

Retail Shopping Center

4701 West Gate City Blvd | Greensboro, NC 27407



- ♦ Available For Sale
- ♦ Approx. 52,000 SF on 4.15 AC
- ♦ 100% Leased (Below Market Value)

♦ Demographics

Ring	Population	Avg HH Income
1-mile	7,774	\$59,865
3-mile	63,125	\$65,450
5-mile	157,482	\$68,492

♦ Completed CAPEX

2018	HVAC & Roof	\$102,023
2019	Roof	\$68,719
2021	Water Heater	\$12,276

A fully leased retail shopping center located at the corner of West Gate City Blvd and Groometown Road.

The property is approximately 53,000 sf on 4.15 acres and has full access off Bowman Avenue.

The tenants are all local and there is a lot of room for increasing the rental rates (which are currently about fifty percent below market). Many tenants are month-to-month or have less than a year remaining.



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