

## 2415 Lawndale Drive, Greensboro, NC 27408 Property Summary

- 100% Leased
- Three Tenants

The City of Greensboro Alcoholic Beverage Control Board Goodwill Industries

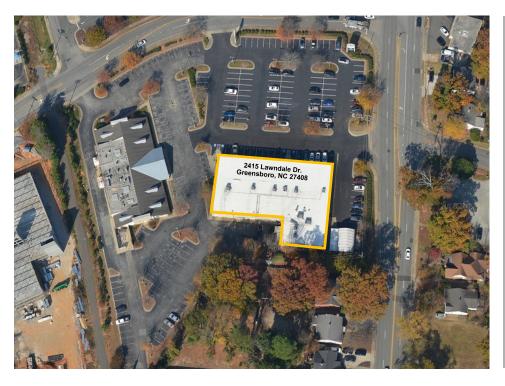
Wicked Burger, Tacos and Brews

- Shadow anchored by Harris Teeter, Target and Petsmart
- Located at Lawndale Drive and Markland Drive
- Built in 1999
- Excellent condition

New roof - March 2020

Eight new rooftop units - February 2020

| Property Details           |  |  |
|----------------------------|--|--|
| Sales Price: \$4,960,000   |  |  |
| Acreage: 1.44 +/- acres    |  |  |
| Square Feet: 15,101 +/- SF |  |  |
| Thriving retail corridor   |  |  |
| 100% occupied              |  |  |





## **POPULATION**

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 7,414  | 79,507  | 215,501 |



## **AVERAGE HH INCOME**

| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$96,817 | \$87,027 | \$49,278 |



## **TRAFFIC**

Lawndale Drive & Colonial Avenue

25,369 Vehicles Per Day









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.



