



Cardinal Crossing Shopping Center
2201 - 2235 Fleming Road, Greensboro, NC 27410

For Lease



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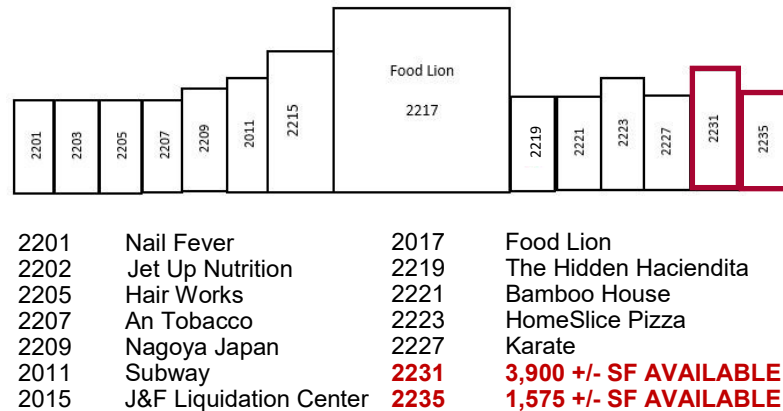


Bill Strickland, CCIM, MBA
bstrickland@bipinc.com
336-369-5974



Property Features

- Popular neighborhood center in busy Northwest Greensboro
- Anchored by Food Lion
- Close proximity to airport with easy access to I-40 and Bryan Boulevard
- Plenty of parking
- Pylon signage
- Zoned C-H
- Traffic count Fleming Road 11,950 VPD
- Base Rent: \$14.00 PSF
TICAM: \$2.00 PSF
- +/- 1/2 Acre pad site available
- Restaurant Outparcel with drive-thru Available



1/2 Acre Pad Site Available
Restaurant Outparcel 3,300 +/- SF AVAILABLE
With Drive-thru

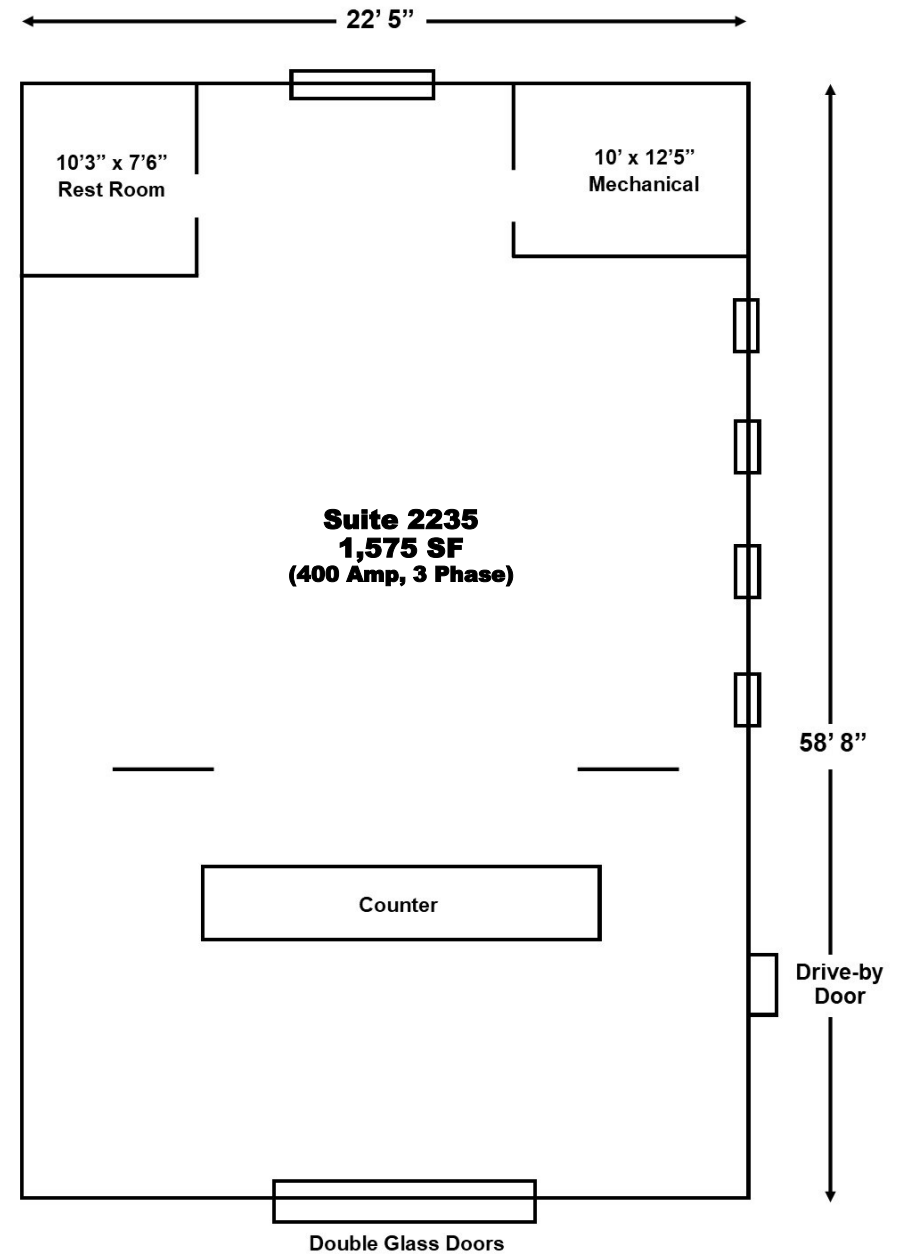
Drawing is not to scale.



