

FOR LEASE

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



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



Brian Burnham, Broker  
[bburnham@bipinc.com](mailto:bburnham@bipinc.com)  
C: 336-362-5612  
P: 336-541-5522



Wes Vogel, Broker  
[wvogel@bipinc.com](mailto:wvogel@bipinc.com)  
C: 336-312-0168  
P: 336-541-5520

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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
- Two Suites available - 1,400 +/- SF each
- 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



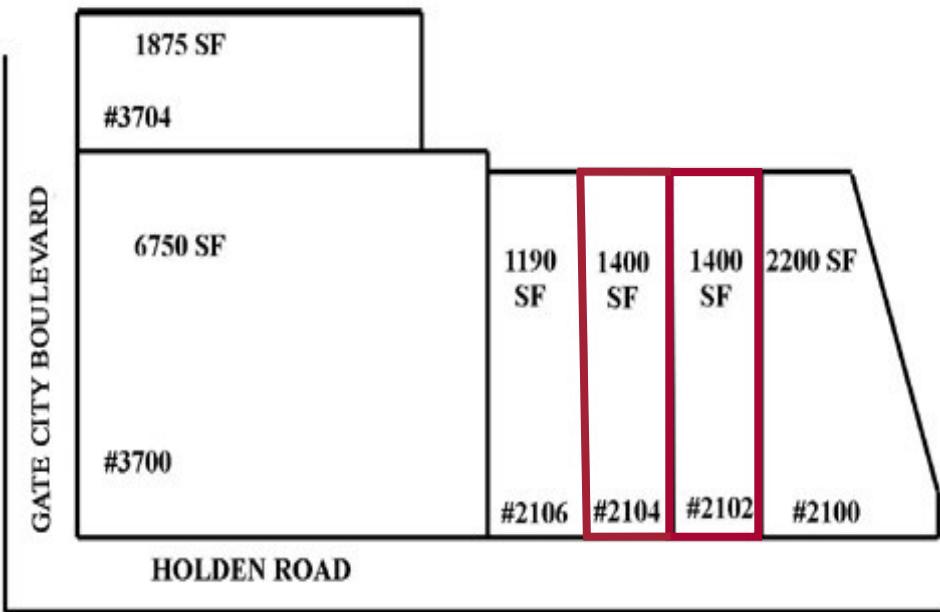
1 Mile	3 Miles	5 Miles
\$38,673	\$49,059	\$73,753

