

2618-A Battleground Ave.
GREENSBORO, NC 27408



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CAROLINA
COMMERCIAL REALTY
INCORPORATED

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FOR SALE
INVESTMENT
10% Cap Rate

MCALISTER HOUSE
1932 Fleming Road
Greensboro, NC 27410

OFFICE-RETAIL
Completely Refurbished

SALE: \$495,000
Fully Leased to
Wellness Center
4,200± square feet

Zoned C-L.
Zoning allows for
professional office,
restaurant & limited
retail.

McAlister House is a
converted, historic
building circa 1888 &
1930, located on nearly 2
acres with a circular drive
and established oak trees.



Located in a rapidly developing area 0.4 mile from Bryan Boulevard, this property will be a corner location at a lighted intersection of Isaacson Boulevard and the straightened Fleming Road/Lewiston Road Connector planned for 2012-13. On 63 acres immediately north and northwest, Zimmer Development will build Woodmont Station, a grocery anchored shopping center, as well as office and corporate space and 160 residential units.

Site Advantages:

Strong demographics

1. **Prominent Location**
2. **High Traffic Count**
3. **Great highway access – nearby Piedmont International Airport**
4. **Dense residential growth**
5. **Office and retail growth in immediate area**

For information, please contact:

Alan Weidt (336) 312-6868

Owner/Broker

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