

GUILFORD STATION

RETAIL SPACE FOR LEASE
5529 WEST MARKET STREET, GREENSBORO NC 27407

THE SPACE

Location	5529 West Market Street Greensboro, NC 27407
County	Guilford
APN	0042653
Square Feet	2460
Rent Per SF (Annual)	\$20.00
Lease Type	NNN (\$5.75)
Floor	1

Notes Suite 5537 - Current use dance/fitness studio

HIGHLIGHTS

- Highly visible location off West Market Street
- 20,000 vehicles per day
- Over 650 feet of road frontage
- Easy access to I-40
- High traffic generators include DMV, restaurants, salon services, insurance office
- Terrific tenant mix with variety of food options, services and retail
- Neighborhood center with front door parking



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	12,965	62,292	160,204

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$67,486	\$84,040	\$93,350

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	6,506	29,159	68,854

PROPERTY FEATURES

BUILDING SF	33,110
LAND ACRES	4.63
YEAR BUILT	1986
YEAR RENOVATED	2015
NUMBER OF PARKING SPACES	164

TENANT INFORMATION

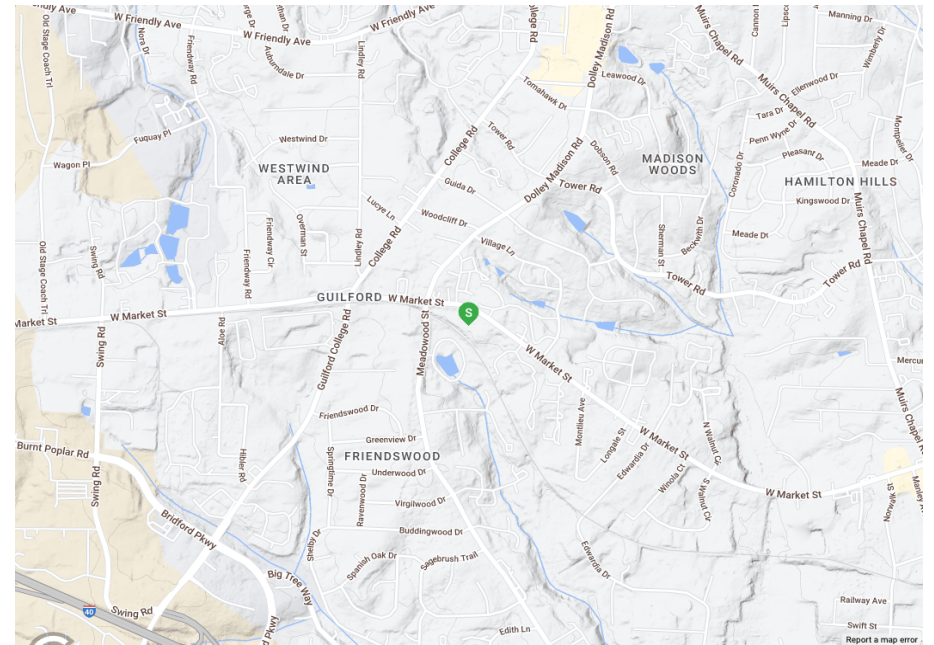
MAJOR TENANT/S	Saw Mill, Galaxy Tobacco, NC-DMV, Tokyo Grill, Curry's Collectibles, Verizon Wireless, Klips Barbershop, Superior Insurance, Horse and Rider, Joyce Hair Braiding, American Deli, Spanish Solutions, Donut World, Boost Mobile, Wireless Store, 5 Star Cleaners
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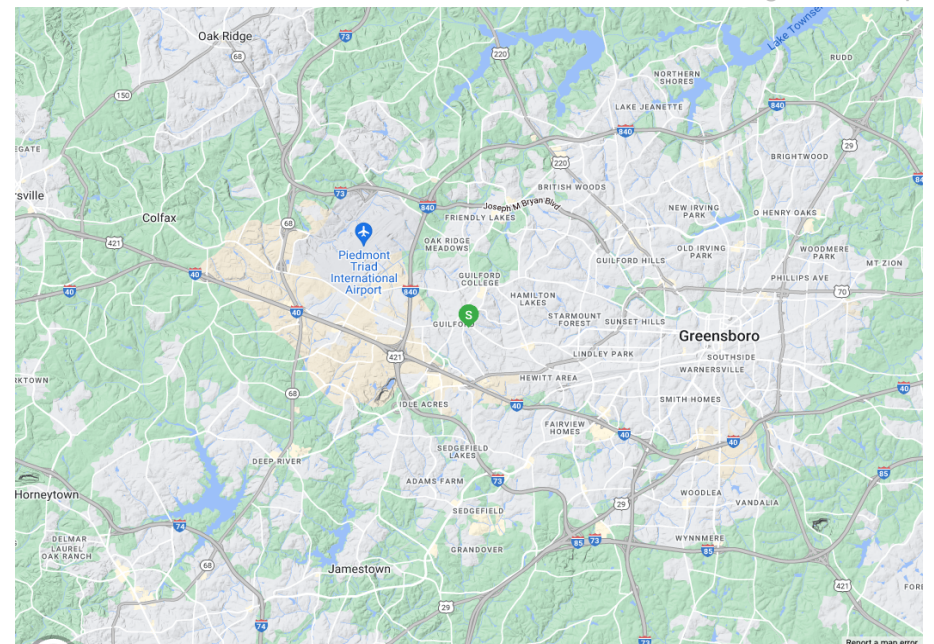
About Greensboro, NC

