

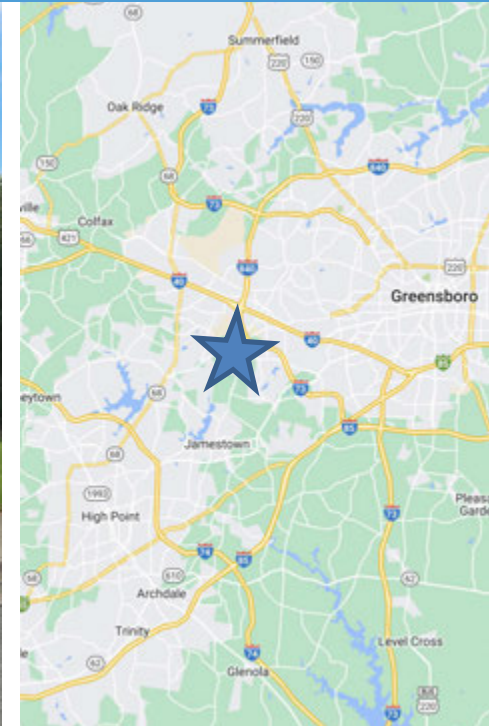
4845 WEST WENDOVER AVE

JAMESTOWN, NC 27282

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 6,295 SF FREESTANDING BUILDING AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- +/- 6,295 SF freestanding automotive building/garage that can be re-used
- Quality brick construction with great visibility and access
- 150 ft of frontage on highly trafficked Wendover Avenue (41,000 VPD); major east/west thoroughfare in Greensboro MSA
- Close proximity to I-40 and I-840 (Greensboro loop)
- Close proximity to the regional retail market at Wendover Road & I-40
- Available November 1, 2023

CALL FOR PRICING



BROKER CONTACT

DALE HALL
704.927.2880
dhall@newsouthprop.com

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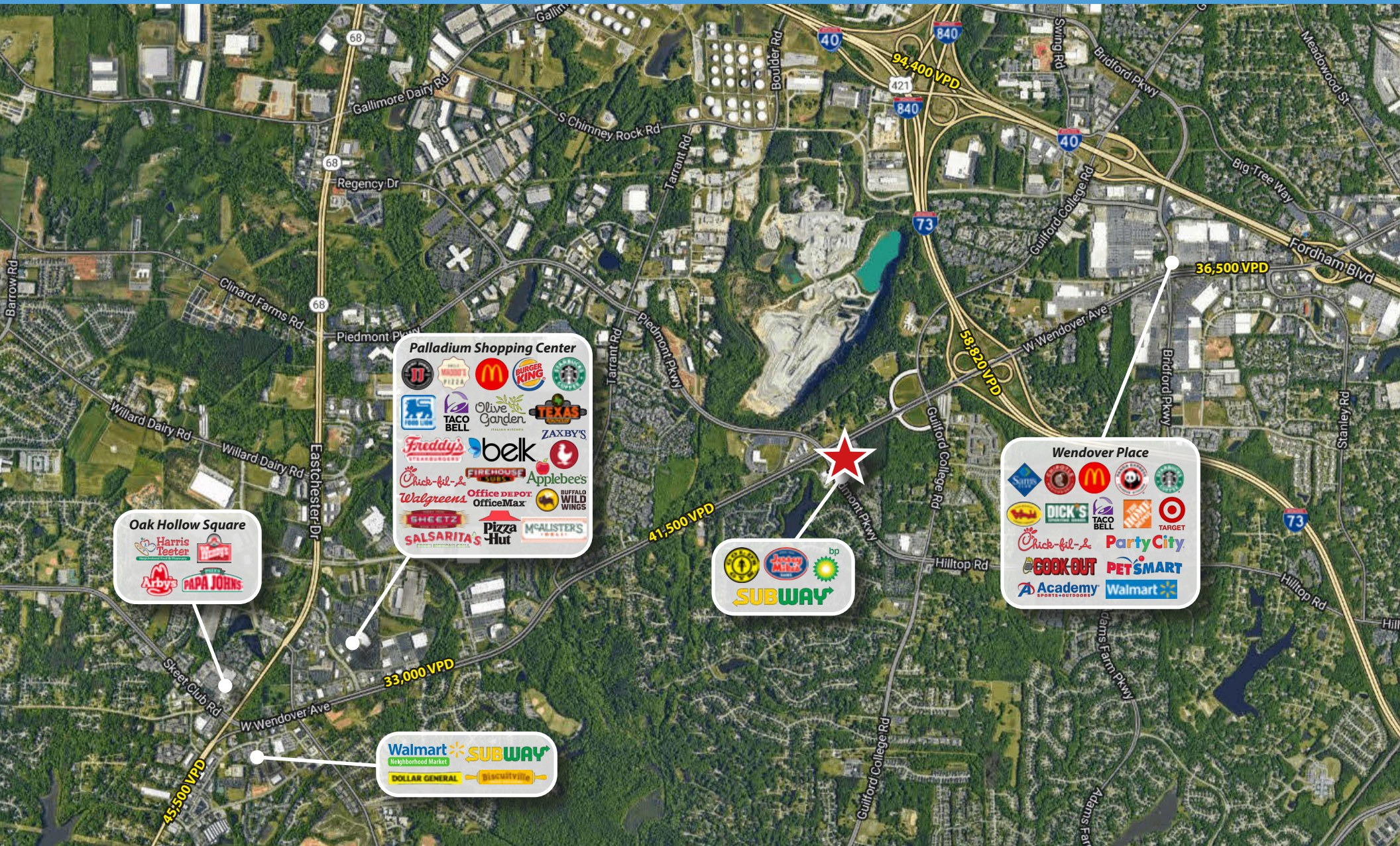
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MARKET
AERIAL

