

+/-2,400 SF Freestanding former Bank - For Lease
Corner Location at Signalized Intersection
4600 US Hwy 220 N, Summerfield/Greensboro, NC



Overview: Immediate Availability, located at the NWC of US Hwy 220 @ NC Hwy 150 in high income Summerfield, bedroom community to Greensboro NC. Land area +/-1.0 acres.

Area Generators: Food Lion, Walgreen's, CVS, ABC Store, Dollar General, Subway, Exxon, other retail and service businesses.

Amenities: Move in condition with five (5) private offices, built-in modular desks, file storage, vault with lock boxes. Storage room/Utility room. 14 onsite parking spaces.

Targeted Uses: Insurance or Medical Office, General Business.

Demographic Profile:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	1,590	10,681	48,859	107,007
Avg HH Income:	\$153,876	\$159,635	\$117,333	\$110,448
Labor Force:	1,267	8,379	38,631	86,084

Traffic Counts: US Hwy 220: 23,500 VPD (NCDOT 2020)
 US Hwy 150: 11,500 VPD (NCDOT 2020)

Call for Lease Rate

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Available for Lease**



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