



2222 Patterson Street, Greensboro NC 27407

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



Contact:  
Brian Burnham, Broker  
bburnham@bipinc.com  
336-541-5522  
336-362-5612





## 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 Retail Showroom. 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.  
**Space Available March 1.**

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         |
|----------------|----------|--------------|
| <b>Space F</b> | 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



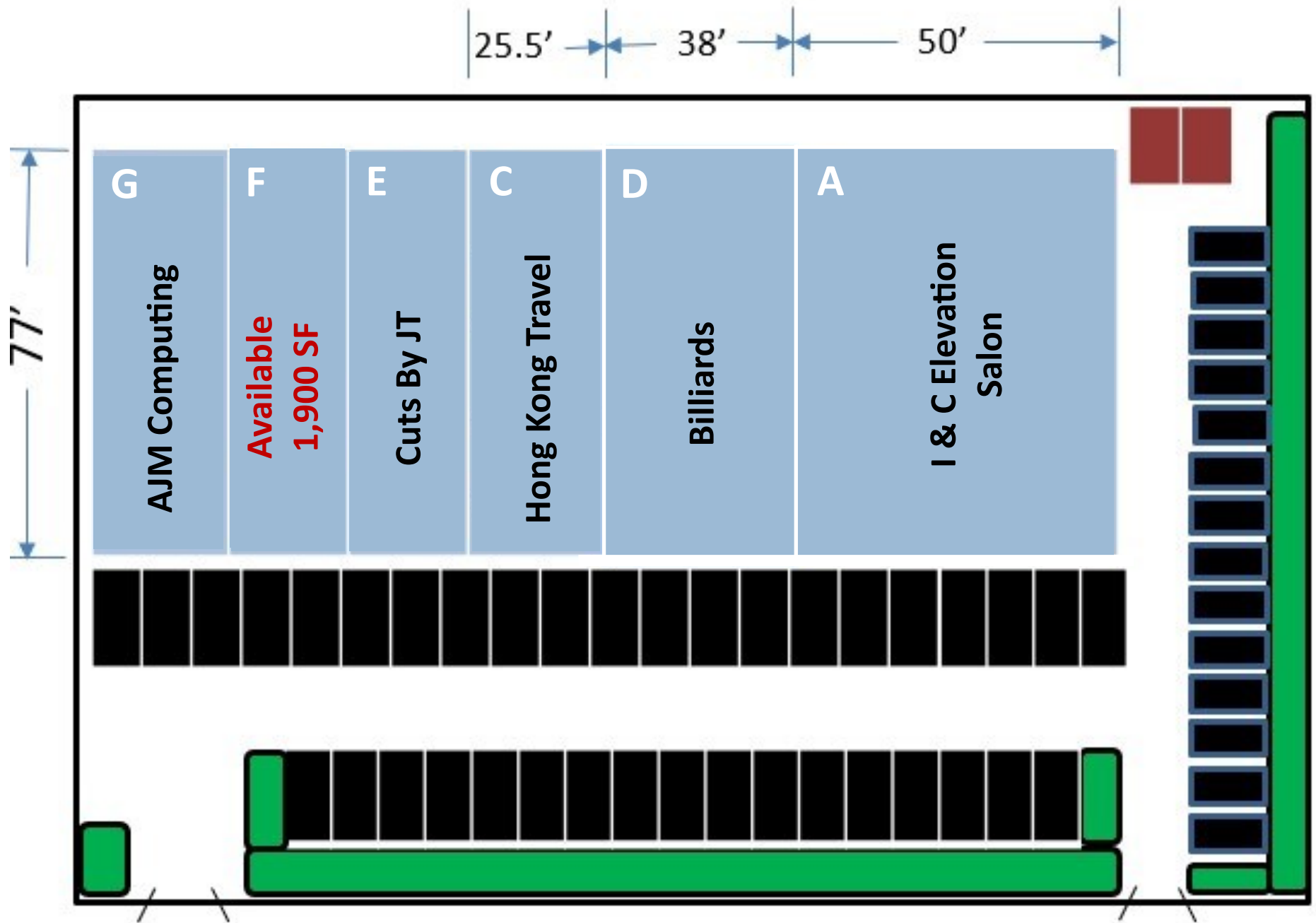
| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$53,054 | \$48,774 | \$73,232 |

## 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**