathrooms. Unit was prior used by a church. Other space(s) available pending lease renewals. Please contact us with your specific requirement.

Lease Rate: \$10/SF NNN with a \$1.78/SF TICAM

2016 Estimates	1 Mile	3 Mile	5 Mile
Population	4,851	41,335	72,092
Median Age	35.3	29.9	34.0
Total Households	1,772	14,995	28,316
Average HH Income	\$41,096	\$38,267	\$59,949



For More Details, Contact:

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Personal & Professional Services Center

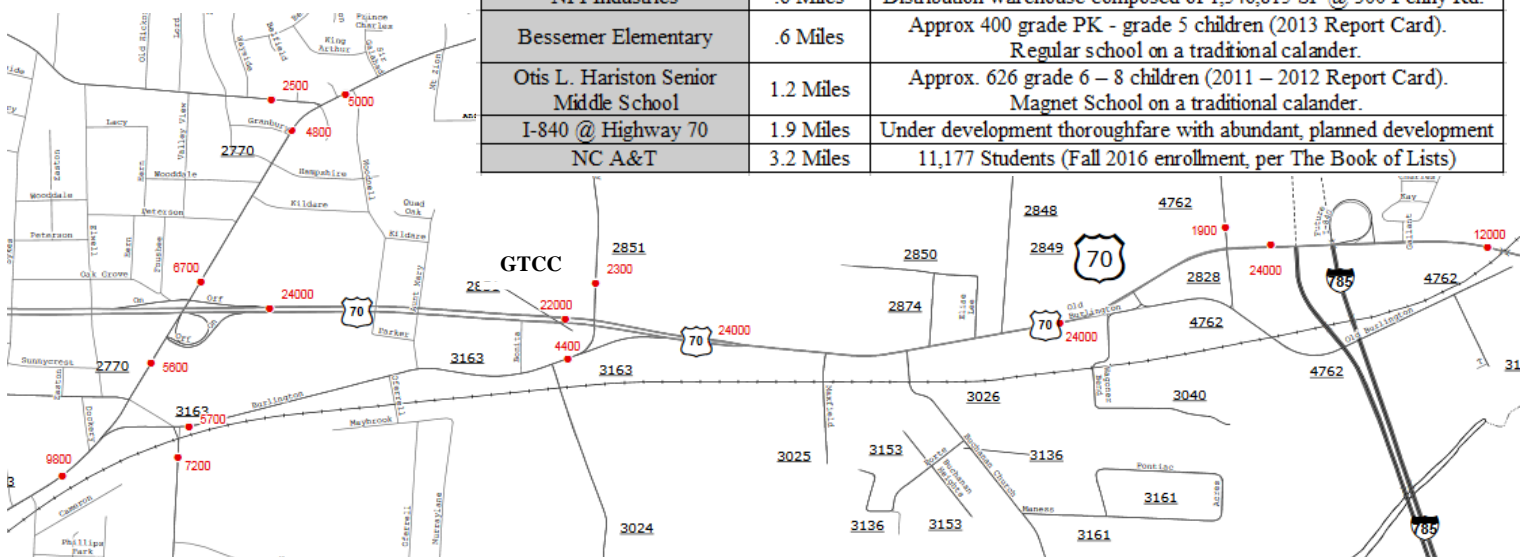
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	Distance	About
Guilford Technical Community College (East Greensboro Campus)	Immediate Proximity	Built in 2005, this campus is 75 acres with 264,000+ SF of buildings. Per the GTCC website "Today, the Greensboro Campus houses more than 5,000 students and offers degrees in Paralegal Technology, Mechatronics, Carpentry, HVAC, Turfgrass Management and Engineering just to name a few. The Middle College at Greensboro, operated by Guilford County Schools but housed on the Greensboro campus, is considered one of the best in the county. Middle College students take high school courses, but have access to college credit courses and have the opportunity to graduate with not only a high school diploma, but also an associate degree."
NFI Industries	.6 Miles	Distribution warehouse composed of 1,546,815 SF @ 300 Penny Rd.
Bessemer Elementary	.6 Miles	Approx 400 grade PK - grade 5 children (2013 Report Card). Regular school on a traditional calander.
Otis L. Hariston Senior Middle School	1.2 Miles	Approx. 626 grade 6 - 8 children (2011 - 2012 Report Card). Magnet School on a traditional calander.
I-840 @ Highway 70	1.9 Miles	Under development thoroughfare with abundant, planned development
NC A&T	3.2 Miles	11,177 Students (Fall 2016 enrollment, per The Book of Lists)

2015 NC DOT Traffic Counts



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