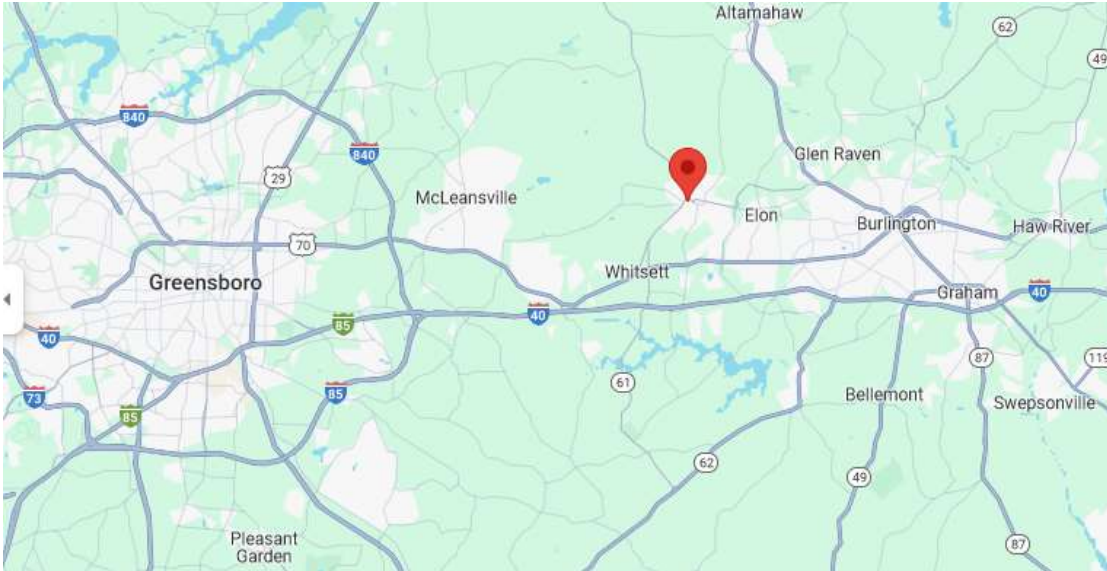


Gibsonville Retail or Office Space

301-303 West Main Street, Gibsonville, NC

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Doorway to Downtown: This property is at a signalized intersection and at the entry to approx. 741K SF downtown Gibsonville. Traffic counts of 4,900 – 5,500 AADT (2021 NCDOT).

New Construction: This 1934 constructed building is the best of all worlds. While maintaining historic elements, it also has a new roof, new HVAC, more windows, and upgraded interior finishes. Delivery estimated in 1Q25.

Varied Availability: Building could be used for a single user or in the current configuration for two tenants. Available spaces are 1,235 SF and 2,800 SF.

Private Land In a Public Setting: One of the few downtown sites with an outdoor area and also one of the few sites that can allow food trucks (which must be on private property per ordinances).



For More Details, Contact Sean Dowell at
336-378-5067 (office)
or Sean@DowellCommercial.com

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Property Specs:

Parcels: Guilford County 102675 and 102676.

Acreage: .62 acres. This is zoned commercial Business (CB).

Building: 4,035 SF.

Year Built: 1934. Building renovated in 2023 – 2024.

Vacant Land: This lot also includes adjacent land area for outside seating, future parking, play area for a day care, etc. Current CB zoning has no parking requirements and site is across Main Street from public parking.

Signal Redesign: This light is being redesigned by NC DOT and will be moved to a more central location on the 301 - 303 building.

More Info: A dropbox is available with full info.

Opportunity: For lease.

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