

# For Sublease • Former Fatz Cafe • Greensboro, NC

For more information, please contact Mike Thompson • 704.332.0854 • mike@coreproperties.com



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## 3011 High Point Rd, Greensboro, NC

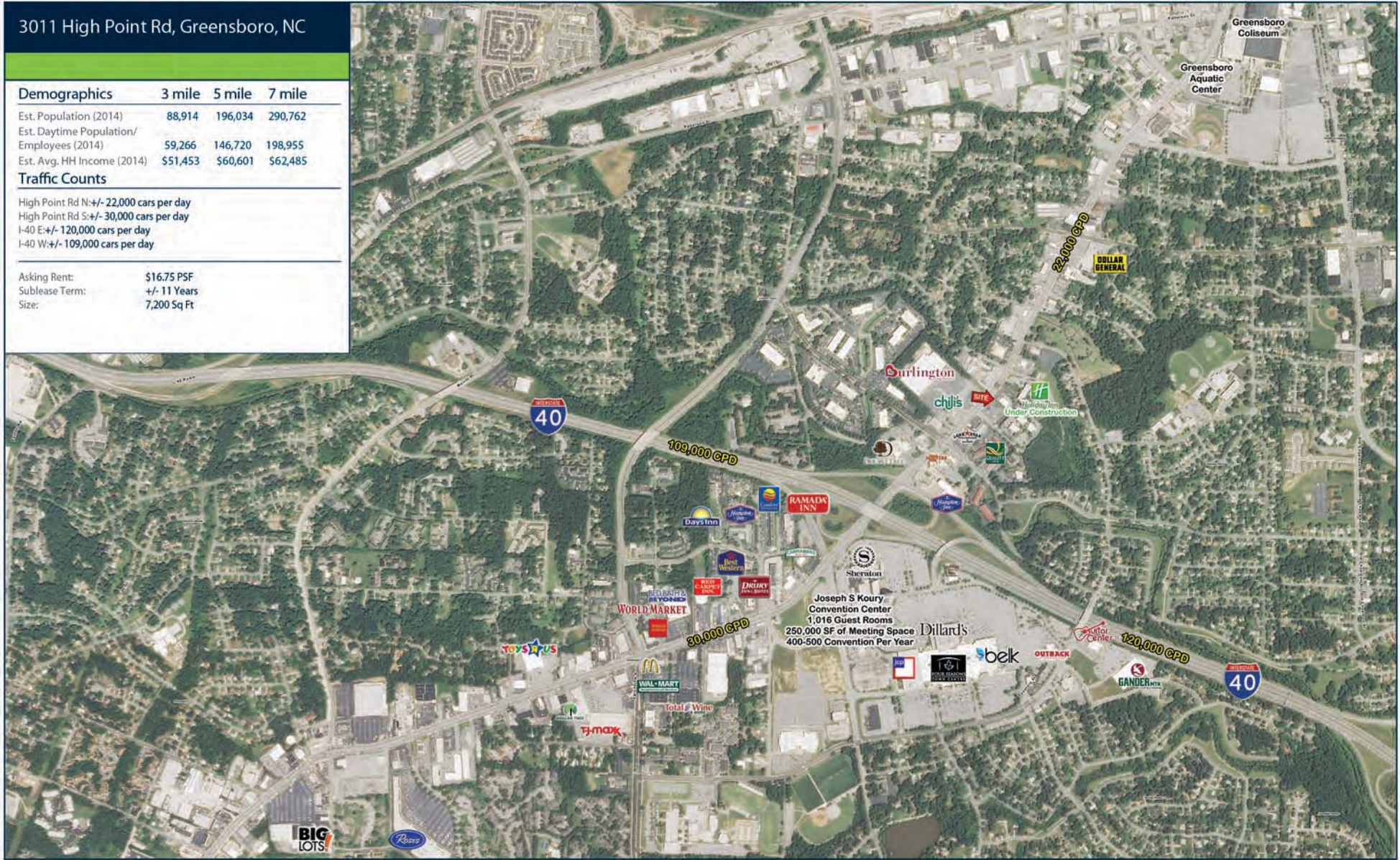
### Demographics

	3 mile	5 mile	7 mile
Est. Population (2014)	88,914	196,034	290,762
Est. Daytime Population/ Employees (2014)	59,266	146,720	198,955
Est. Avg. HH Income (2014)	\$51,453	\$60,601	\$62,485

