



## LAND LEASE

3921 Spring Garden Street  
Greensboro, NC 27407  
(1 to 2.58 acres)



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Greensboro, NC 27407

## LAND LEASE

One acre cleared land available for lease with heavy traffic and great visibility. Zoned heavy industrial.

Ideally suited for uses including auto sales, vehicle fleet leasing, storage, parking, gas station or convenience store.

## PROPERTY HIGHLIGHTS

Size: 1 acre lot with 1.58 additional acres available

Zoned: Heavy Industrial

Lease Rate: \$3,000/month (\$1.10/SF)

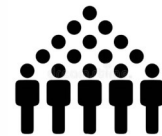
High daytime employment

Rail available

0.3 miles from Wendover Avenue



## POPULATION



2 Mile	5 Miles	10 Miles
36,845	184,798	422,852

## AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$70,002	\$79,035	\$81,231

## TRAFFIC

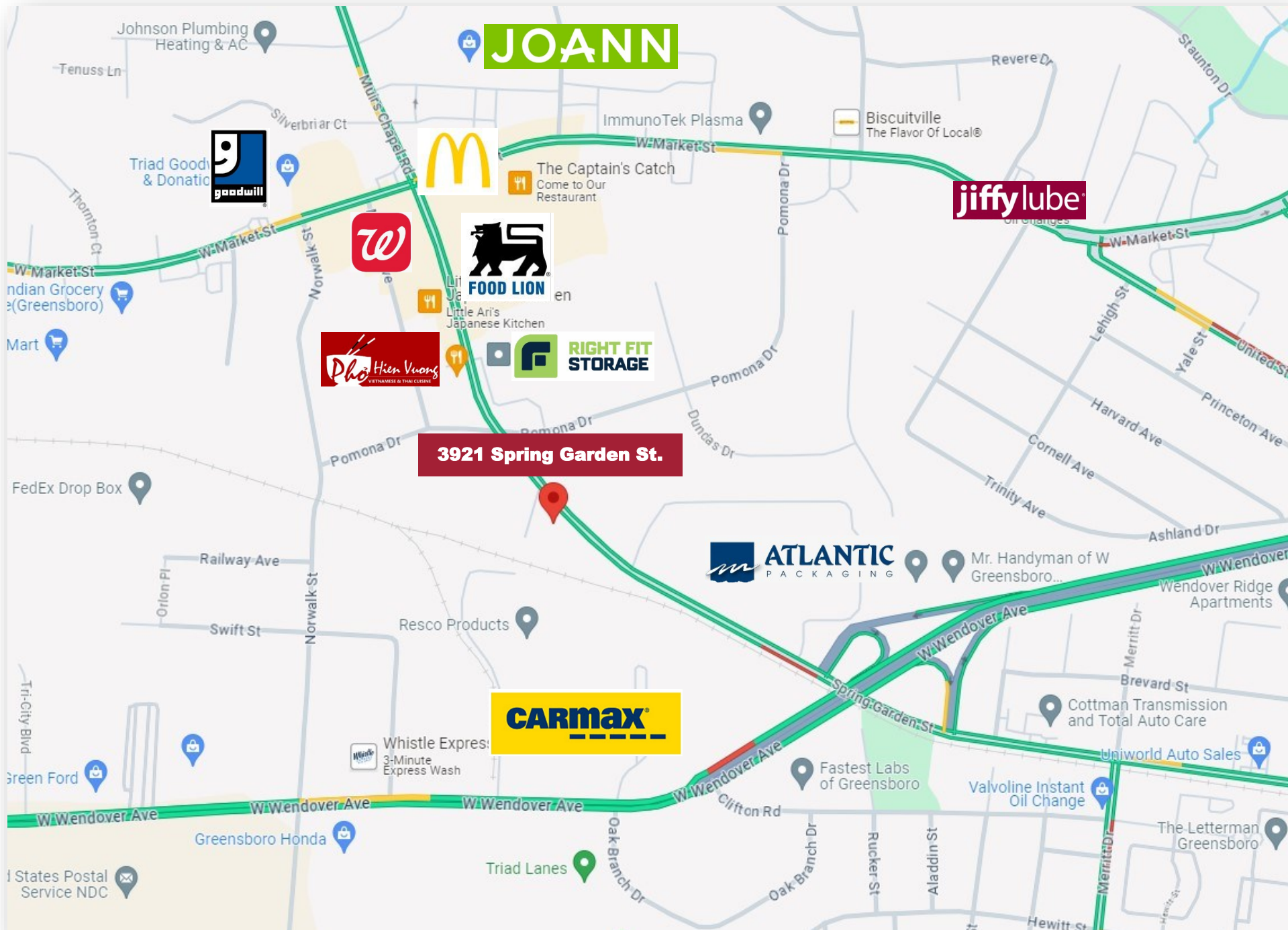


Spring Garden Street & Pomona Drive
40,196 vehicles per day

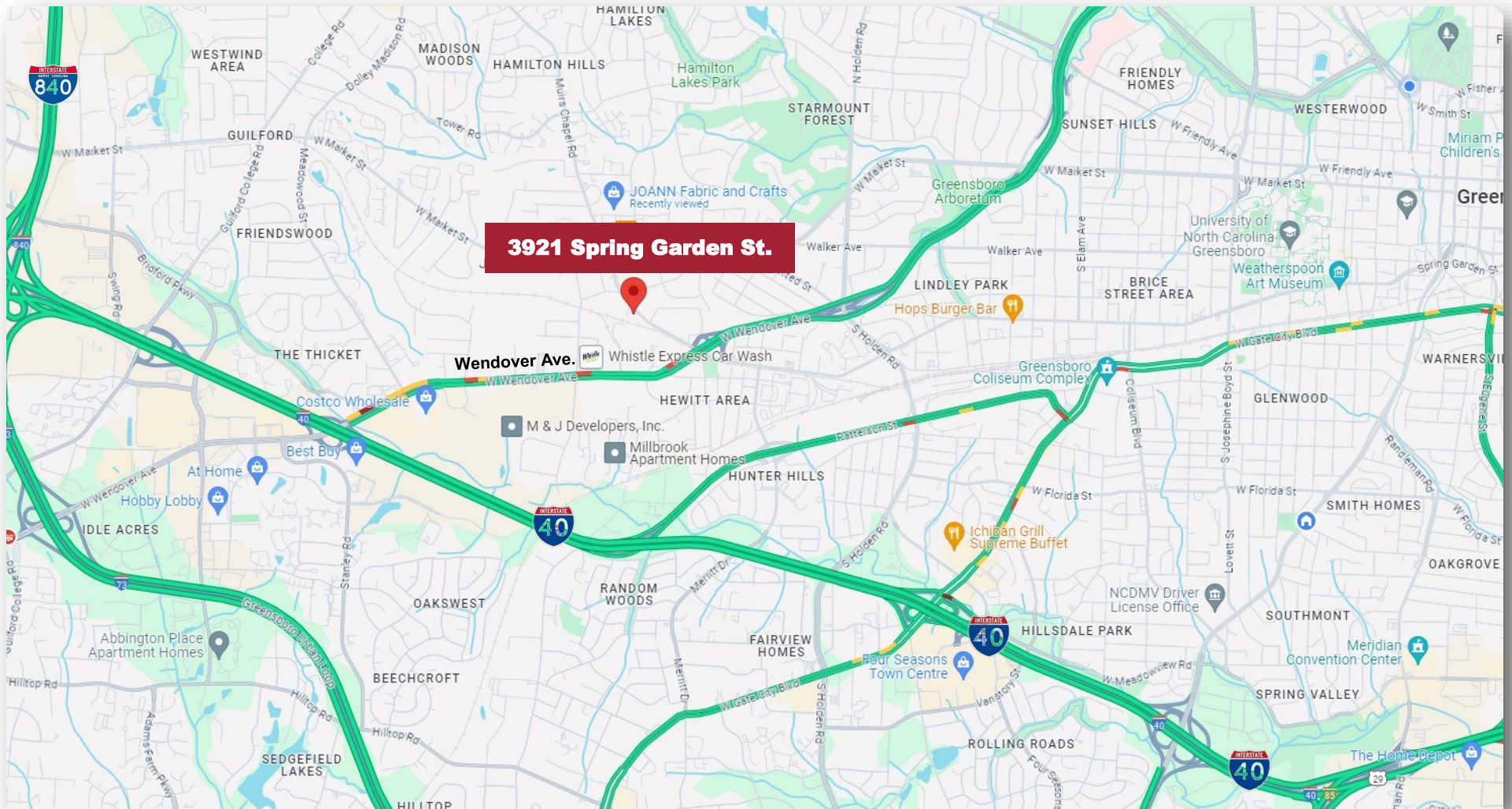


## DAYTIME EMPLOYMENT

25,536 Employees in 2,862 Businesses (2 mile radius)







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