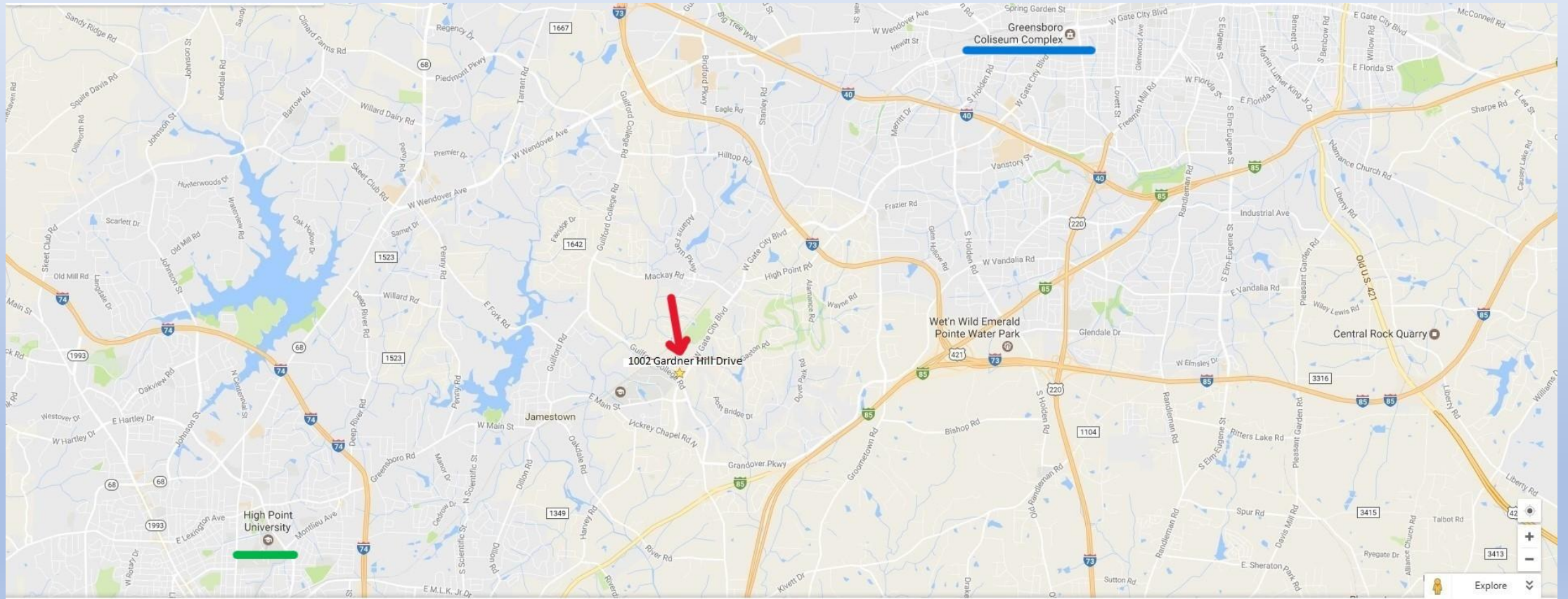


Low Power Map of Greensboro MSA with 1002 Gardner Hill Drive at Red Arrow



Location of Gardner Hill Station 1002 Gardner Hill Drive Jamestown, NC 27282

- High-Growth Location on Hot Triad Corridor!
- Centrally located between Greensboro and High Point and only 1.5 miles off Highway 85.
- Strategically positioned along Jamestown Parkway, connecting I-74 in High Point to I-73 (Greensboro Urban Loop) along W. Gate City Blvd.



*Gardner Hill Station (1002 Gardner Hill Drive) at Intersection of
Guilford College Road and West Gate City Boulevard Behind Sheetz*

*Contact: DFHC Corporation, Inc
919-533-7487*

Closer View of Location Gardner Hill Station 1002 Gardner Hill Drive Jamestown, NC 27282

Highlights:

- Great Location in High-Growth area of Jamestown, NC at the Corner of West Gate City Boulevard and Guilford College Road
- Next Door to Guilford Technical Community College, the 3rd largest community college in NC (10,000 students daily) and Panda Express.
- Directly Behind Sheetz and Across from the newly built Publix and notable Tenants, Chick-Fil-A Papa Johns, Great Clips, Pet Sense, AT&T, Chipotle, ABC Store, Jersey Mikes, and Starbucks.
- Red Arrows show Great Access and Visibility from W Gate City Blvd and added Pervious Parking.



Demographics

- Serving 3 affluent residential communities in close proximity: Grandover, Sedgefield, and Adams Farm.
- Key institutional traffic generators:
 - Guilford Technical Community College
 - State Employees Credit Union
 - Jamestown YMCA
 - Ragsdale High School, Jamestown Middle School, Millis Road Elementary School

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

Aerial View of Strip Center 1002 Gardner Hill Drive



The Suites Available Now!

- Suites C and D: Two 1,120 SF Spaces next to each other (Total 2,240 SF) Available Now for occupancy!
- You may rent a 1,120 SF space or a 2,240 SF space.
- Each Suite or the combined two Suites may be tailored to meet Tenant needs.