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SITE ACCESS

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SITE PLAN

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EXTERIOR
PHOTOS

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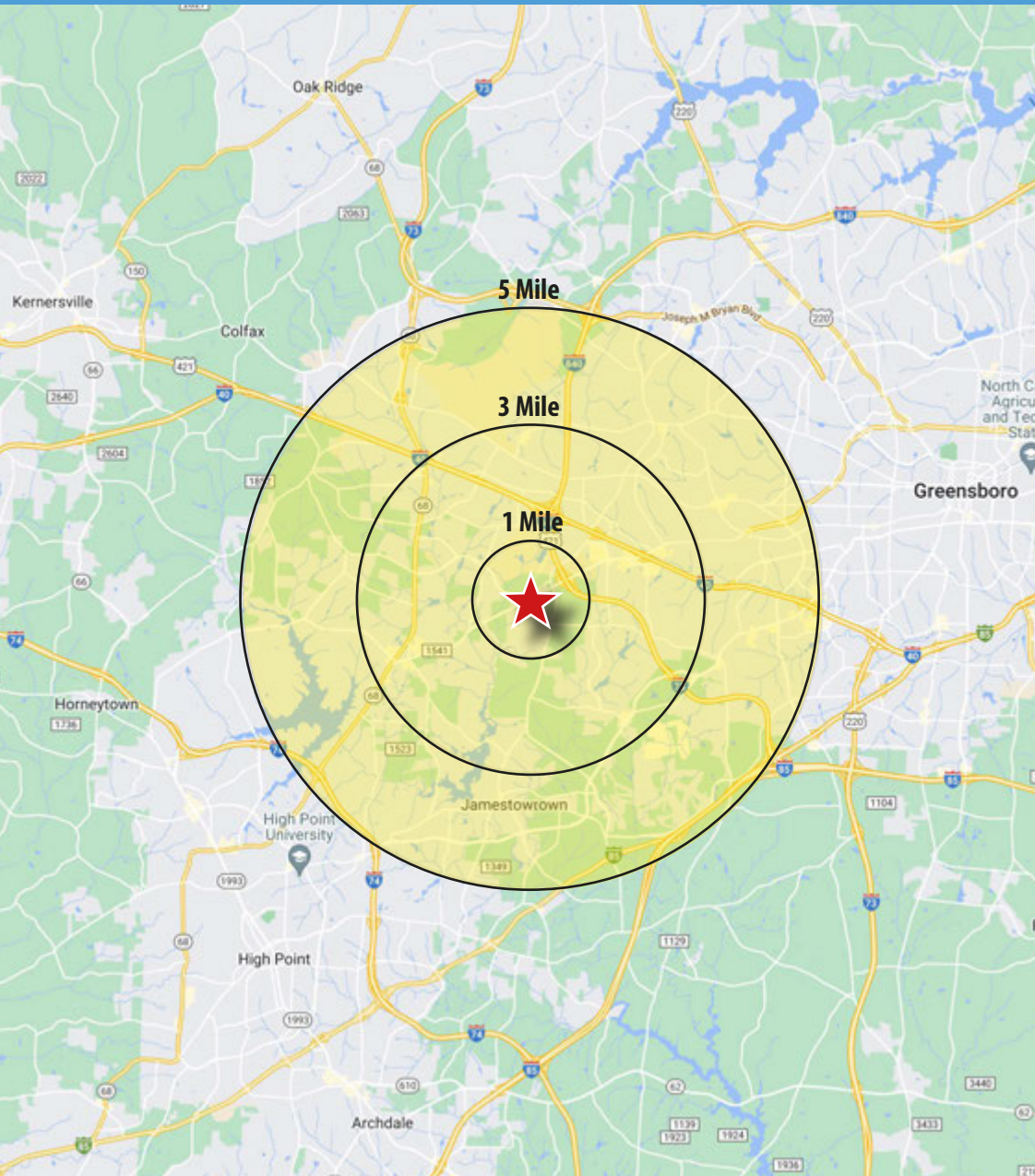
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
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2023 Estimated Population	5,873	48,831	125,158
2028 Projected Population	5,993	52,699	131,466
Projected Annual Growth (2023-2028)	120 (+0.4%)	3,869 (+1.6%)	6,308 (+1.0%)

HOUSEHOLDS

2023 Estimated Households	2,881	22,556	54,937
2028 Projected Households	2,976	24,435	58,365

HOUSEHOLD INCOME

2023 Estimated Average Household Income	\$113,608	\$100,630	\$99,983
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BUSINESSES

2023 Estimated Total Businesses	197	3,241	7,975
2023 Estimated Total Employees	1,488	42,691	89,211

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