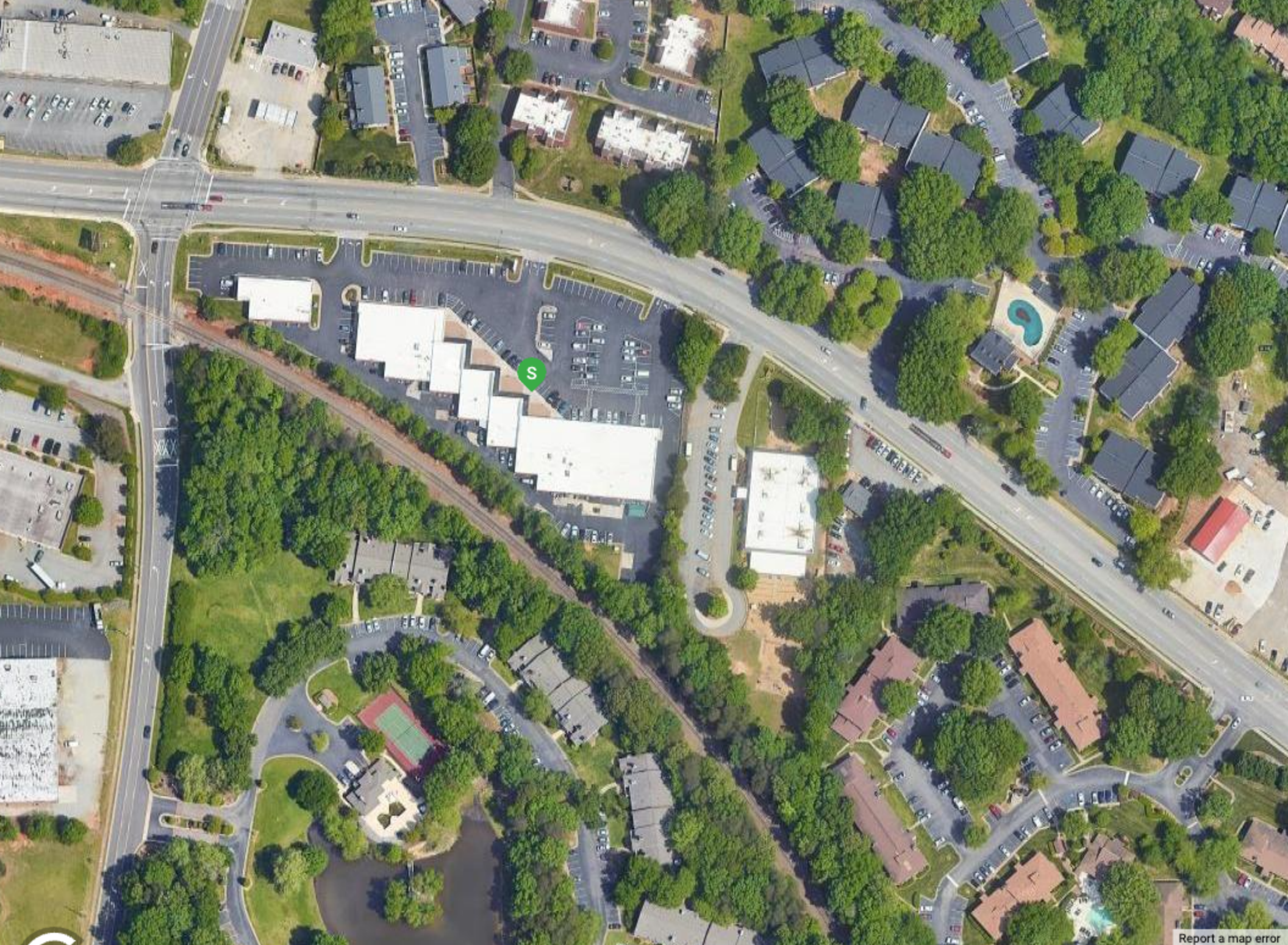
- Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station
- The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.
- The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.
- Greensboro is known for its beautiful parks and green spaces. Notable ones include the Greensboro Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.
- The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.
- Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.
- Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

