

FOR LEASE

*Lake Jeanette Station*  
*3610 N. Elm Street*  
*Greensboro, NC 27455*



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771

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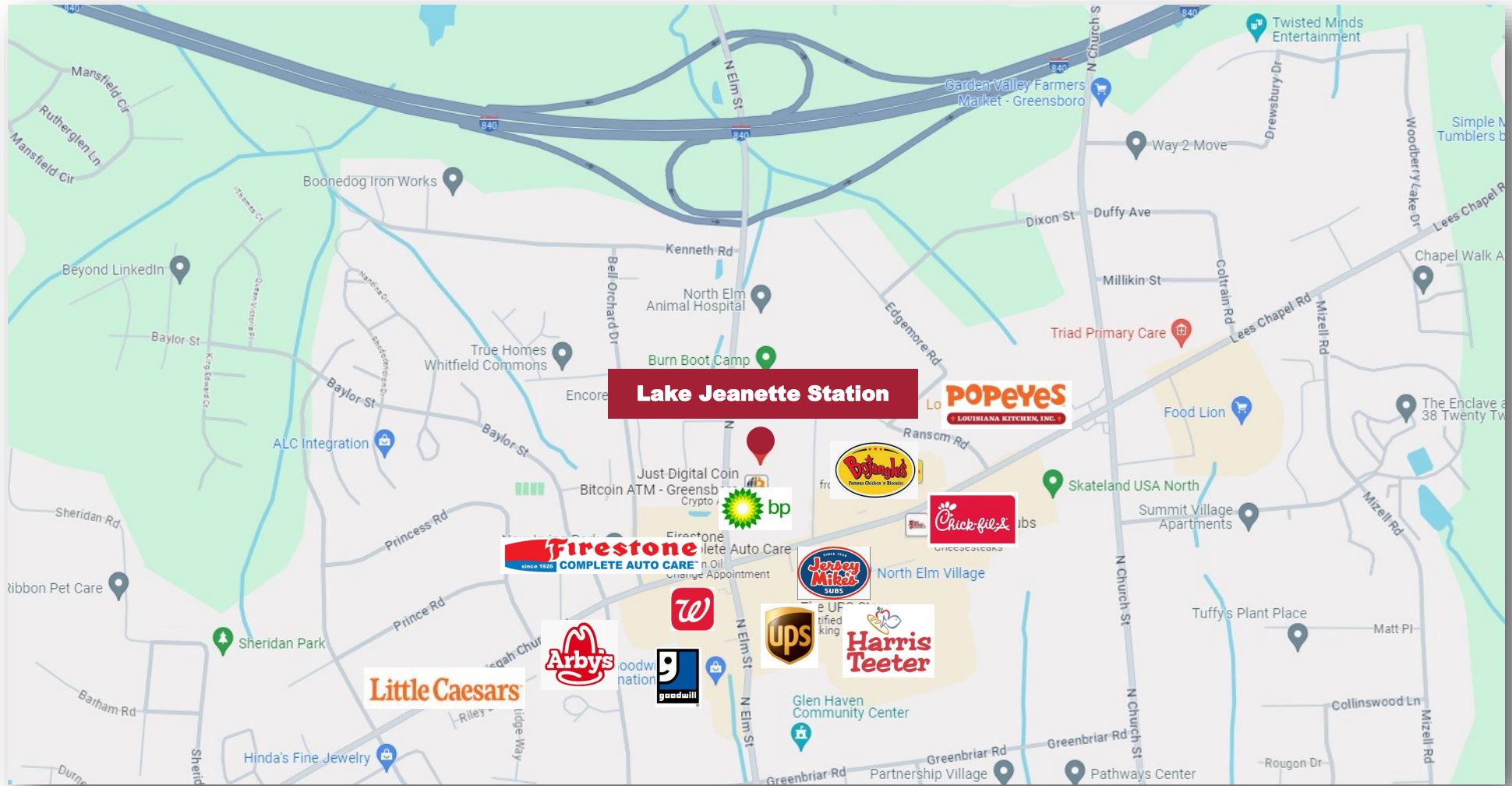
## Property Features

- Exciting opportunity in a strong office/retail location
- **Suite A** - (2,818 SF) available  
Office space with multiple private offices, conference room, breakroom and reception area
- **Suite C** - (1,570 SF) available 8/1/26  
Equipped with a hood and grease trap
- Plenty of parking
- Professionally managed
- Call Broker for rates
- This property is approximately one-third mile from Interstate I-840 at the N. Elm exit



A: AVAILABLE	+/- 2,818 SF
B: LabCorp	+/- 2,303 SF
C: AVAILABLE 8/1/26	+/- 1,570 SF
D: Burn Bootcamp	+/- 5,105 SF
E: Salvation Army	+/- 5,326 SF

Demographics	2 Miles	5 Miles	10 Miles
2025 Population	35,282	157,371	368,361
Avg HH Income	\$98,861	\$95,391	\$89,535
2025 Households	15,087	62,516	148,979
Traffic - N. Elm St & Pisgah Church Rd - 18,519 VPD			



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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.