

# 3208 W. Gate City Blvd unit A1

3208 W Gate City Blvd, Greensboro, NC 27407

Presented by  
TOP QUALITY



## Price: \$18.49 /SF/YR

Multi tenant building, brick exterior. Great for Smoothie shop, Yogurt shop, clothing store, Restaurants & Bakery have to invest in city required ordinances, cellphone store, repair center, gym, and more. No dispensary, No jewelry, No breakfast restaurant or Coffee shop, No sub shop, No barber/salon. NO vape shop or Dispensary as these are all current tenants.

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High Traffic count.

New national brands across the street just opened this year.

National Tenants in our Strip.

**Clester Garcia Perez**

[topqualitywirelesscenterllc@gmail.com](mailto:topqualitywirelesscenterllc@gmail.com)

(336) 602-3042

## **TOP QUALITY WIRELESS CENTER LLC**

3218 Silas Creek Pkwy

Winston-Salem, NC 27103

We relocated our Total Wireless location and have lease term that we can reassign to you or you can explore a new lease all together.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
FedEx Office	-	
Head's Up Barber & Beauty	-	
Jimmy John's	-	
Mfi 1711 LLC	-	
Total Wireless	-	
Wingstop	-	



Building Photo

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## Listing space

### 1st Floor Ste A1

Space Available	2,078 SF
Rental Rate	\$18.49 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Sublet
Space Use	Retail

Total Wireless is Relocating this location since a second location is in the mall already. I am the existing tenant and landlord is allowing me to sublet to a new tenant as long as take over for exiting terms. Unit will be as is, Will patch up and Paint walls in white for showroom area for a ready to move in immediately condition. If you are using a Broker you must pay broker fees. You can have the remaining days in April at no cost to move in if you get approved prior to May 1. Very attractive since you dont have to do a long term lease to launch your business. Retail use/ Highway Business Not allowed for Breakfast, sub shops, salons/barber, chicken sales, copy mail print shops. All Others subject to Landlord approval. Actual Minimum Monthly Rent \$3,203.58 plus NNN (below) a. Taxes- \$386.95 per month for 2023 (each subsequent year based on EOY) b. Insurance- \$63.52 per month for 2023 (each subsequent year based on EOY) c. CAM Costs- \$469.92 per month for 2022 (each subsequent year based on EOY) Total: \$4,123.97 per month

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## Property Photos



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20260408\_215913

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## Property Photos



20260408\_215905



20260408\_215902

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## Property Photos



20260408\_215900



20260408\_215855

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## Property Photos



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20260408\_215846

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## Property Photos



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20260408\_215821

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## Property Photos



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20260408\_215507

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## Property Photos



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20260408\_215445

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20260408\_215359

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## Property Photos



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## Property Photos



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20260408\_215328

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## Property Photos



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## Location