Locator Map



Regional Map



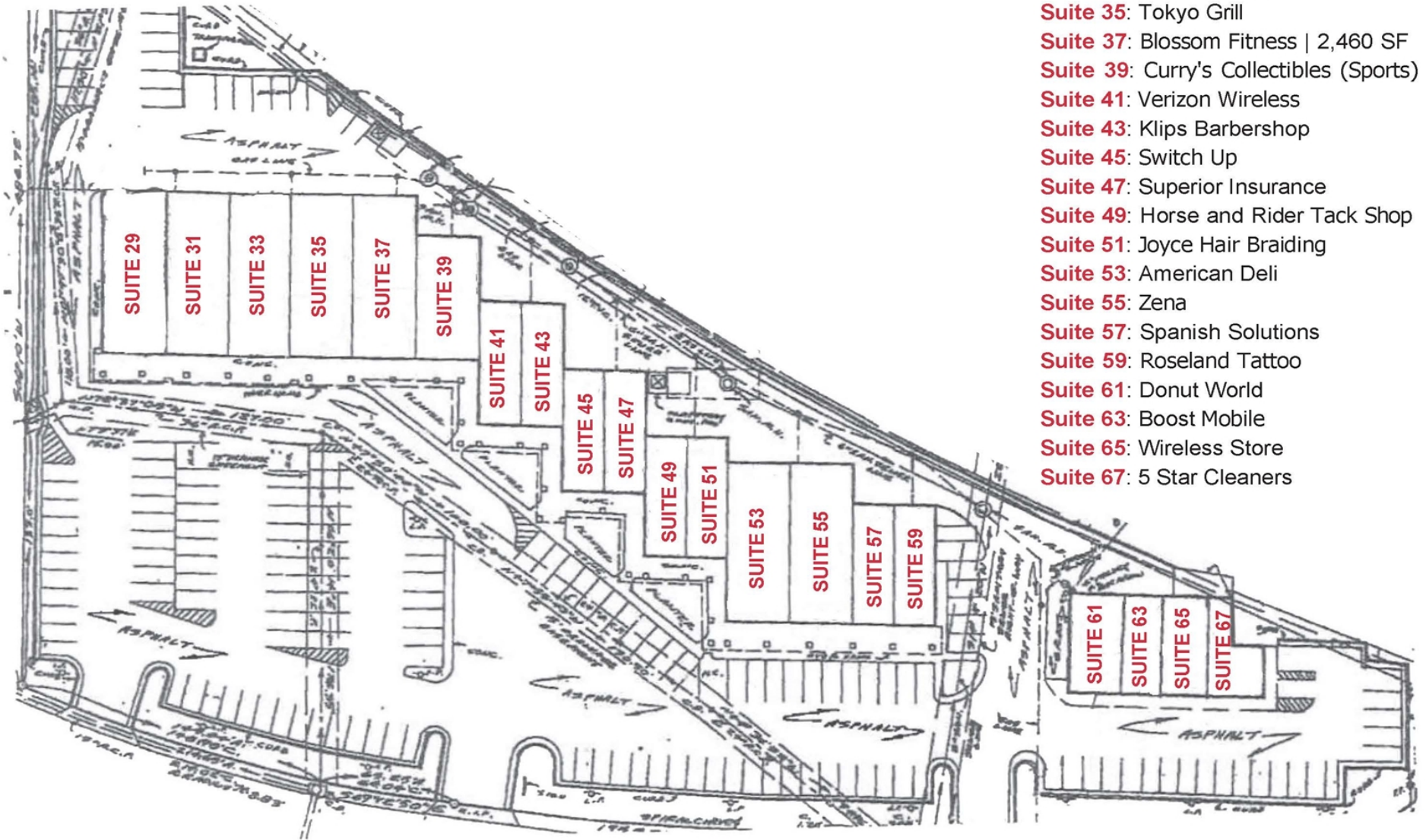


[Report a map error](#)



