

Retail Space

DOWELL
COMMERCIAL

3925 Burlington Rd / Wendover Avenue, Greensboro, NC



This Property Offers:

Expanding East Greensboro: The I-840 urban loop has opened up prior unbuilt areas of Greensboro and Guilford County. Besides growth from Greensboro itself, this area is seeing the western expansion of the Burlington / Alamance market down the I-40 corridor. While this area already had strong education facilities (GTCC, A&T), abundant residential development, and desirable employers (Lorillard Tobacco, Proctor & Gamble), this area continues to grow.

Building Facts

Building Gross SF: 16,765

Date of Construction: 1983.

Tenants: Bryant Hardware, ABC Store, Quick Stop. Adjacent to the 4101 Burlington Road Shopping Center (Dollar General, Pizza Hut).

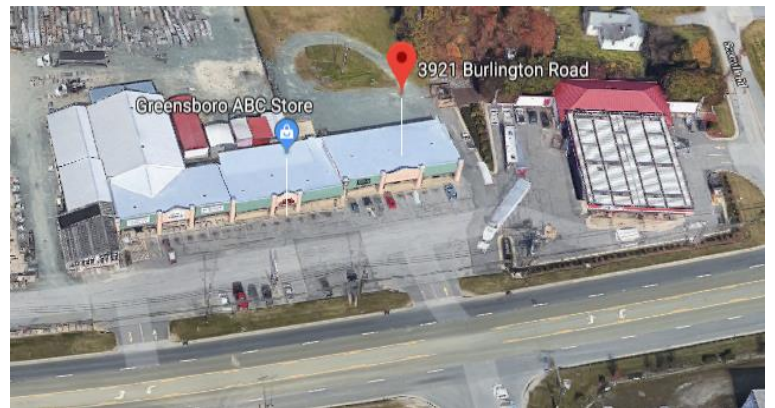
Available Space: 1,200 SF. Space is 30' x 40'.

Description: Prior office use. Second generation space laid out as an large open entry area (with abundant glass and light), three offices, a conference room (with one way glass), a utility room, and private single bathroom.

Signage: Available individual building signage over tenant spaces as well as potential pylon signage.

DOT Traffic Counts: 27,000 VPD (2017)

Lease Rate: Contact brokers.



2016 Estimates	1 Mile	3 Mile	5 Mile
Population	885	24,992	62,906
Total Households	347	9,227	24,031
Average HH Income	\$40,797	\$45,028	\$50,453

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East of Property

Notable Neighbors	Distance to Site
Flemingfield Road Intersection	.2 miles
Gate City Charter School	.6 miles
Sheetz & Kotis Retail Development	.7 miles
I-840 Exit @ Burlington Road	.9 miles
Publix Distribution Facility of 1+ Million SF	Approx. 4 miles

New Construction Single Family @ Eagle's Trace (True Homes)

Gate City Charter School

Other Bryant Properties Land & Retail Sites; Inquire With Interest

Dollar General
Wide array of items at discount prices

Citgo Quick Lube

Kotis Properties Planned \$25 Million Dollar Grocery Anchored Center & Sheetz

I-840 To Highway 29. Completed 2018

I-840

Rail Line

West of Property

Notable Neighbors	Distance to Site
300 Penny Road Distribution Facility (1.5 million SF)	.8 miles
Guilford Technical Community College Greensboro Campus	.9 miles
Bessemmer Elementary School & Gateway Education Center	1.2 miles
Hairston Middle School	1.9 miles
Lorillard Tobacco (1.1 million SF)	1.6 miles
North Carolina A&T University	3.4 miles
Highway 29 @ Wendover Ave	3.5 miles
Moses Cone Hospital	4.3 miles

GTCC Greensboro Campus

300 Penny Road

3512 Center

LKQ Self Service Greensboro

Tri City Auto Salvage

Greensboro ABC Store

Wendover Ave E

Burlington Rd

300 Penny Road

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