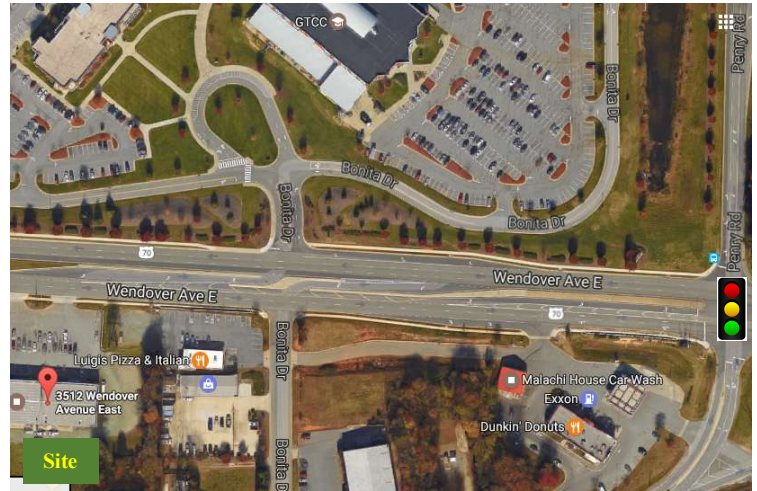
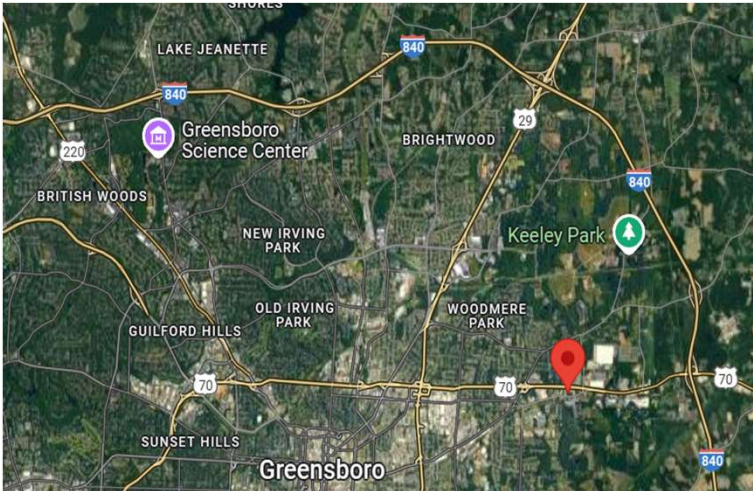


Professional Services Center

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. Between Highway 29 and I-840, this property is in immediate proximity to GTCC's 76 acre Greensboro campus (4,000+ students / semester), numerous public schools, NFI's 1.95+ million SF distribution facility, and the 2+ million SF 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 19,500 – 22,500 AADT traffic counts (NC DOT traffic counts) and GTCC's Greensboro campus traffic.

