

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

**FOR LEASE**





# Lake Jeanette Station

## 3610 N. Elm Street, Greensboro NC

### Property Features

- Exciting opportunity in a strong office/retail location
- New multi-family housing directly across from center
- Suite A (2,818 SF) available 7/1/23
- Call Broker for rates

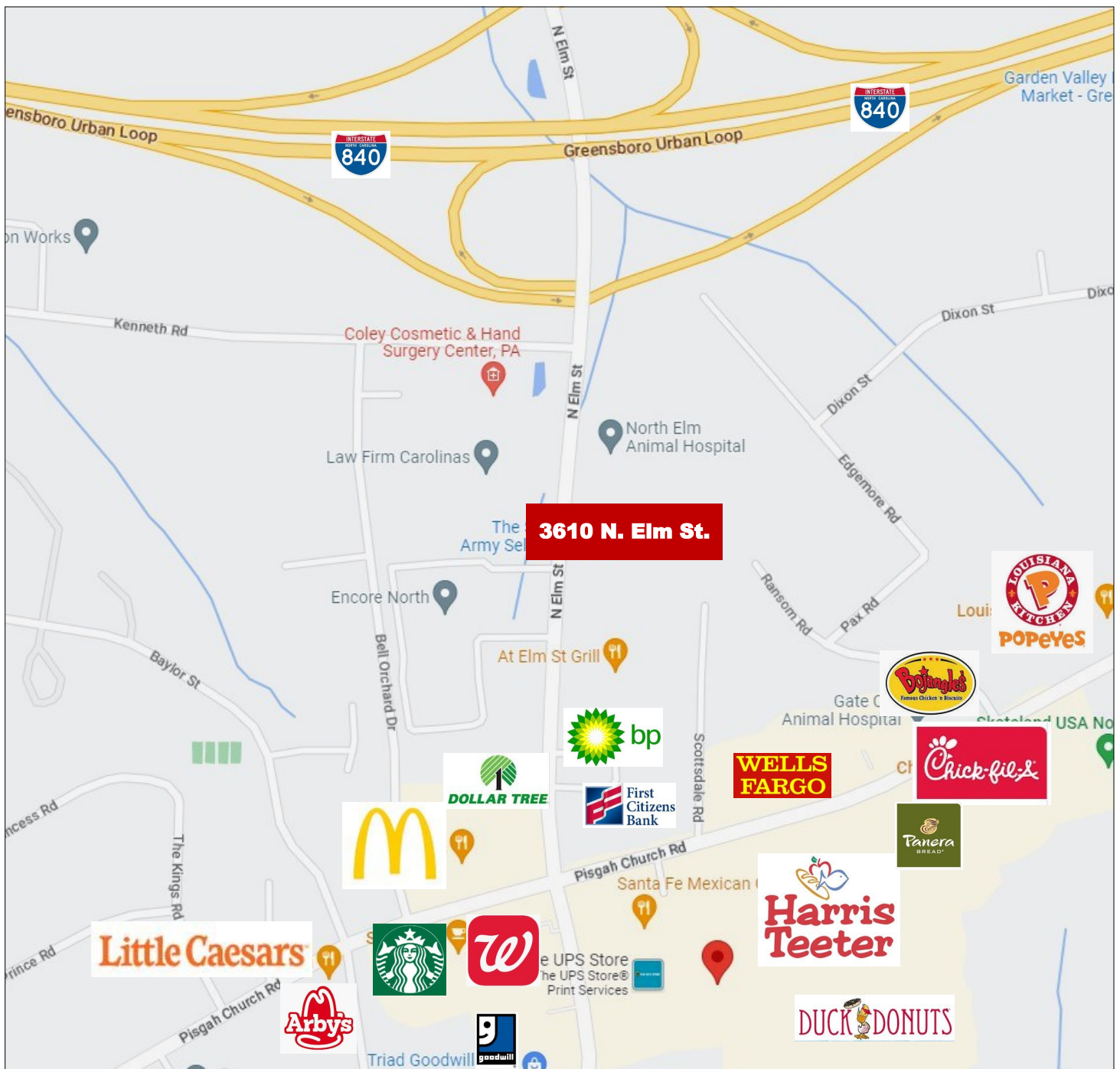
### Location

- This property is approximately one-third mile from Interstate I-840 at the N. Elm exit
- This space is an end unit



Demographics	2 Miles	5 Miles	10 Miles
Population	32,081	134,921	320,865
Avg HH Income	\$86,760	\$80,168	\$75,598
2022 Households	14,637	61,943	145,964
2022 Traffic - N. Elm St & Pisgah Church Rd - 18,405 VPD			

E 5,326 SF	D 5,105 SF	C 1,570 SF	B 2,303 SF	A 2,818 SF
Salvation Army	Burn Bootcamp	My Sweet Little Bake Shop	LabCorp	AVAILABLE July 1, 2023



Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval. Demographics taken from CoStar.

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.



1007 Battleground Avenue, Suite 401 | Greensboro, NC 27408 | 336-379-8779