440 West Market Street, Greensboro, NC 27401
 336-379-8771 www.bipinc.com

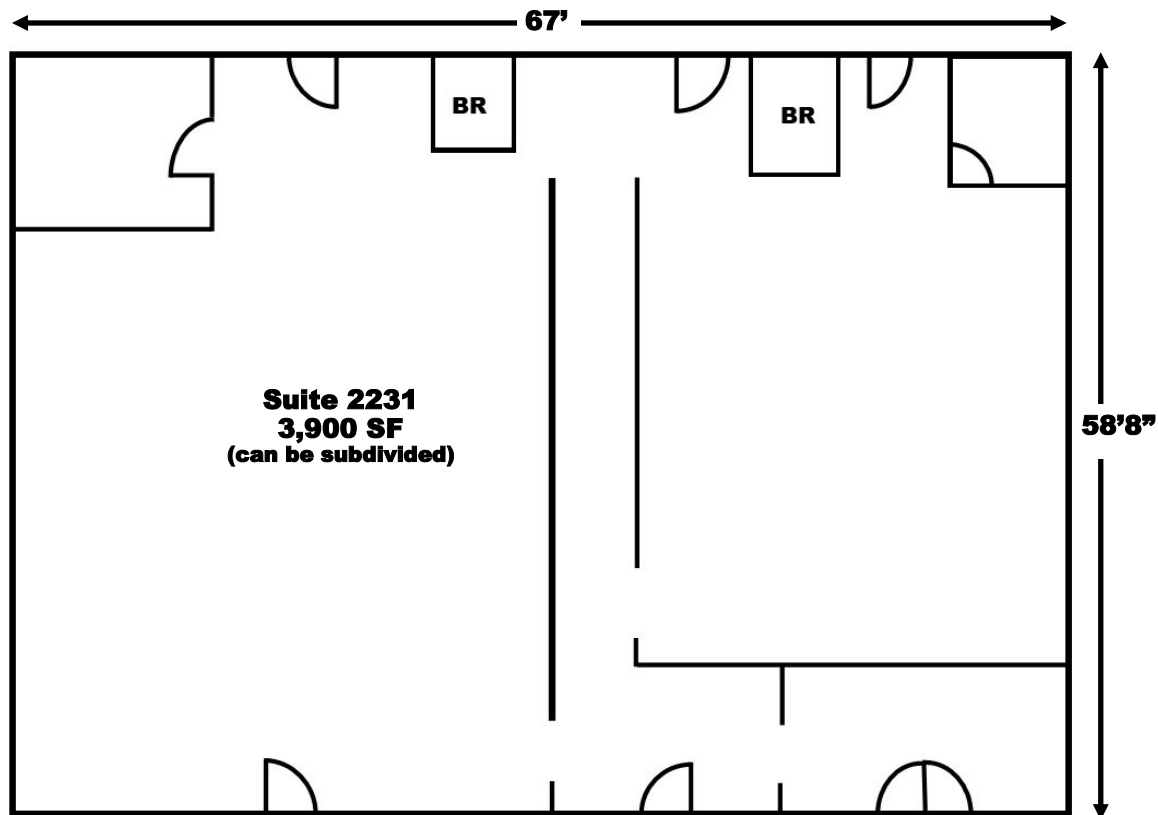
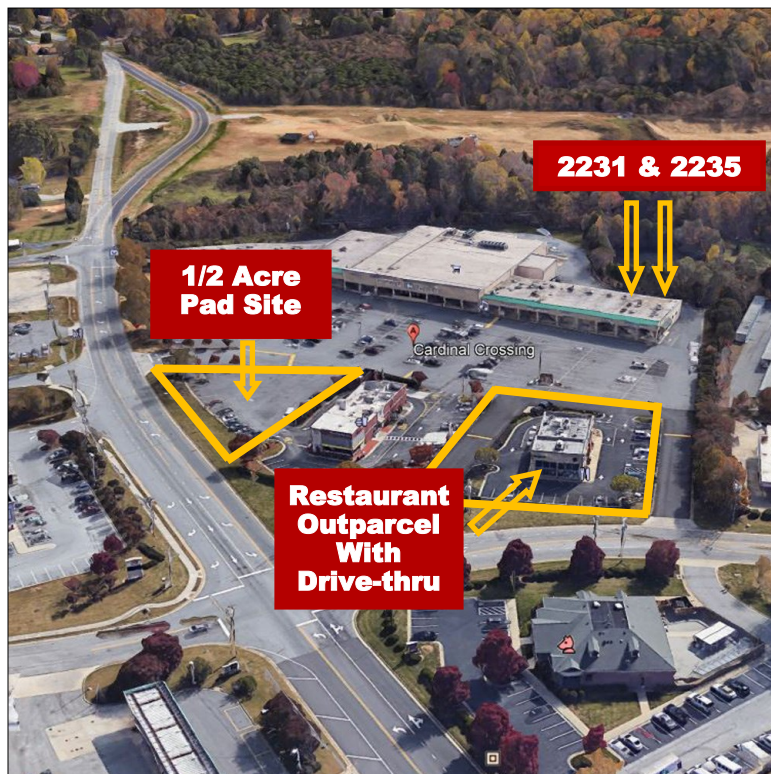
Demographic Summary	1 Mile	3 miles	5 miles
2021 Population	4,314	43,252	101,454
2021 Average HH Income	\$105,714	\$93,396	\$88,349

Suite 2235 Available for Lease 1,575 +/- SF



Drawing is not to scale and all measurements are approximate

Suite 2231 Available for Lease 3,900 +/- SF



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.