

For Lease

1,752 Square Feet w/ Drive-Thru

4405 Wendover Ave
Greensboro, NC

Multi-Tenant Building:
- Jared the Galleria of Jewelry
- 1,752 Sq Ft w/ Drive- Thru



PROPERTY SUMMARY

- 7,750 Multi-Tenant Building
- Anchored by Jared The Galleria of Jewelry
- 1,752 Square Feet Available with Drive-Thru
- Pylon Signage at Wendover & Stanley
- Over 75,000 vehicles per day at the intersection
- Immediately off I-40 (119,000 Vehicles Per Day)
- 2,000,000 SF established regional retail hub in Greensboro, NC
- Construction Begins June 2008
- Delivery Fall 2008

DEMOGRAPHICS

2007 Estimates	1 Mile	3 Mile	5 Mile
Daytime Population	9405	60,600	136,116
Population	6,235	57,003	131,362
Median HH Income	\$54,266	\$54,867	\$59,916
Percent White Collar	71%	68.2%	69.5%

Moseley REA
www.moseleyrea.com
1100 Kenilworth Ave
Suite 210
Charlotte, NC 28204
T 704-367-1800
F 704-367-1865

For information, contact:

Nick Lukens
T 704-927-9216
C 704-607-8700
nlukens@moseleyrea.com

©2008, Moseley Real Estate Advisors, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Lease

1,752 Square Feet w/ Drive-Thru

4405 Wendover Ave
Greensboro, NC

Multi-Tenant Building:
- Jared the Galleria of Jewelry
- 1,752 Sq Ft w/ Drive- Thru



Moseley REA
www.moseleyrea.com
1100 Kenilworth Ave
Suite 210
Charlotte, NC 28204
T 704-367-1800
F 704-367-1865

For information, contact:

Nick Lukens
T 704-927-9216
C 704-607-8700
nlukens@moseleyrea.com

©2008, Moseley Real Estate Advisors, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