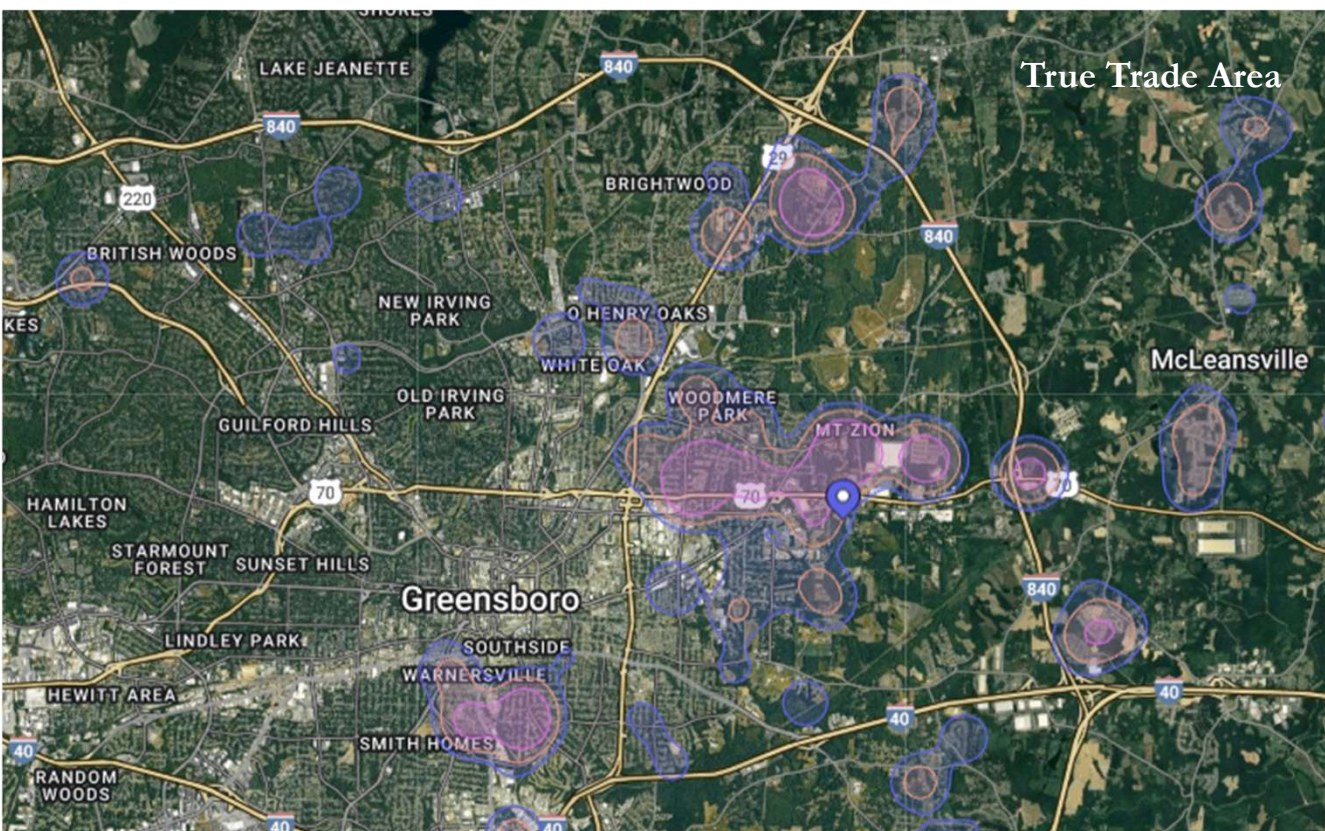
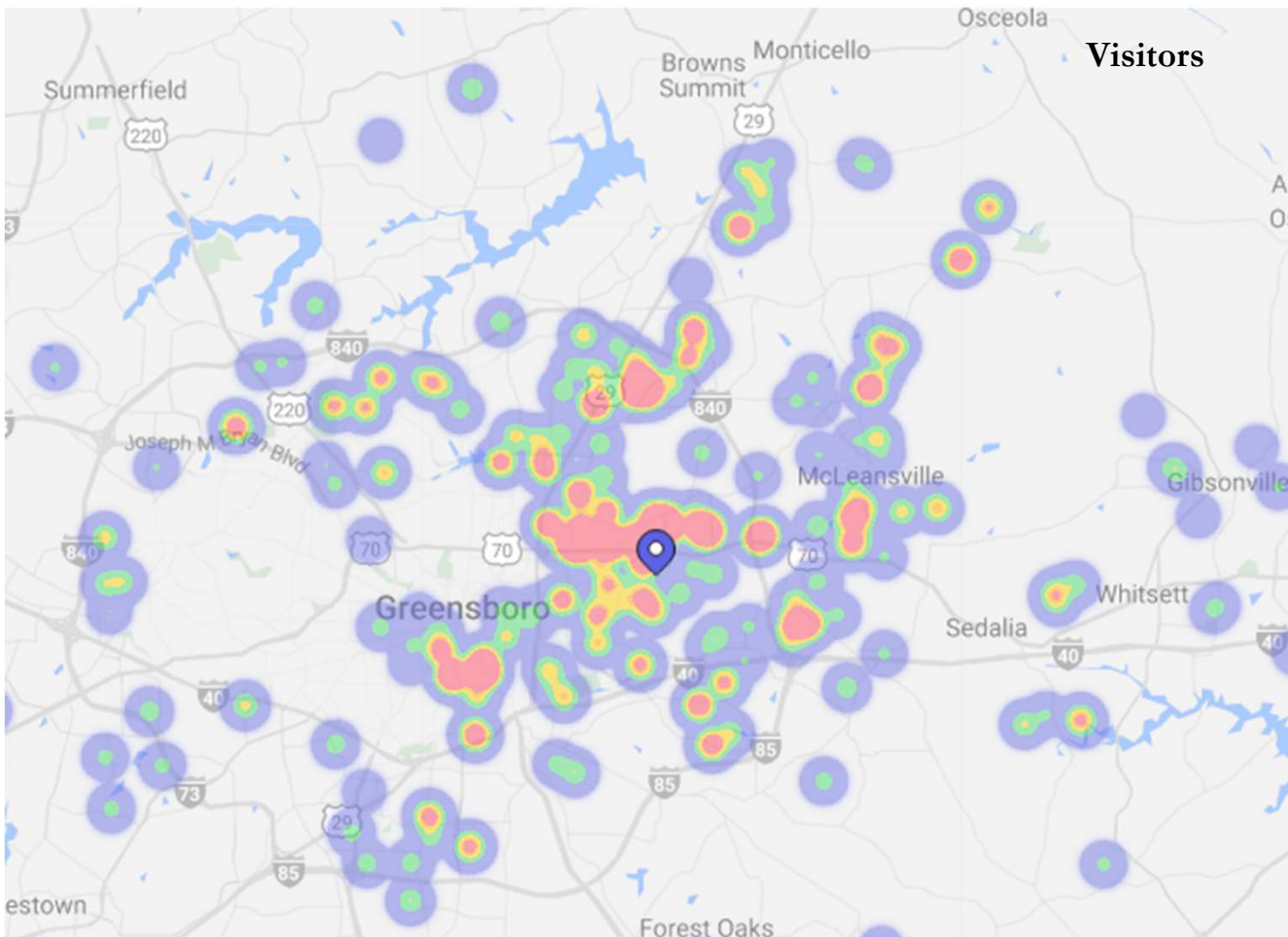
For Lease (2Q25): Suite G is a 2,200 SF end cap unit available as of April 1, 2025. Asking rent is \$10.65/SF (base rent and TICAM). This is \$1,950 / month. Operating expenses are a tenants separate responsibility.

