FOR LEASE

Visionworks Plaza
3702 W. Gate City Blvd.
Greensboro, NC 27407

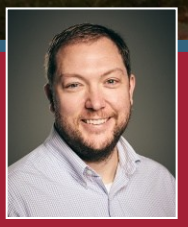


BROWN INVESTMENT PROPERTIES
EST. 1960

1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



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PROPERTY FEATURES

- Shopping Center anchored by Visionworks
- Convenient location at traffic signal
- High traffic corridor - Holden Road and Gate City Boulevard
- Suite available - 1,400 +/- SF
- Additional plumbing in place provides great opportunity for possible nail or hair salon
- Zoning: HB (Highway Business)
- Year Built: 1989 Renovated: 2002
- Lease Rate: $19.00 PSF NNN
- TICAM: $6.26 PSF

POPULATION

1 Mile	3 Miles	5 Miles
9,935	78,602	180,899

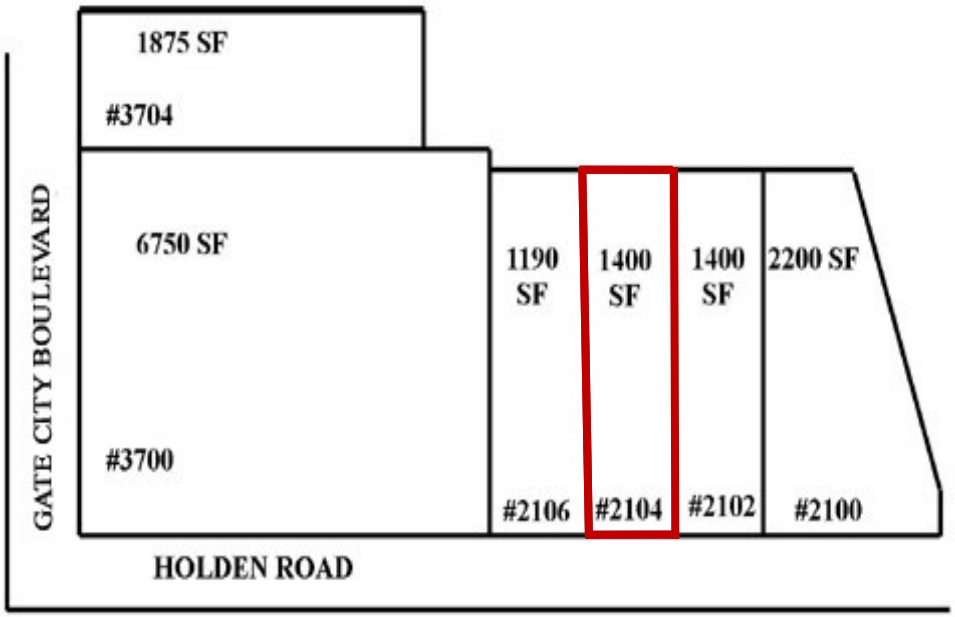
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
$38,673	$49,059	$73,753

TRAFFIC

Holden Road & Gate City Blvd.
31,980 Vehicles Per Day



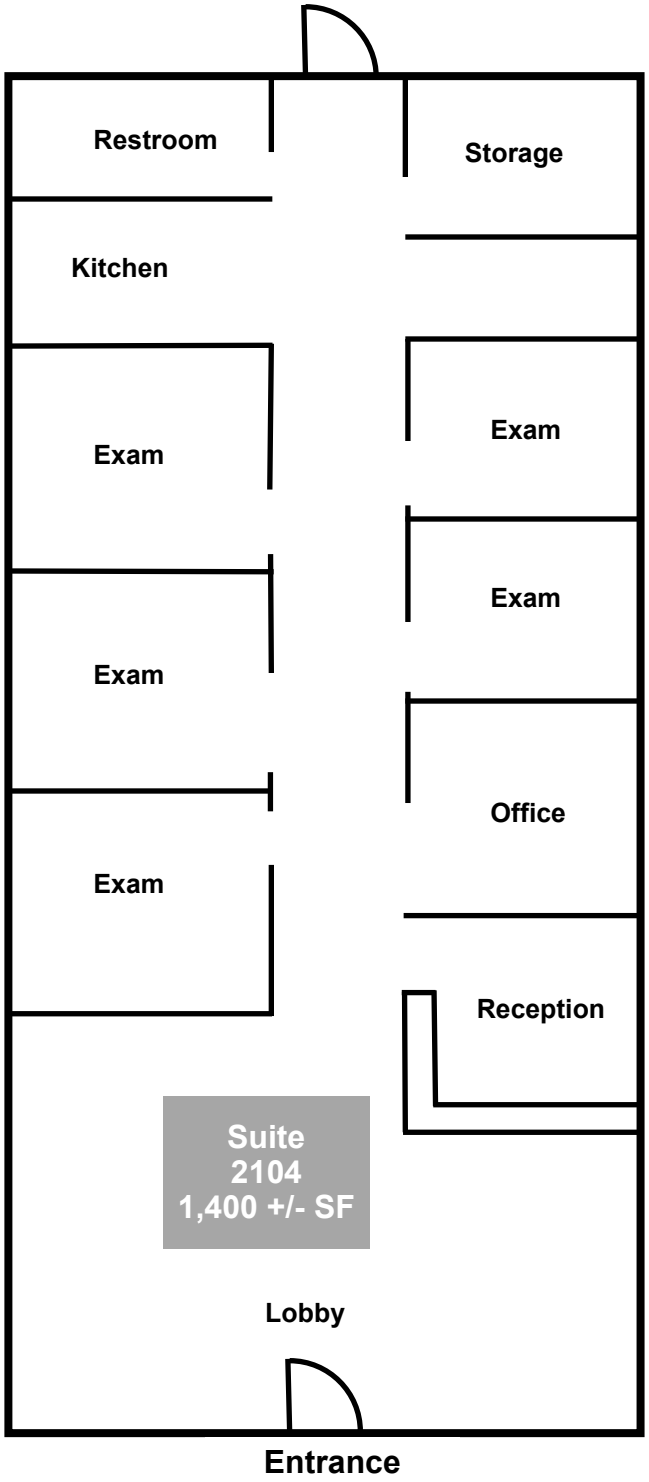


Property Details

Available	Suite 2104 - 1,400 +/- SF	
Zoning	HB (Highway Business)	
Year Built	1989	Renovated 2002
Parking	Common Spaces	

Suite	Tenant	Size (SF)
2100	T-Mobile	2,200
2102	Restaurant	1,400
2104	**AVAILABLE**	**1,400**
2106	Liberty Tax	1,400
3700	Visionworks	6,750
3704	Firehouse Subs	1,875




Restroom
Storage
Kitchen
Exam
Exam
Exam
Exam
Exam
Office
Exam
Reception
Suite
2104
1,400 +/- SF
Lobby
Entrance



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