### TRAFFIC



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





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

## Property Details

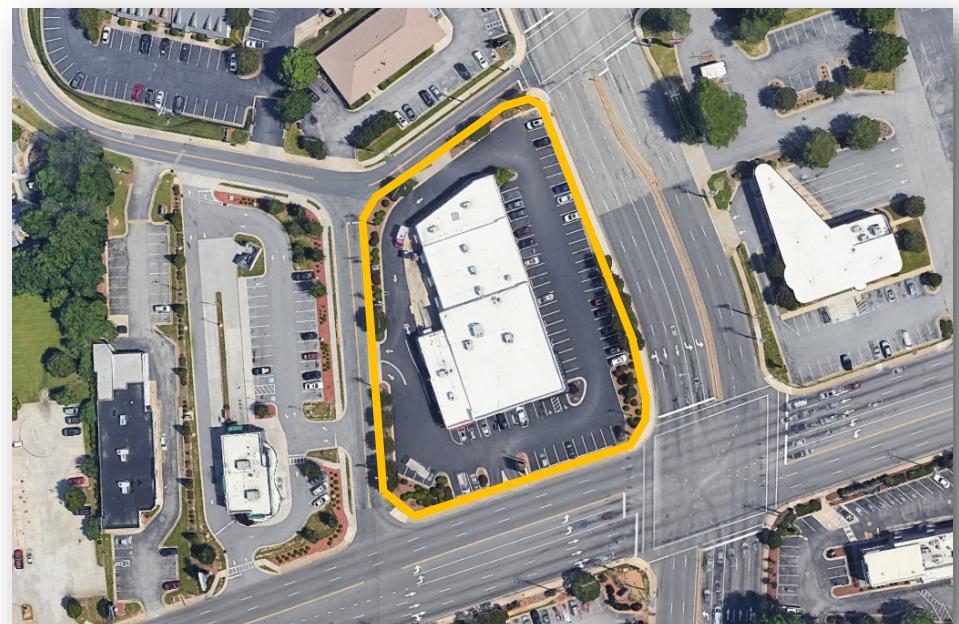
Available Suite 2102 - 1,400 +/- SF

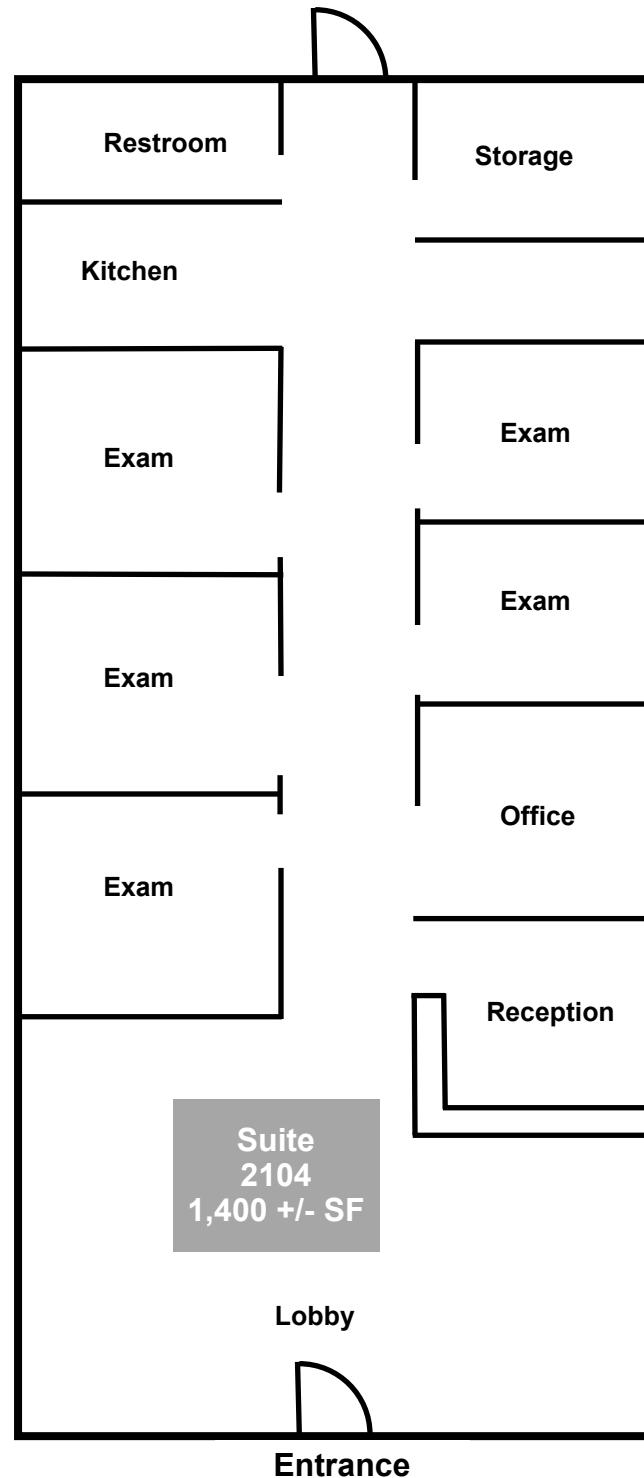
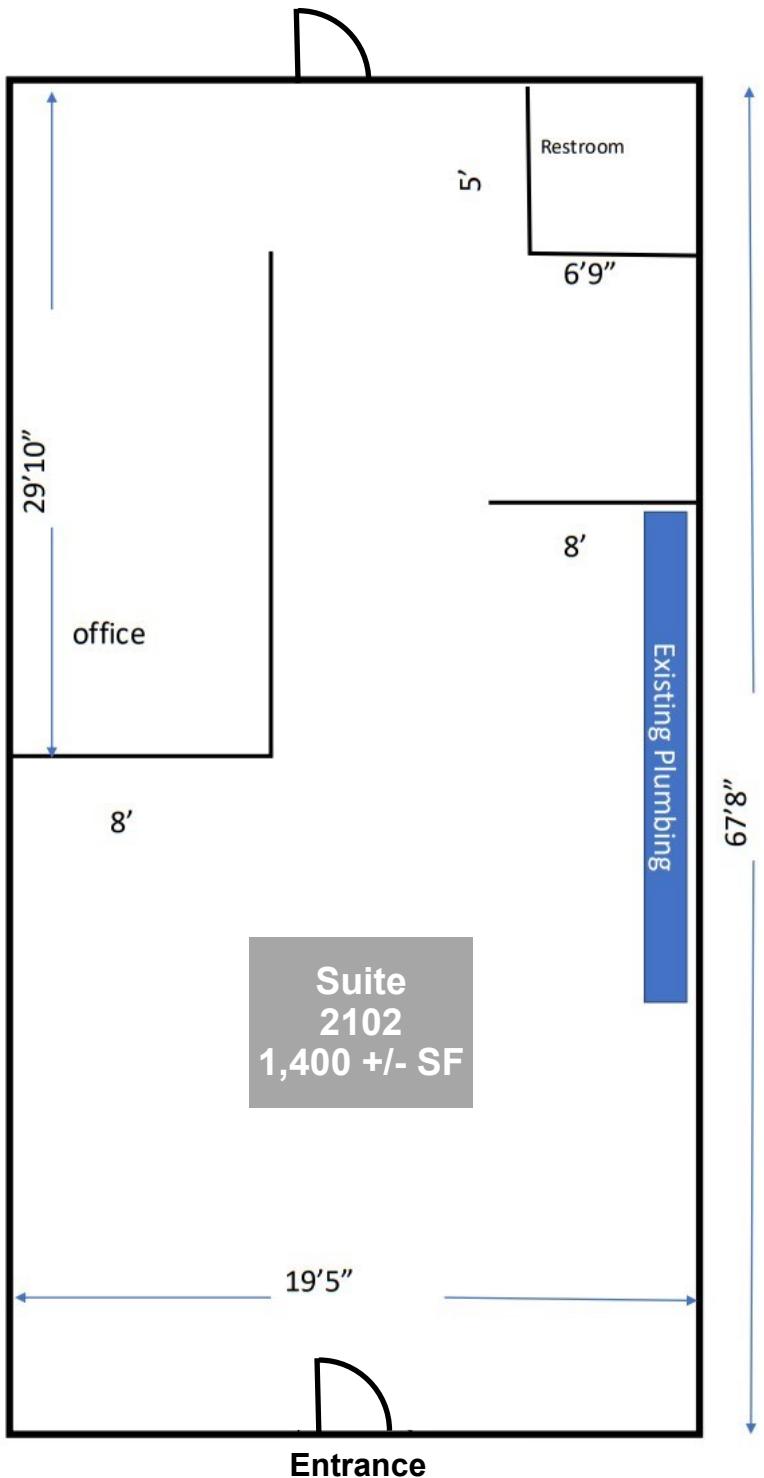
Available Suite 2104 - 1,400 +/- SF

Zoning HB (Highway Business)

Year Built 1989 Renovated 2002

Parking Common Spaces







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