

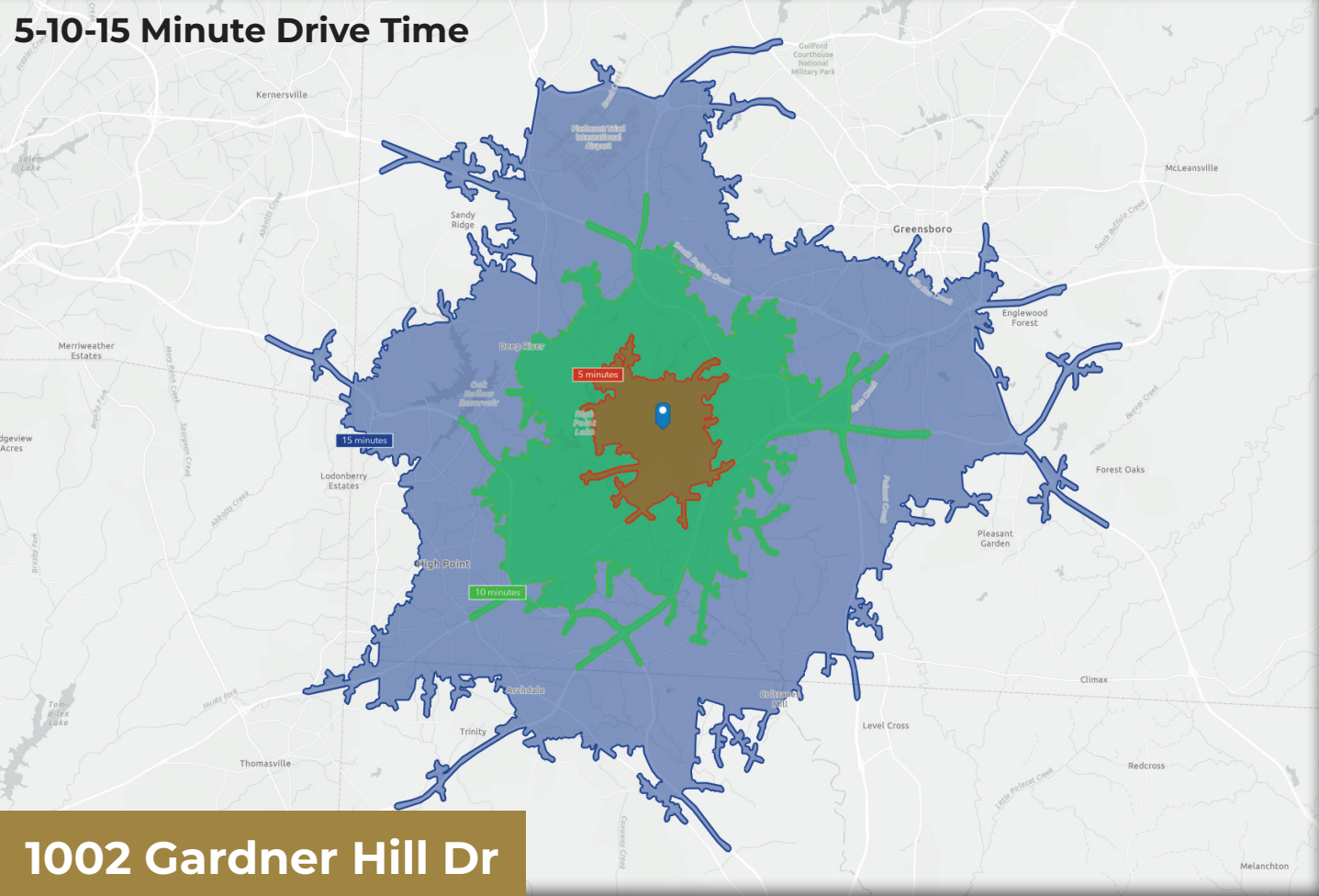
**HIGH GROWTH LOCATION
ON HOT TRIAD CORRIDOR
AT CORNER OF W GATE CITY BLVD
& GUILFORD COLLEGE RD**

**1,120-2,240 SF
FOR LEASE**



1002 Gardner Hill Dr
Jamestown, NC 27282
AVAILABLE - CALL FOR PRICING

5-10-15 Minute Drive Time



1002 Gardner Hill Dr

PROPERTY INFO

ADDRESS

Gardner Hill Station
1002 Gardner Hill Dr
Jamestown, NC 27282

PROPERTY SIZE

Suite C: 1,120 SF
Suite D: 1,120 SF

CURRENT ZONING

CZ-C: Conditional Zoning
Commercial

PROPERTY TYPE

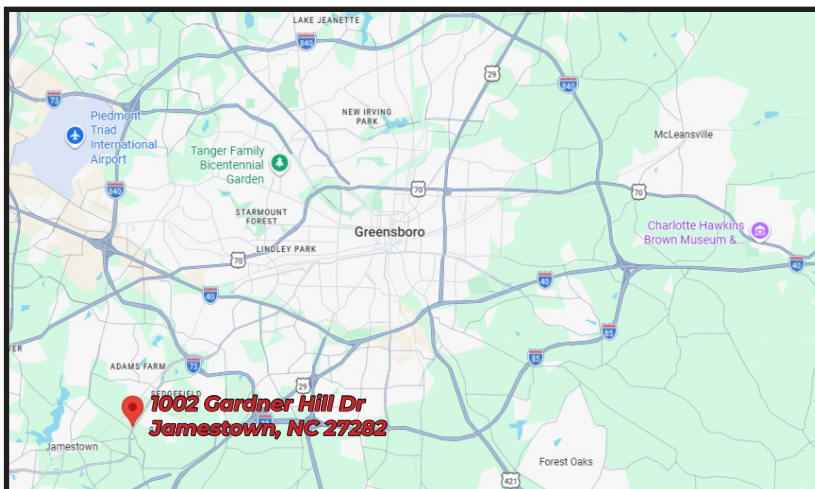
Strip Center

NEARBY RETAIL

Sheetz, Panda Express, Starbucks,
Publix, Chick-Fil-A, Chipotle, Jersey
Mikes, Great Clips

