

# Property for Sublease • OfficeMax • Greensboro, NC

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



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3503 Highpoint Road  
Greensboro, NC

Asking Rent: \$11 NNN-Size: 30,131 Sq. Ft.

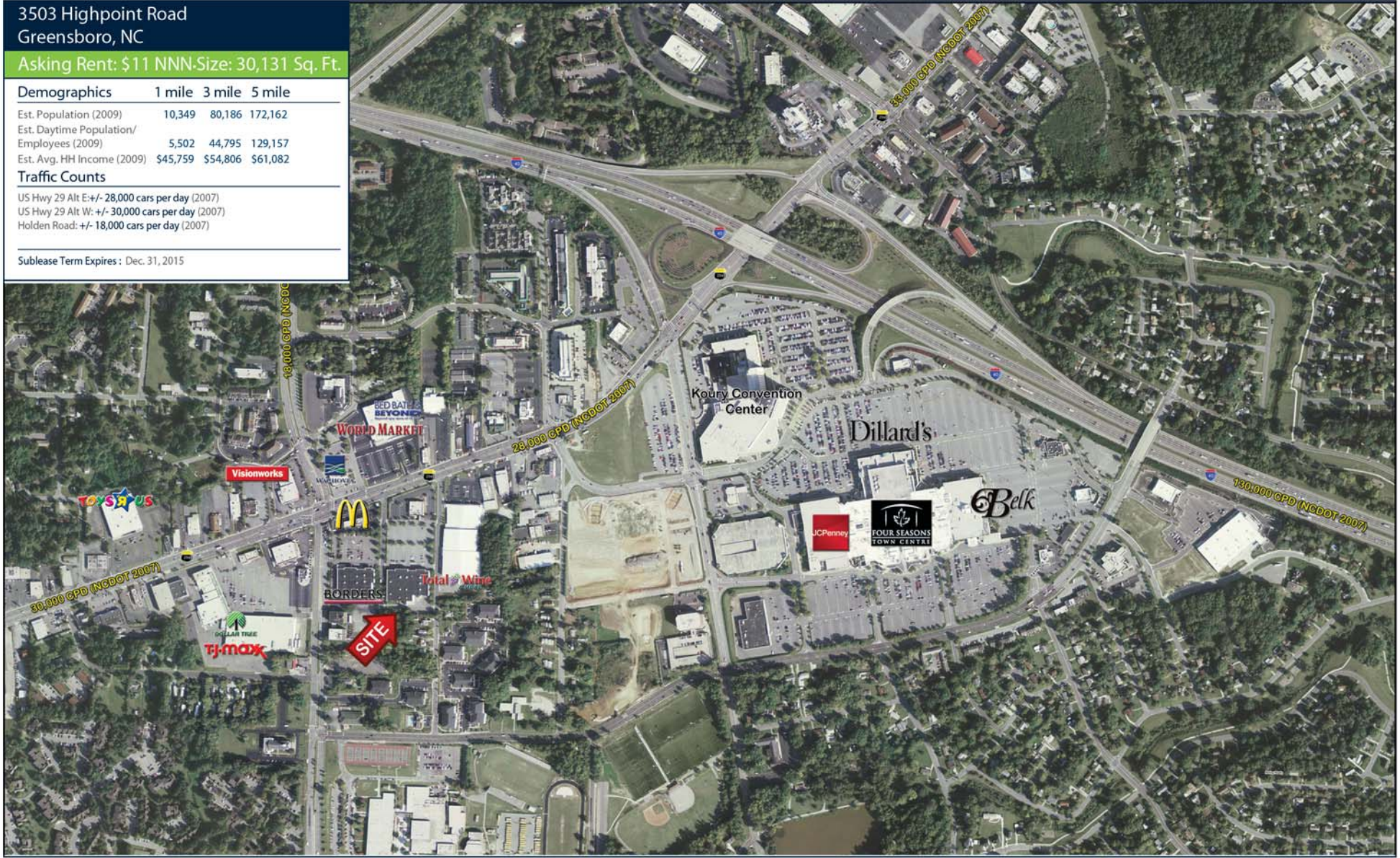
### Demographics

	1 mile	3 mile	5 mile
Est. Population (2009)	10,349	80,186	172,162
Est. Daytime Population/ Employees (2009)	5,502	44,795	129,157
Est. Avg. HH Income (2009)	\$45,759	\$54,806	\$61,082

### Traffic Counts

US Hwy 29 Alt E: +/- 28,000 cars per day (2007)  
US Hwy 29 Alt W: +/- 30,000 cars per day (2007)  
Holden Road: +/- 18,000 cars per day (2007)

Sublease Term Expires : Dec. 31, 2015



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.

