

# 4307 GROOMETOWN ROAD

FOR LEASE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



GAS STATION/CONVENIENCE STORE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,320
LEASE RATE	\$5,200/Month, NNN

## DESCRIPTION

±1,320 SF gas station/convenience store available for lease on Groometown Road, just off Highway 85 (74,500 VPD). Solid operating history located in high-traffic area. Some limited financials available upon request.



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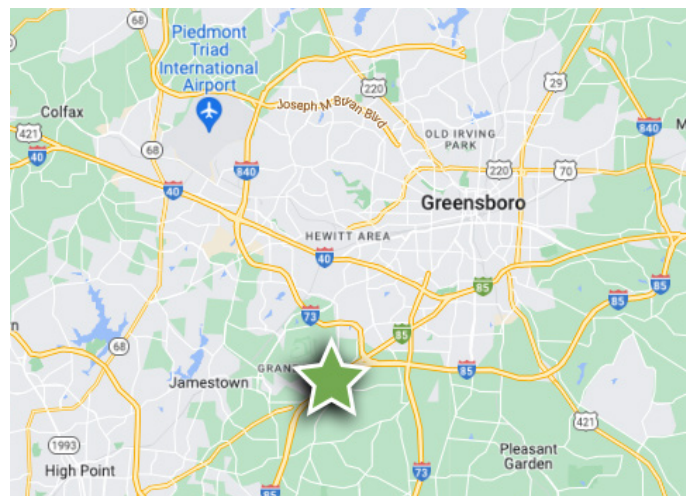
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## KEY FEATURES

- ±1,320 SF gas station/convenience store
- Off Highway 85 (74,500 VPD)
- Solid operating history
- Located in high-traffic area
- **Rent: \$5,200/Month, NNN**



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Gas Station/Convenience Store
AVAILABLE SF ±	1,320	YEAR BUILT	1983, Tanks 14 years old
ACRES	0.81	ZONING	HB

## PRICING & TERMS

LEASE RATE	\$5,200/Month	LEASE TYPE	NNN
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## DESCRIPTION

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