TRAFFIC COUNTS

13,000 VPD (W Gate City Blvd)
7,600 VPD (Guilford College Rd)



Demographics

1002 Gardner Hill Dr	1-Mile	3-Mile	5-Mile
2025 Total Population	3,322	35,144	108,857
2025 Total Daytime Population	2,839	28,170	115,871
2025 Total Households	1,456	14,648	47,587
2025 Median Household Income	\$97,150	\$85,964	\$66,203

1002 Gardner Hill Dr Site Aerial



SITE

THE DRIP BAR
GREENSBORO

Blossome

POSH
Nails & Spa

La Cocina
De Mama



OLYMPUS
CAPITAL
COMMERCIAL REAL ESTATE

7,600 VPD

13,000 VPD

Jamestown, NC

Market Aerial

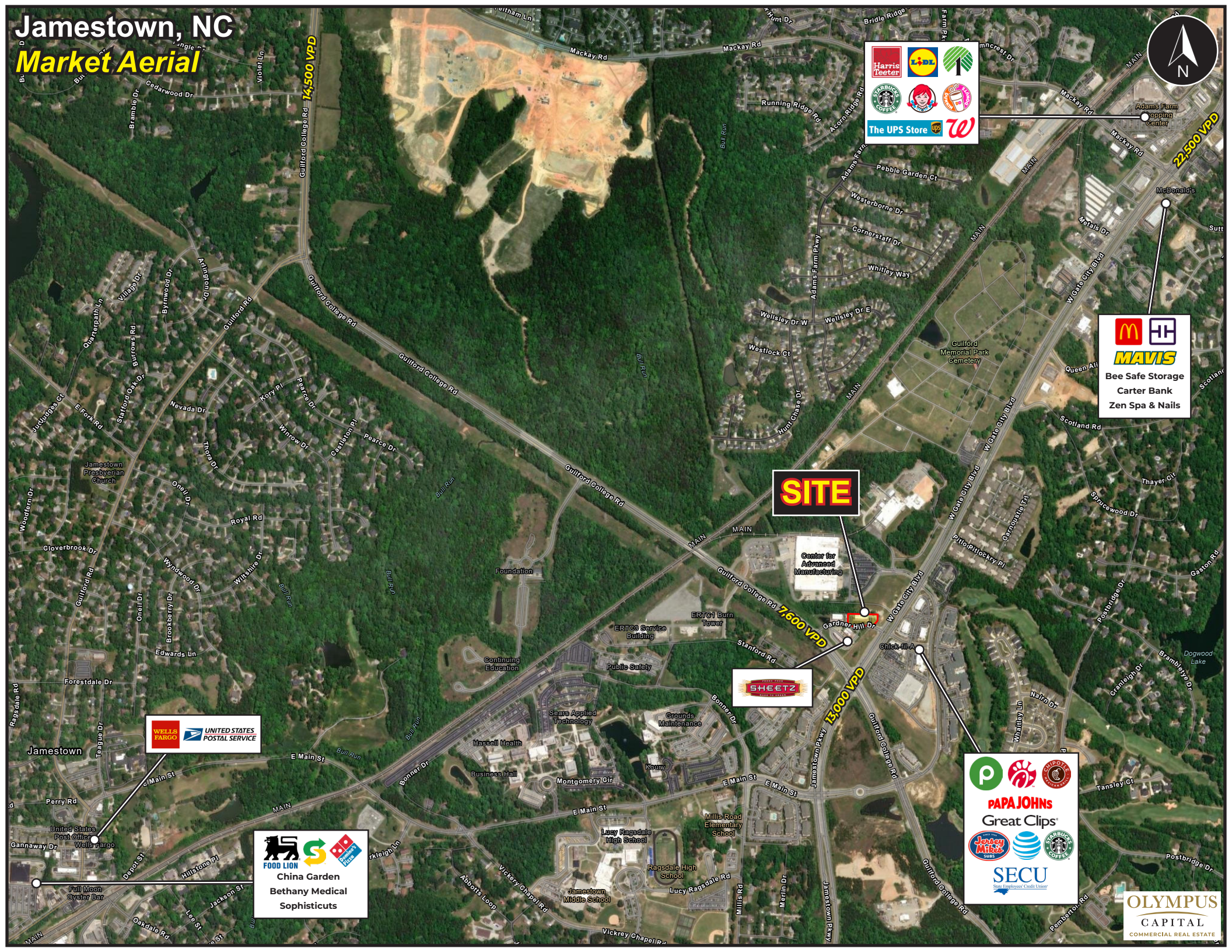


22,500 VPD

SITE

Center for Advanced Manufacturing

13,000 VPD



1002 Gardner Hill Dr

3D Aerial

SITE



SHEETZ



W Gate City Blvd
13,000 VPD

7,600 VPD

Guilford College Rd





SITE PHOTOS

SUITE C



SUITE D



INTERIOR SITE PHOTOS