



## 709 Carnegie Place

Greensboro, NC 27407

### Property Features

- 7,550± SF total square feet
- Located with signage on Wendover Ave. (VPD: 54,421) across the street from Costco
- Designated turn lane from opposite side of street
- Excellent location less than a mile from I-40 and high-traffic retail corridor
- Ideal for automotive parts store, paint store, sporting goods store, hardware store

### Demographics:

2017	1 Mile	3 Miles	5 Miles
Population	6,386	73,356	163,161
Total HH	3,220	32,373	68,977
Avg. HH Income	\$50,426	\$64,883	\$68,940



## Lease Rate: \$16/SF/NNN

Colin Rockson  
 336-707-2070  
 crockson@naipt.com

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500-D State Street  
 Greensboro, NC 27405  
 +1 336 707-2070  
[naipt.com](http://naipt.com)