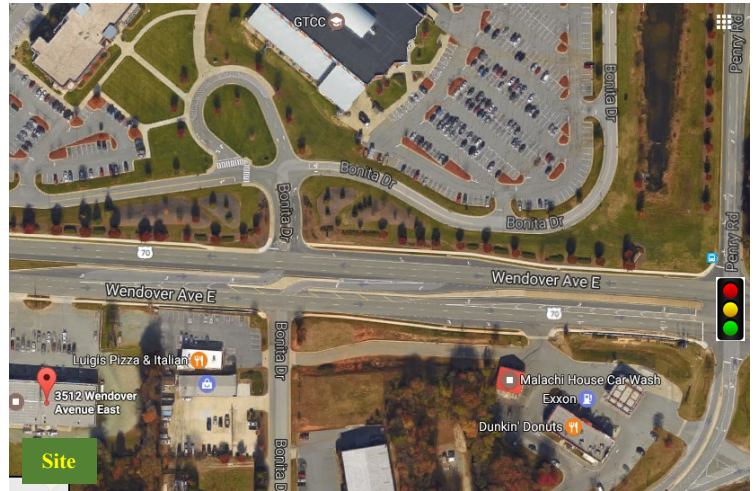
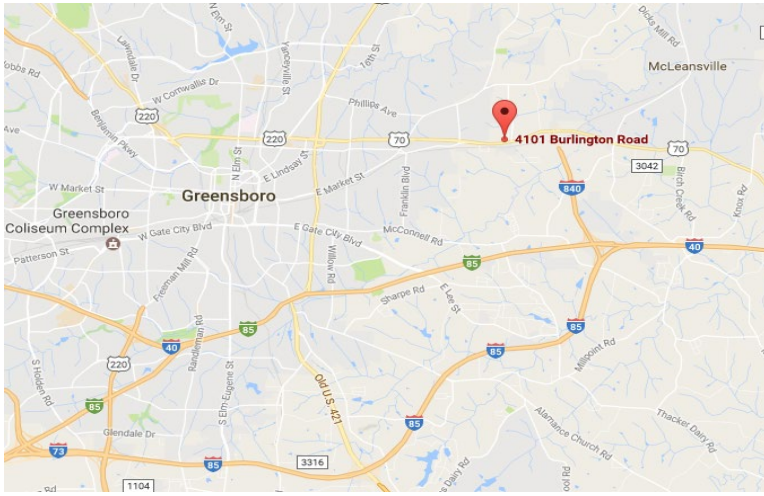


Professional Services Center

3512 East Wendover Avenue, Greensboro, NC

DOWELL
COMMERCIAL



This Property Offers:

Well Positioned Personal and Professional Services Center: Property is located on the active East Wendover Avenue / Highway 70 corridor. Between Highway 29 and I-840, this property is in immediate proximity to GTCC's Greensboro campus (4,000+ students / semester), numerous public schools, NFI's 1.6 million SF distribution facility, Kotis Properties planned retail development, and the future Publix distribution facility.

Property Specifics:

Building Gross SF: 13,300 SF

Date of Construction: 1987

Land Area: 1.31 acres

Zoning: Light Industrial (LI). 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 & Visibility: Available, highly visible monument and building signage to 28K traffic counts (2017 NC DOT traffic counts) and GTCC's Greensboro campus traffic.

For Lease (3Q19): Two contiguous suites including F (2,200 SF; Soulcare Ministries) and G (2,200 SF). Space is available for lease separate or together. Asking rent is \$10/SF NNN with a \$1.75/SF TICAM. This is \$2,155 / month. Timing of availability differs.

For Additional Information, Contact: **Sean Dowell**
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