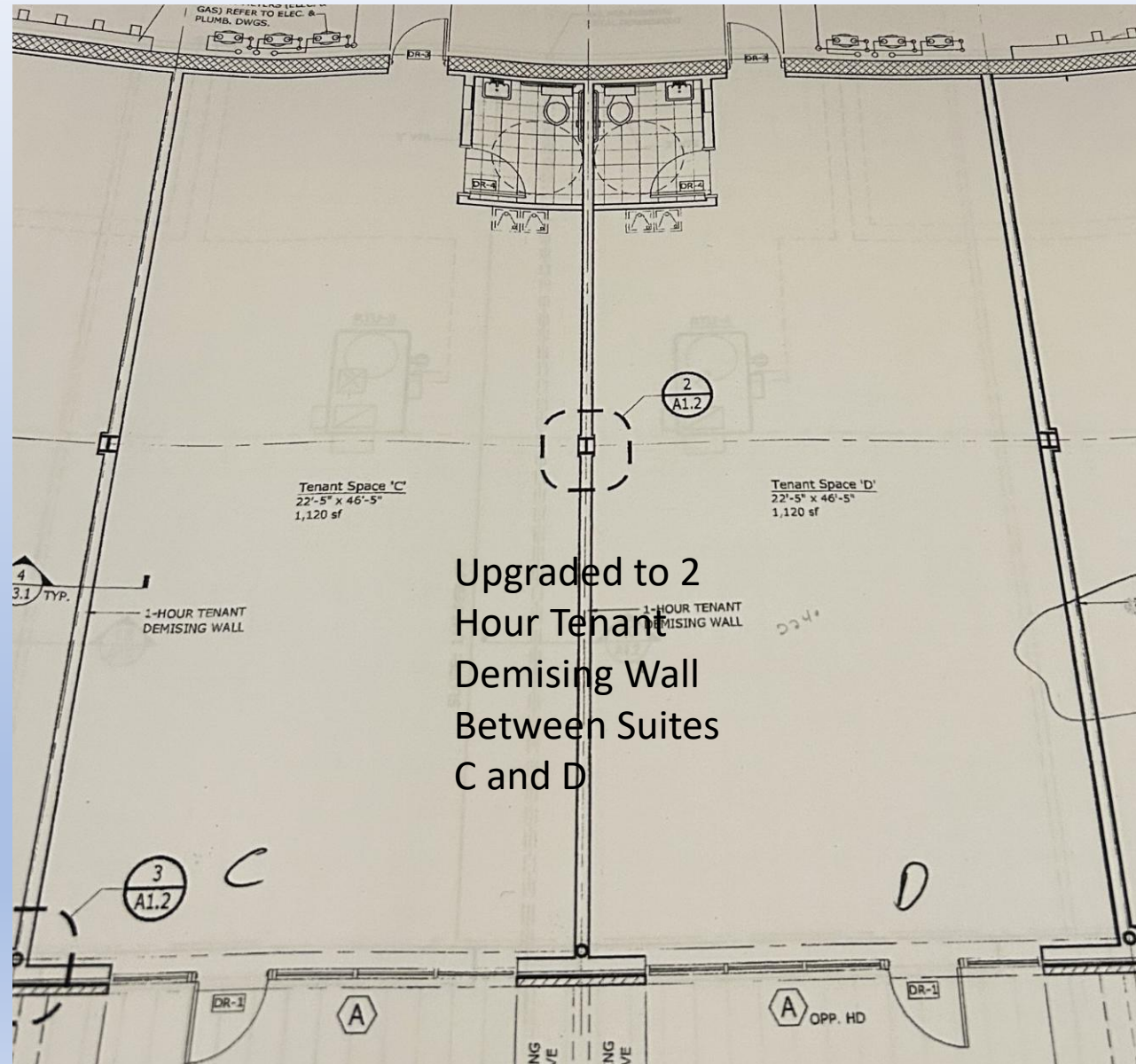


The Property!

- Front view of Property reveals a building constructed in 2009, which looks brand-new, due to continued maintenance.
- Brand new awnings
- Freshly seal-coated and striped parking lot with a parking ratio of 6.4/1,000SF!
- Clean, rock landscaping



Floor Plan of Suites C and D



Interior Photos of Suites C and D

**Suite C 11+ FT Height Drop Ceiling,
14 Ft Height Ceiling Max**



**Suite D 11+ F T Height Drop Ceiling,
14 Ft Height Ceiling Max**



Signage

- Each Tenant Suite is allowed signage on the front of the building and on both sides of the monument sign which faces West Gate City Boulevard.
- If Tenant leases 2,240 space (i.e., two Suites), two signs are allowed on the front of the building and two on each side of the monument sign.



Tenant Options and Details!

- Landlord will consider Tenant Improvement allowance for the credit-worthy, long-term Tenant.
- Easily converted to hair salon, dental/medical, cell phone store, and many other uses
- Great location for ***National Franchises.***
- 5- and 10-year Lease options.
- Very successful Tenants include POSH Nail Spa, Blushed Hair Company, and La Cocina De Mama Dominican Restaurant.
- Landlord offers 3.0% Commission to Tenant Broker for initial lease term.

TICAM includes Taxes, Insurance and the following CAM Services:

- Landscaping
- Snow Removal
- Exterior Lighting
- Solid Waste and Recycling
- Parking Lot and Awning Maintenance
- Property Management

Additional Features:

- Water sub-metered based on Tenant consumption, read monthly.
- Annual Tenant cap of \$3,000/HVAC Unit towards any HVAC repairs/replacement. Tenant reimburses Landlord for HVAC maintenance contract.
- Restricted Uses: No Tobacco, Vape, Sweepstakes, Tattoo or Body-Piercing Uses, "Adult Uses", or Subway Restaurant (due to Sheetz restriction).