

PRIME AUTOMOTIVE & INDUSTRIAL WAREHOUSE FOR LEASE

1815 Sullivan St, Greensboro, NC 27405



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CITYPLAT
COMMERCIAL REAL ESTATE



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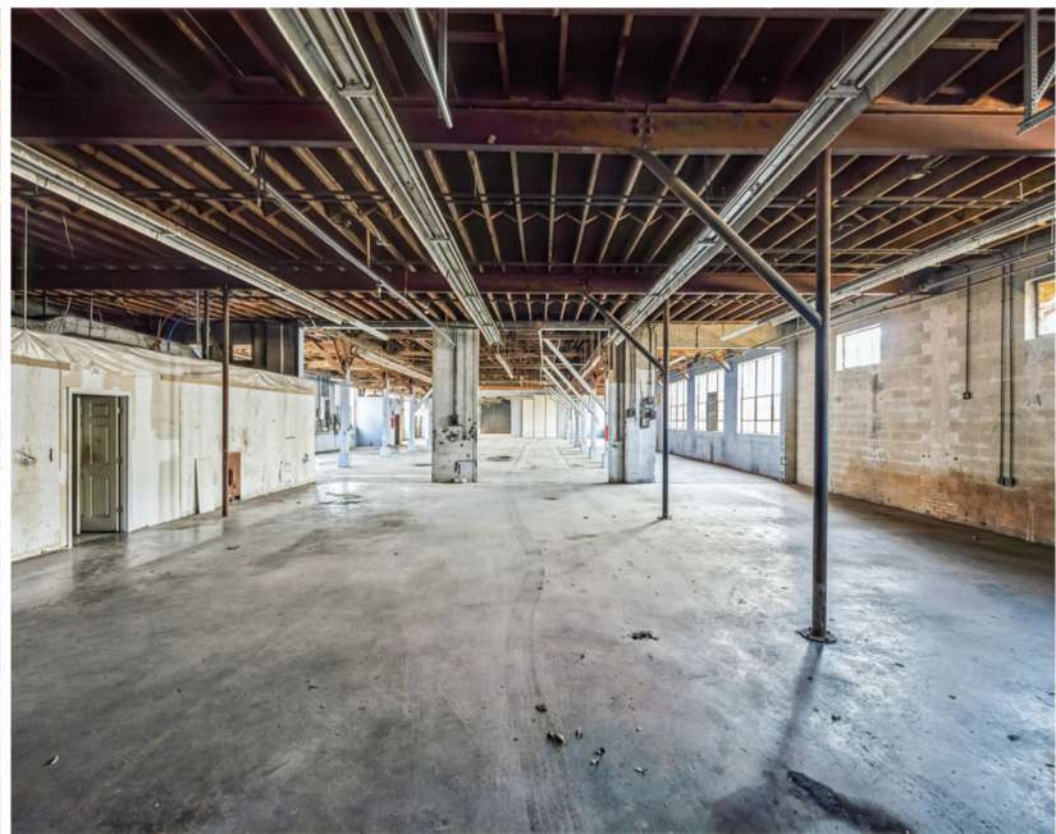
PROPERTY DASHBOARD

ADDRESS:	1815 Sullivan St, Greensboro, NC 27405
TOTAL SQUARE FOOTAGE:	14,752
LEASE RATE:	\$6.75/FT
LEASE TYPE:	NNN
PARCLE LOT AREA:	1.19 AC
EXISTING ZONING:	Heavy Industrial

PROPERTY HIGHLIGHTS

- Open floor plan
- Sprinkled
- 3 drive-in doors 10'x12'
- 14' clear height
- 3 Phase Power 480V
- Ample parking in front and back of building