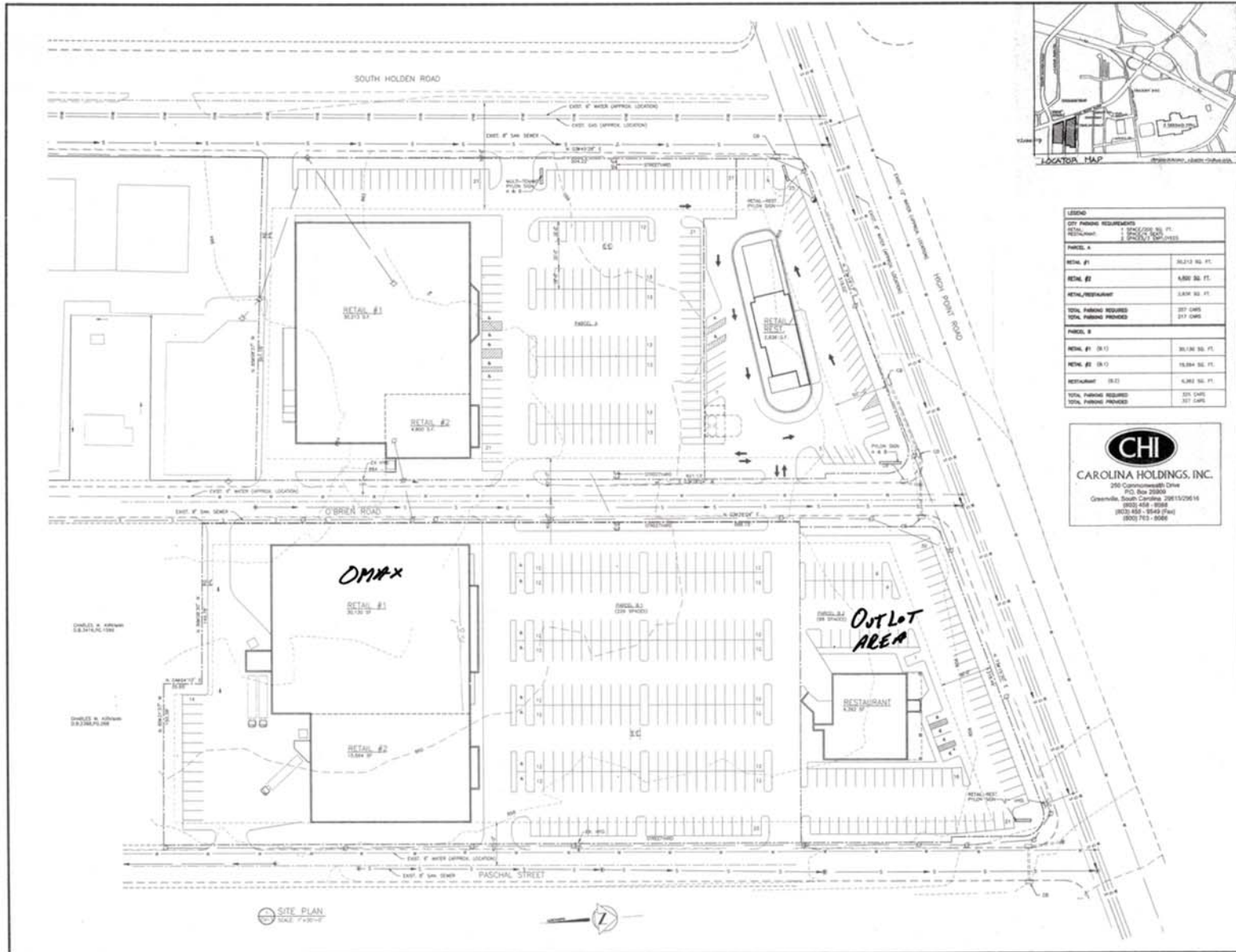


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