### Traffic Counts

High Point Rd N: +/- 22,000 cars per day  
 High Point Rd S: +/- 30,000 cars per day  
 I-40 E: +/- 120,000 cars per day  
 I-40 W: +/- 109,000 cars per day

Asking Rent: \$16.75 PSF  
 Sublease Term: +/- 11 Years  
 Size: 7,200 Sq Ft



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



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p. 704.342.0410 • info@coreproperties.com

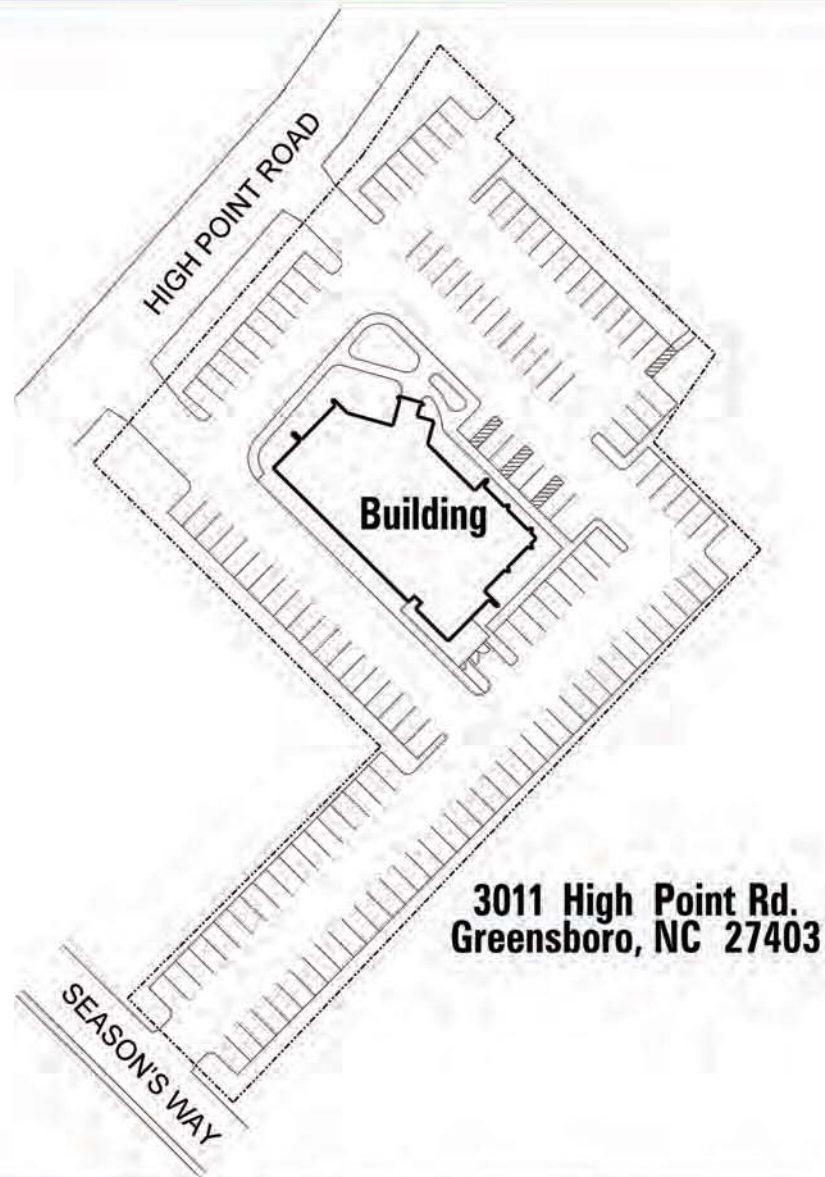


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