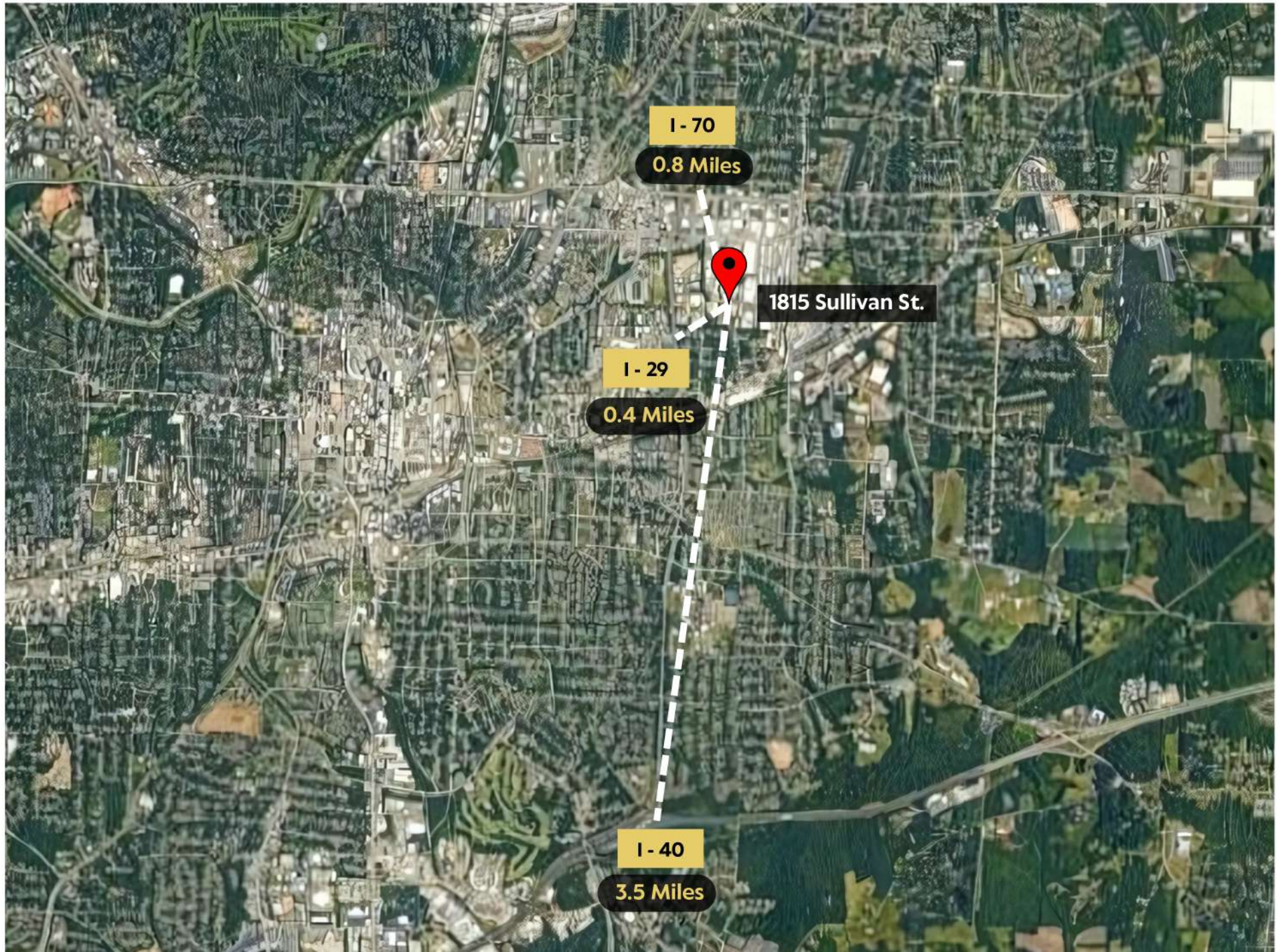
SITE PLAN



AERIAL VIEW



LOCATION MAP



MARKET OVERVIEW

The property located at 1815 Sullivan St, Greensboro, NC, offers a prime opportunity in a thriving industrial market. Zoned for heavy industrial use, the site is well-suited for various industrial activities and businesses seeking ample space and flexibility. With a total lot size of 2.09 acres, the property boasts excellent natural light, enhancing the working environment. The surrounding area features a variety of commercial and industrial properties, providing strong potential for connectivity and synergy in the market.

Nearby, Greensboro Station (Piedmont - North Carolina by Train) is just a 5-minute drive away, facilitating easy transportation access. The property is also conveniently located near the Piedmont Triad International Airport, about 25 minutes by car, which further improves its accessibility for businesses requiring air transportation. Furthermore, the Virginia Port Authority - Richmond, a major freight hub, is approximately 197.8 miles away, offering significant logistical advantages.

The surrounding market includes numerous properties with varying lot sizes and zoning, including properties zoned for commercial and light industrial use. This location's strategic position and infrastructure make it an attractive option for companies looking to expand or relocate.



SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	13,392	79,681	167,058
2024 ESTIMATE	13,214	79,222	166,806
2020 CENSUS	12,145	75,957	163,673
ANNUAL GROWTH 2020-2024	8.80%	4.30%	1.91%
ANNUAL GROWTH 2024-2029	1.35%	0.58%	0.15%
POPULATION BY HISPANIC ORIGIN	1,526	7,103	15,780
2024 POPULATION	13,214	79,222	166,806
WHITE	950 7.19%	19,136 24.15%	55,096 33.03%
BLACK	9,988 75.59%	47,482 59.94%	84,079 50.41%
AM. INDIAN & ALASKAN	67 0.51%	328 0.41%	751 0.45%
ASIAN	438 3.31%	2,935 3.70%	6,118 3.67%
HAWAIIAN & PACIFIC ISLAND	3 0.02%	17 0.02%	37 0.02%
OTHER	1,768 13.38%	9,325 11.77%	20,724 12.42%
U.S. ARMED FORCES	10	58	62

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$70,380	\$70,104	\$73,940
2024 MED HOUSEHOLD INCOME	\$55,572	\$56,286	\$56,012

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	4,317	29,085	64,326
2024 ESTIMATE	4,236	28,840	64,172
ANNUAL GROWTH 2020-2024	1.91%	0.85%	0.24%
ANNUAL GROWTH 2024-2029	12.63%	5.92%	6.76%
2020 CENSUS	3,761	27,227	62,615
OWNER OCCUPIED	1,141 26.94%	10,853 37.63%	30,098 46.90%
RENTER OCCUPIED	3,094 73.04%	17,987 62.37%	34,073 53.10%

2024 HOUSEHOLDS BY HH INCOME	4,233	28,841	64,171
INCOME: <\$25,000	2,003 47.32%	9,941 34.47%	16,540 25.77%
INCOME: \$25,000 - \$50,000	1,187 28.04%	7,791 27.01%	17,321 26.99%
INCOME: \$50,000 - \$75,000	503 11.88%	4,257 14.76%	10,974 17.10%
INCOME: \$75,000 - \$100,000	294 6.95%	2,417 8.38%	6,317 9.84%
INCOME: \$100,000 - \$125,000	75 1.77%	1,641 5.69%	4,656 7.26%
INCOME: \$125,000 - \$150,000	89 2.10%	958 3.32%	2,664 4.15%
INCOME: \$150,000 - \$200,000	23 0.54%	529 1.83%	2,623 4.09%
INCOME: \$200,000+	59 1.39%	1,307 4.53%	3,076 4.79%

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