For Additional Information, Contact: **Sean Dowell**
(336) 378-5067
Sean@DowellComercial.com

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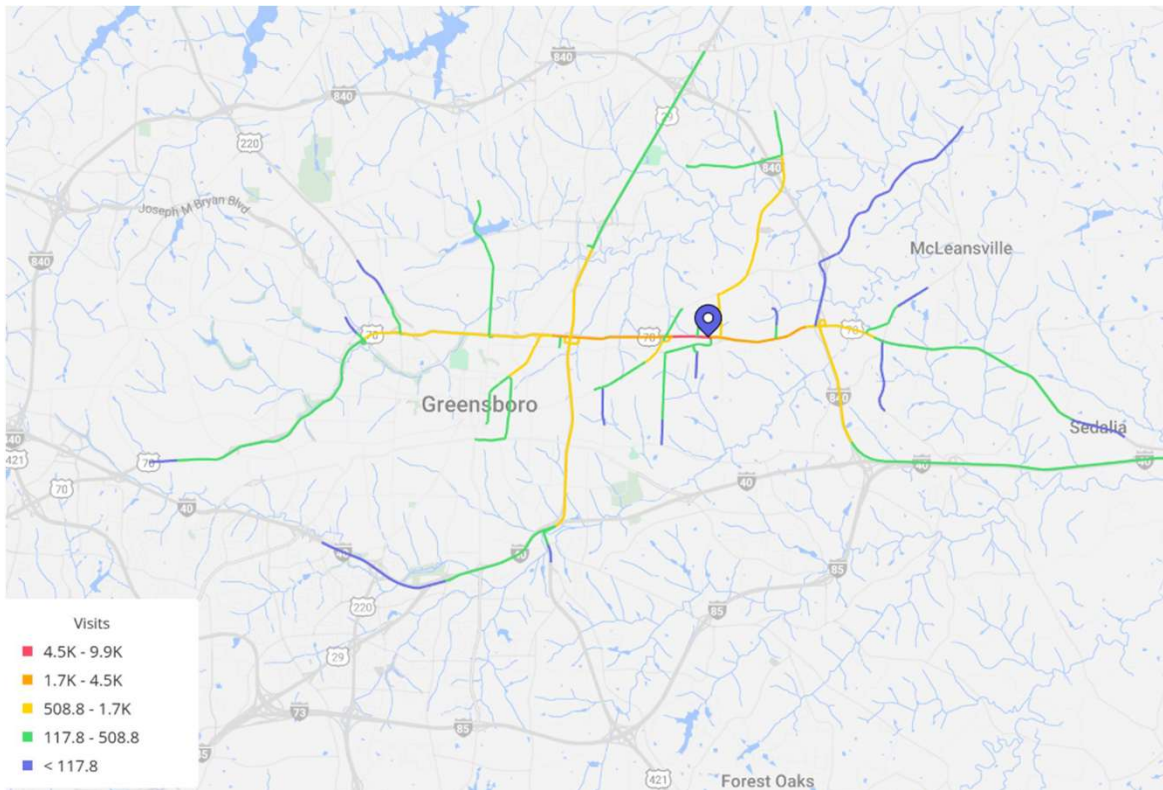
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**Retail Data
& Maps from
PlacerAI**

Additional reports are available upon request.