

FOR LEASE

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



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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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
- 1,400 +/- SF available
- 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

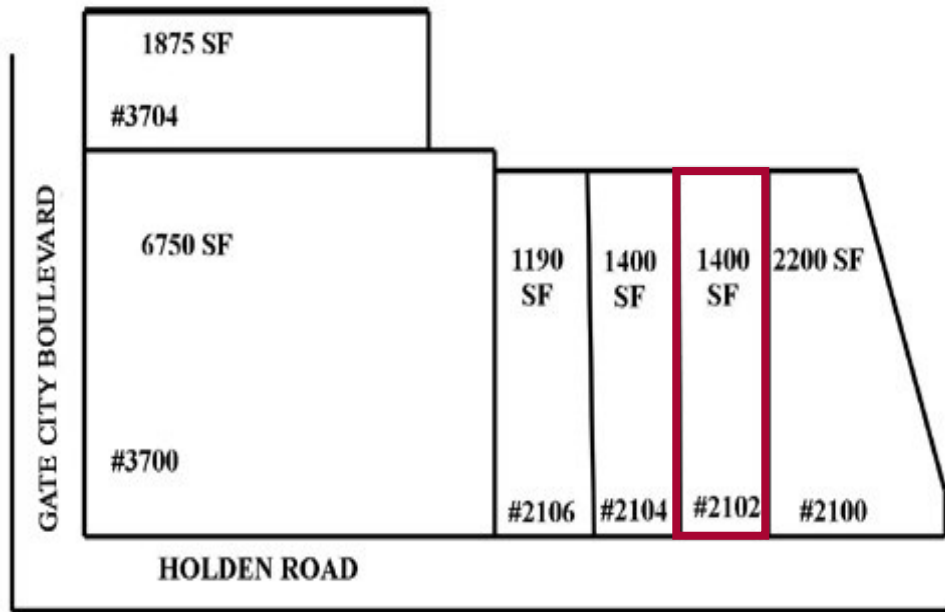
1 Mile	3 Miles	5 Miles
\$38,673	\$49,059	\$73,753



TRAFFIC

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





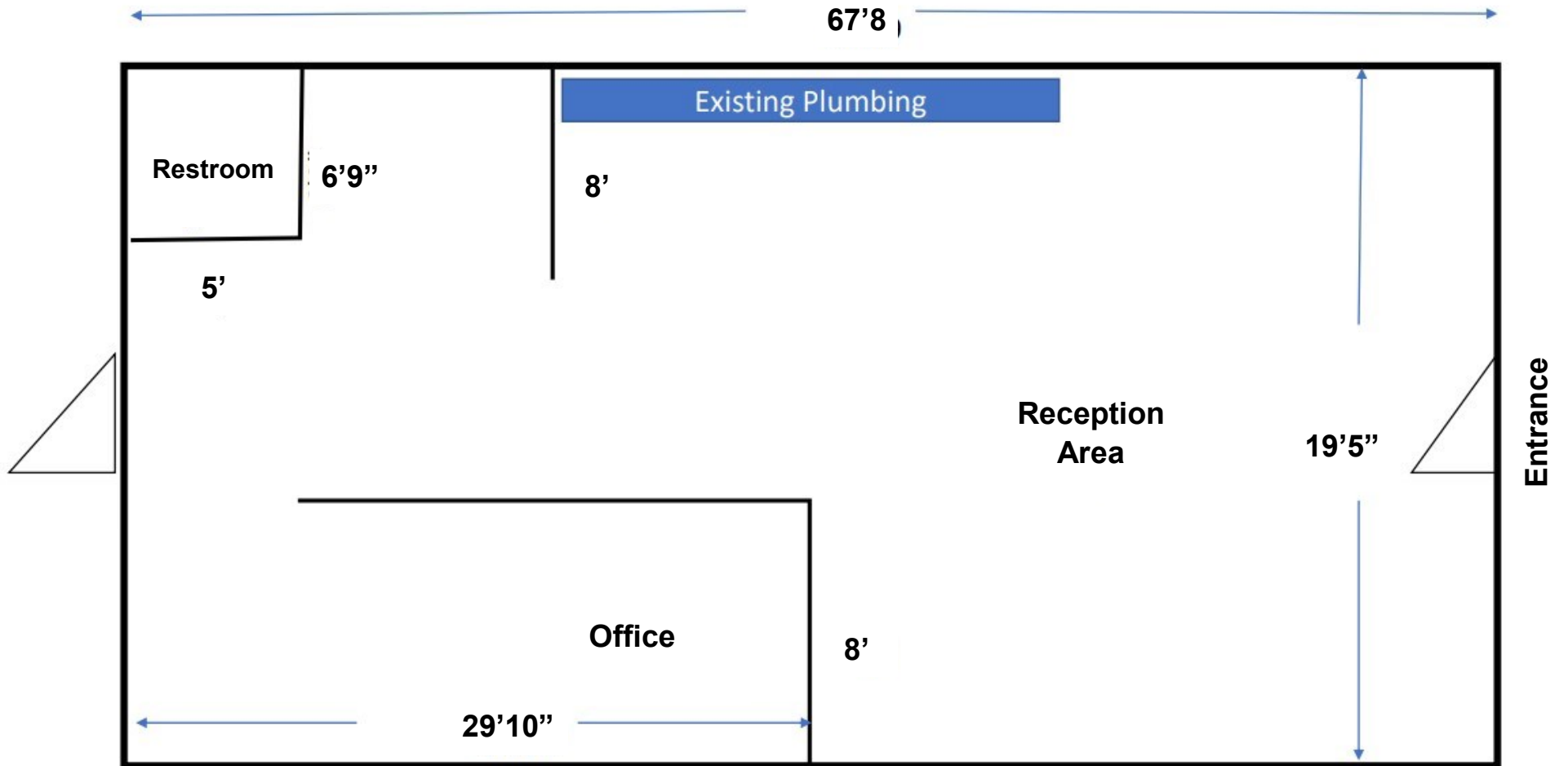
Property Details

Available SF	Suite 2102 - 1,400 +/- SF	
Zoning	HB (Highway Business)	
Year Built	1989	Renovated 2002
Parking	Common Spaces	
Lease Price	\$19.00/SF	TICAM \$6.26/SF

Suite	Tenant	Size (SF)
2100	T-Mobile	2,200
2102	AVAILABLE	1,400
2104	Physician's Weight Loss	1,400
2106	Liberty Tax	1,400
3700	Visionworks	6,750
3704	Firehouse Subs	1,875



Visionworks Plaza Suite 2102





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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. Variable commission for Brokers.