



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

**For Lease**



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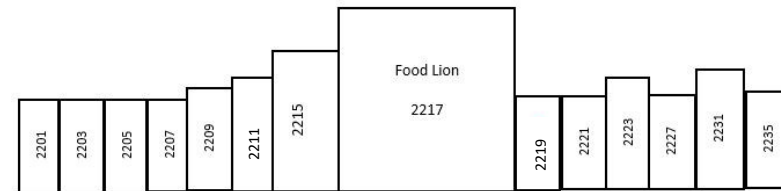


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# Property Features

- 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



2201	Nail Fever	2217	Food Lion
2202	Jet Up Nutrition	2219	The Hidden Haciendita
2205	Hair Works	2221	Bamboo House
2207	An Tobacco	2223	HomeSlice Pizza
2209	Nagoya Japan	2227	Karate
2211	Subway	2231	Incredible Life Fitness
2215	H&C Liquidations	2235	Incredible Life Fitness



**1/2 Acre Pad Site Available**

**Restaurant Outparcel 3,300 +/- SF AVAILABLE With Drive-thru**



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