



COMMERCIAL REAL ESTATE

# For Sale or Lease

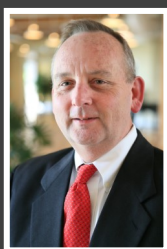
1917 - 2001 E. Wendover Avenue, Greensboro, NC 27405

**\$550,000**



Directions - Located on the North side  
of E. Wendover Avenue between  
Gatewood Avenue and English Street.

To Learn More About This Property Contact:



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# 1917 - 2001 E. Wendover Avenue, Greensboro, NC

## Highlights

- 5 adjoining parcels, 2 are paved with buildings of 6,500 +/- SF and 1,978 +/- SF
- Most recently used as Empire Beauty School which closed 4/19/19 to merge with another site
- 60 +/- parking spaces
- Zoned LI
- Lighted pole sign and parking lot
- 9.5' ceiling height
- **For sale at \$550,000**
- **Lease rate: \$11.00/ SF** modified gross
- +/- 1.01 acres with 300 feet road frontage



## Demographics

	1 Mile	3 Miles	5 Miles
Population	13,000	77,000	160,000
Avg. HH Income	\$32,000	\$47,000	\$56,000
Daytime Employees	5,600	58,000	103,000
Traffic Count	36,000 VPD		

