

Available For Sale or Lease

**7,700± SF Restaurant**  
Greensboro, North Carolina



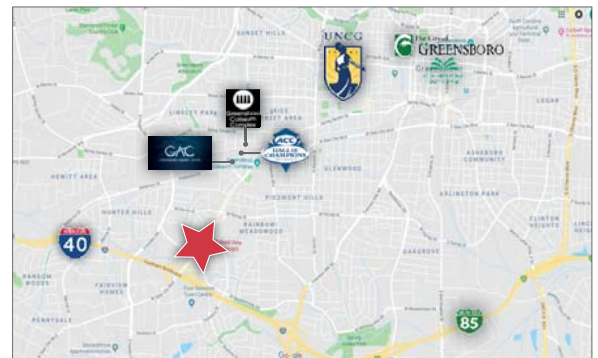
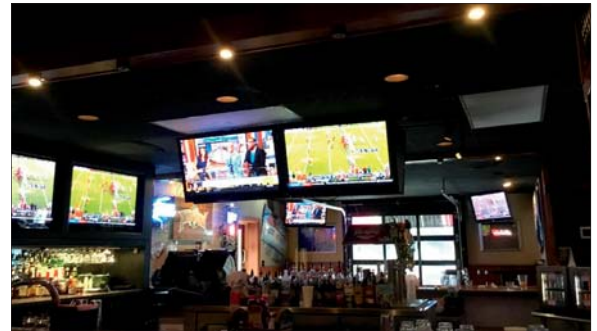
## 3017 Gate City Blvd.

Greensboro, North Carolina 27403

### Property Features

- Gross leasable space: 7,700± SF on 1.06± acres
- Restaurant/retail building with outdoor dining
- Turn key restaurant including complete AV package of over 50 TV's
- HVAC unit only 5 years old
- Located minutes from I-40 with access to Koury Convention Center and the Greensboro Coliseum Complex, home of the ACC Hall of Champions
- Zoned: HB
- Year built: 1975
- VPD (2016): 37,654 (Gate City Blvd at W. Meadowview)
- 77 parking spaces with the building
- Demographics:

	1 Mile	3 Miles	5 Miles
2017 Population	8,425	84,019	188,368
2017 Total HH	3,098	33,359	77,507
2017 Avg. HH Income	\$50,193	\$54,333	\$62,890



For more information, contact:

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**Sale Price: \$2,350,000**

**Lease Rate: \$10,500/Month/NNN**

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