



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

500-D State Street
Greensboro, NC 27405
+1 336 707-2070

naipt.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.