

OFFICE | RETAIL | INDUSTRIAL
FOR LEASE



NAI Piedmont Triad

3400-3410 W. WENDOVER AVE.
GREENSBORO, NC 27407

NAI Piedmont Triad is pleased to present a rare opportunity to lease office, retail, showroom and distribution suites ranging in size from 1,600 SF to 10,400 SF located in Wendover Business Park.

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	3400-3410 W. Wendover Ave. Greensboro, NC 27265
Property Name	Wendover Business Park
Ownership	Fee Simple
Year Built	1982
Space Available	±1,600 - 10,400 SF
Lot Size	5.89 Acres
Parking	139 Spaces
Zoning	LI
LEASE RATE	\$8.00/SF - \$11.00/SF MG

PROPERTY HIGHLIGHTS

- Established business park on Greensboro's major East/West thoroughfare
- Location serves Greensboro, High Point, Kernersville, Burlington with easy access to I-40 and PTI Airport
- An abundance of restaurants and retail centers are conveniently located just minutes away along the West Wendover Avenue corridor.



PROPERTY OVERVIEW

Photography



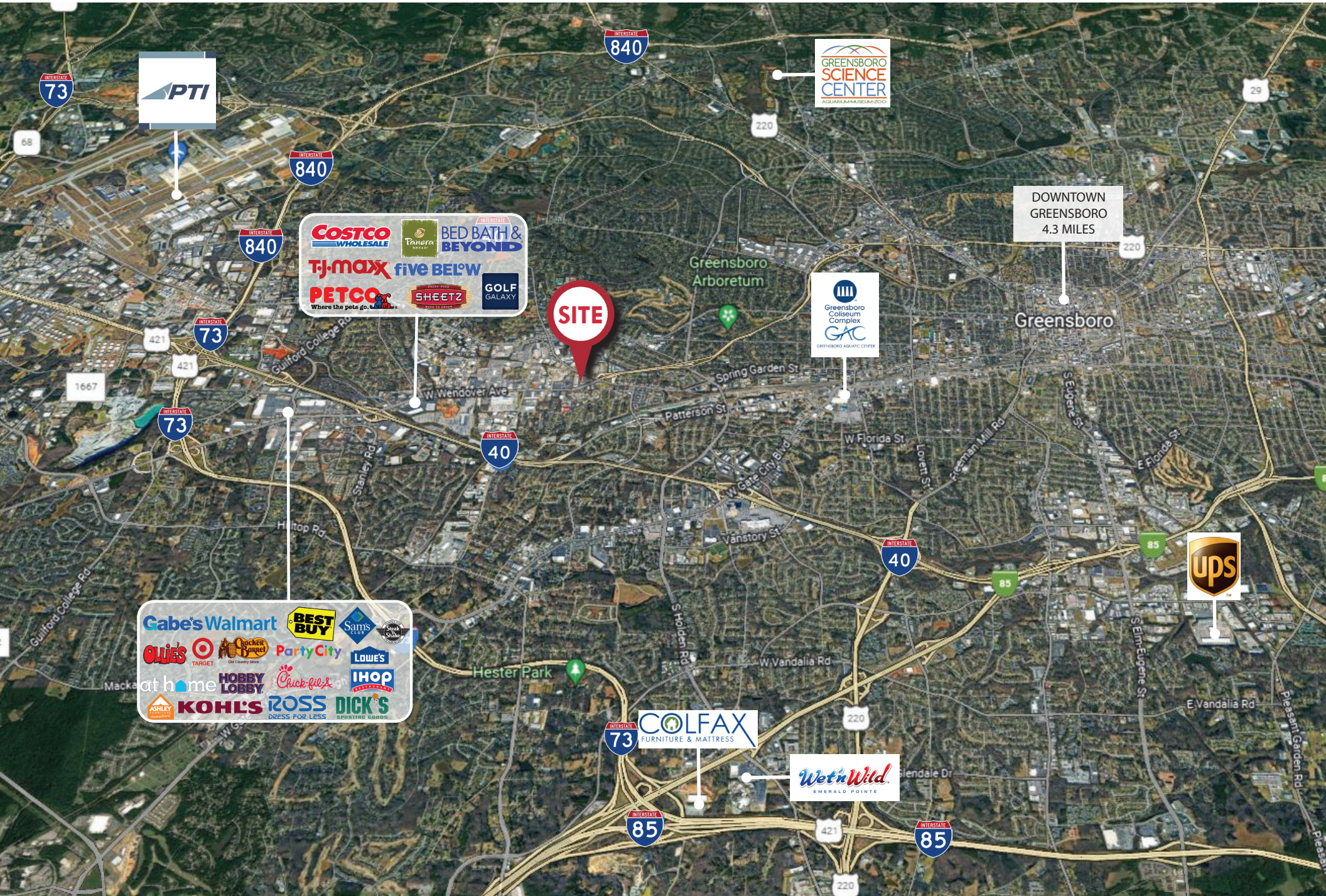
PROPERTY OVERVIEW

AVAILABLE SUITES



LOCATION OVERVIEW

Area Map



DEMOGRAPHICS OVERVIEW

1, 3, 5 Mile Radius

POPULATION GROWTH

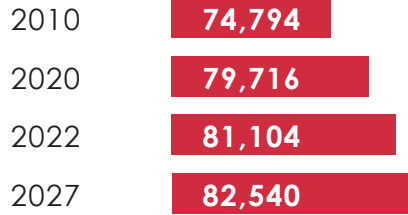
5-Mile



2022-2027 Annual Rate (5-Mile)

HOUSEHOLD GROWTH

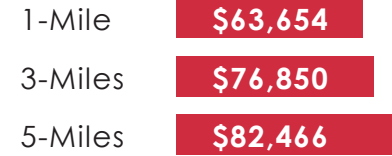
5-Mile



2022-2027 Annual Rate (5-Mile)

AVERAGE HOUSEHOLD INCOME

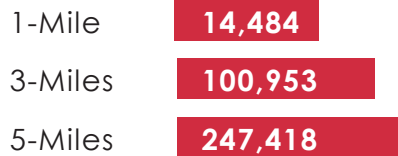
2022



2022-2027 Annual Rate (5-Mile)

DAYTIME POPULATION

2022



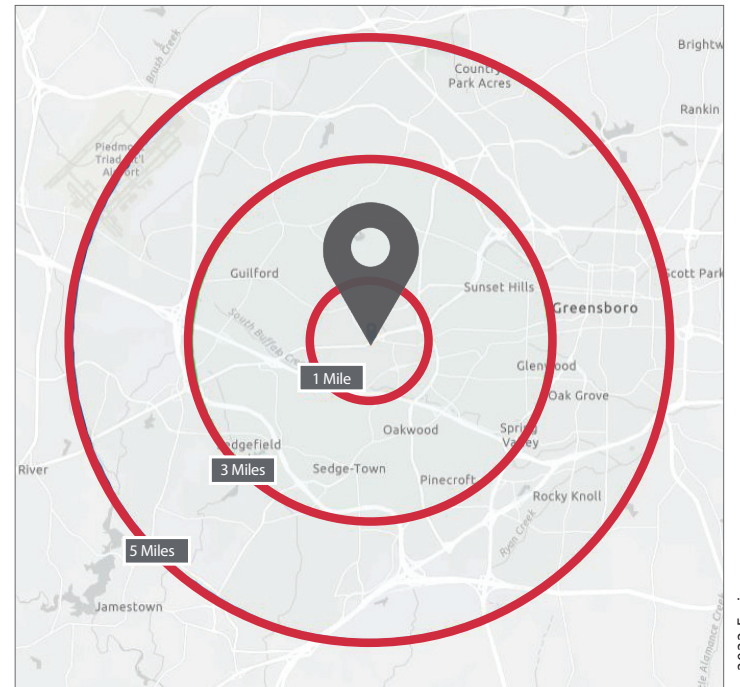
2022 (5-Mile)

MEDIAN AGE

5-Mile



2022 (5-Mile)



2022 Esri