



## Lake Jeanette Commons

3606 N. Elm Street, Greensboro, NC 27455

**For Lease**  
1,901 +/- SF



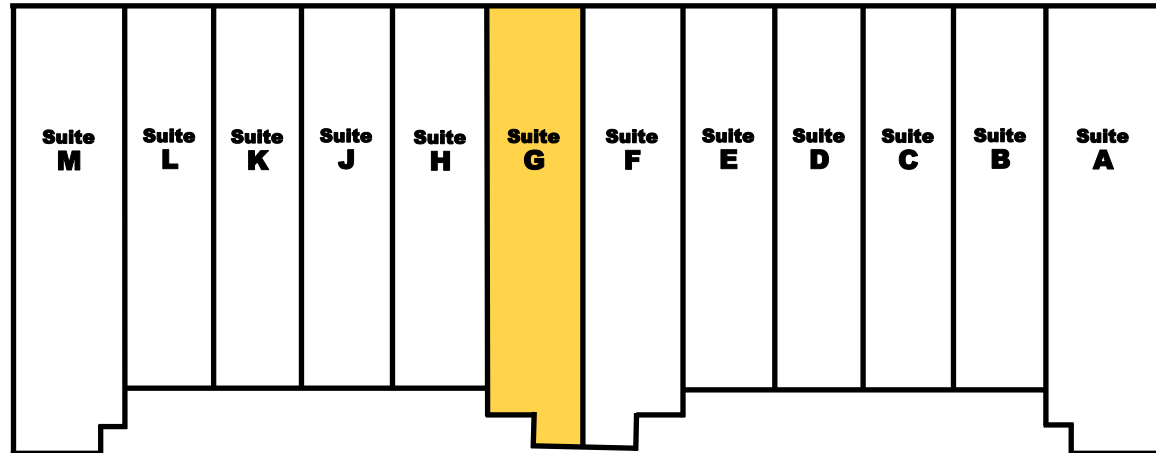
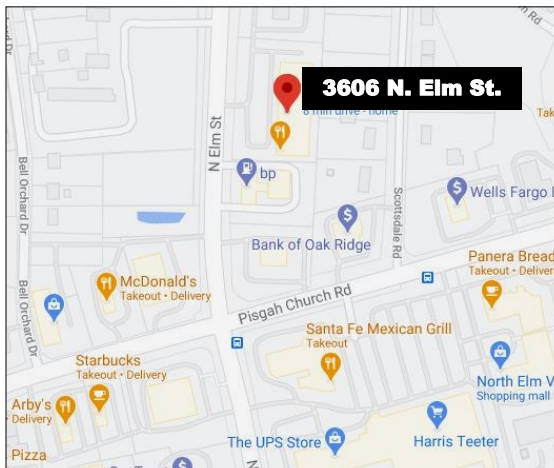
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# Property Features

- Excellent location surrounded by residential, restaurants and other businesses
- Minutes from downtown
- Plenty of parking
- Suite G: +/- 1,901 SF
- Near the Greensboro Urban Loop
- Average daily traffic volume:  
 40,838 VPD - N. Elm and Pisgah Church  
 18,462 VPD - N. Elm
- Lease Rate: \$16.50 PSF
- TICAM: \$4.50 PSF



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.



1007 Battleground Avenue, Suite 401  
 Greensboro, NC 27408  
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Demographic Summary	2 Mile	5 miles	10 miles
2021 Population	35,740	152,125	355,938
2021 Average HH Income	\$87,037	\$79,554	\$75,832

- A: Elm Street Grill +/- 3,425 SF
- B: Ice Cream Shop +/- 1,736 SF
- C: Churchill Tobacco & Vape +/- 1,653 SF
- D: Emmily's Tanning +/- 1,653 SF
- E: Marco's Pizza +/- 1,736 SF
- F: A Special Place +/- 1,901 SF
- G: AVAILABLE +/- 1,901 SF**
- H: Flame Broiler +/- 1,653 SF
- J: Five Nail and Spa +/- 1,736 SF
- K: Edward Jones +/- 1,000 SF
- L: Gate City Butcher Shop +/- 2,339 SF
- M: Luna's Mexican Seafood +/- 3,425 SF