

AMERICAN ROOFING COMPANY



2222 Patterson Street, Greensboro NC 27407

For Lease
Store Front
1,900 +/- SF - Suite E



Contact:
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Property Features

Located within view of the Greensboro Coliseum Complex and Aquatic Center. This property offers plenty of parking and easy visibility from passing traffic. The open floor plan is ideal for Nail Salon or similar business. Current tenants include I&C Elevation Salon, AJM Computing and Hong Kong Travel. Convenient to W. Gate City Boulevard, Holden Road, UNCG Campus and I-40.

Zoning: C-M

Parking Spaces: 50+/-

Year Built: 1989

Ceiling Height: 10 - 12 feet

Base Lease Rate: \$12.30 PSF

TICAM: \$2.53 PSF (included in below)



	Size	Rent
Space H	1,900 SF	\$2,350 / mo



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.

POPULATION



1 Mile	3 Miles	5 Miles
12,540	92,197	209,189

AVERAGE HH INCOME



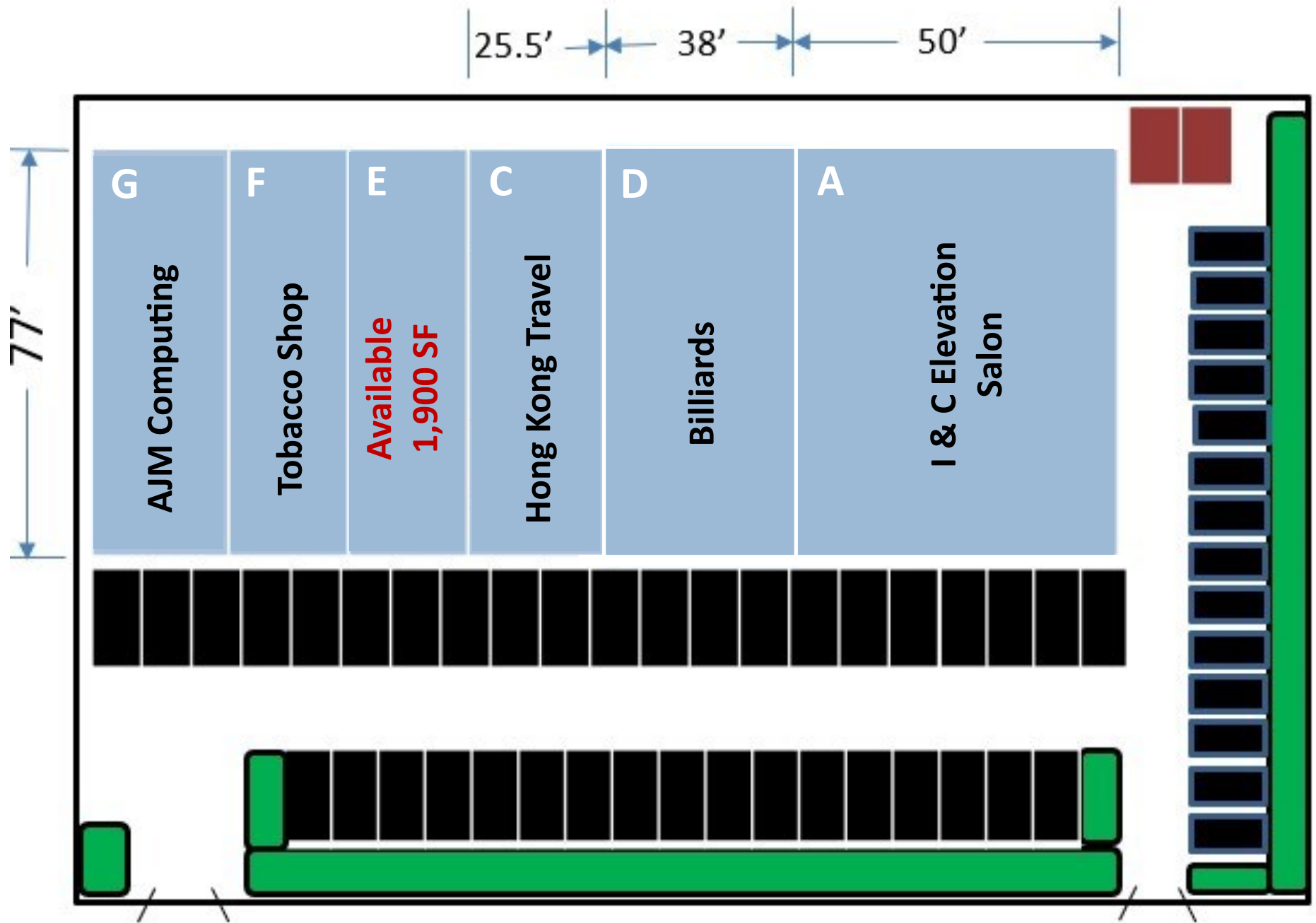
1 Mile	3 Miles	5 Miles
\$53,054	\$48,774	\$73,232

TRAFFIC



Patterson St. & Gate City Blvd.
17,960 vehicles per day

2222 Patterson Street





2222 Patterson St.

 **Greensboro
Coliseum
Complex**


GREENSBORO AQUATIC CENTER

**White Oak
Amphitheatre**