W MARKET STREET

GUILFORD STATION — SITE PLAN



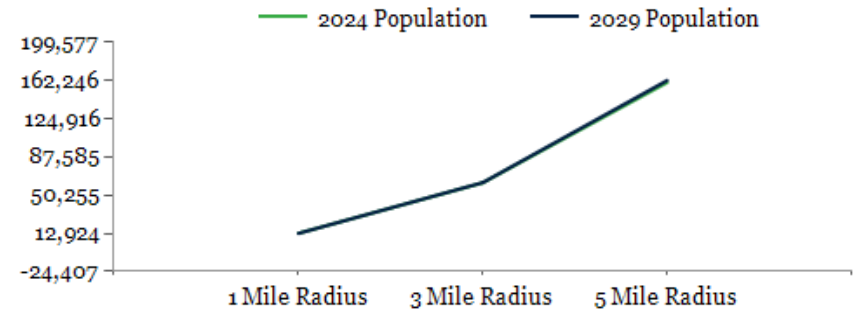
- Suite 29:** Saw Mill Sports Bar
- Suite 31:** Galaxy Tobacco
- Suite 33:** Neal Agency dba NC-DMV
- Suite 35:** Tokyo Grill
- Suite 37:** Blossom Fitness | 2,460 SF
- Suite 39:** Curry's Collectibles (Sports)
- Suite 41:** Verizon Wireless
- Suite 43:** Klips Barbershop
- Suite 45:** Switch Up
- Suite 47:** Superior Insurance
- Suite 49:** Horse and Rider Tack Shop
- Suite 51:** Joyce Hair Braiding
- Suite 53:** American Deli
- Suite 55:** Zena
- Suite 57:** Spanish Solutions
- Suite 59:** Roseland Tattoo
- Suite 61:** Donut World
- Suite 63:** Boost Mobile
- Suite 65:** Wireless Store
- Suite 67:** 5 Star Cleaners

W MARKET STREET

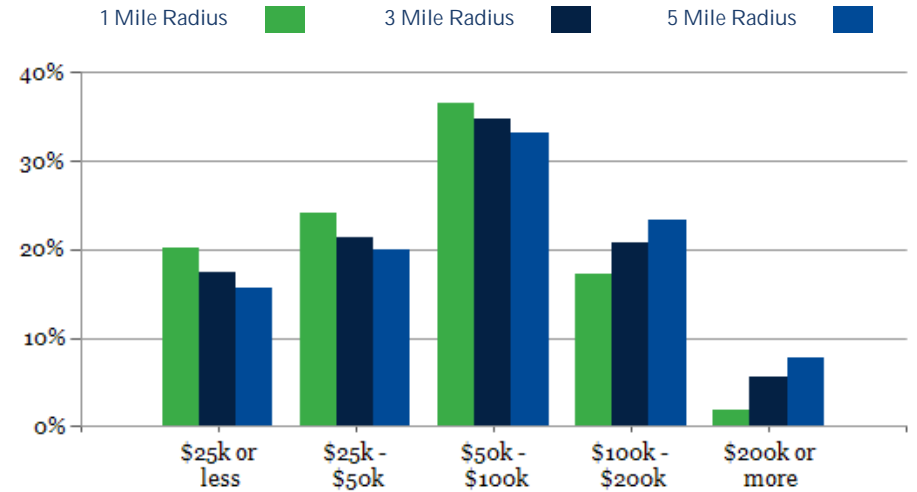
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,667	51,592	133,176
2010 Population	12,064	57,886	146,046
2024 Population	12,965	62,292	160,204
2029 Population	12,924	62,496	162,246
2024-2029: Population: Growth Rate	-0.30%	0.35%	1.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	794	3,219	6,765
\$15,000-\$24,999	523	1,882	4,065
\$25,000-\$34,999	581	2,523	5,327
\$35,000-\$49,999	990	3,695	8,469
\$50,000-\$74,999	1,378	5,894	13,129
\$75,000-\$99,999	1,001	4,231	9,680
\$100,000-\$149,999	895	4,206	10,816
\$150,000-\$199,999	229	1,848	5,217
\$200,000 or greater	115	1,661	5,386
Median HH Income	\$54,705	\$61,318	\$66,716
Average HH Income	\$67,486	\$84,040	\$93,350

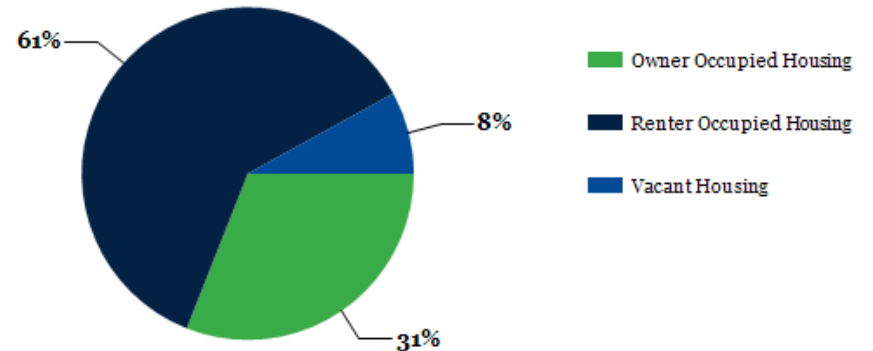
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,522	24,238	59,426
2010 Total Households	6,129	26,450	62,946
2024 Total Households	6,506	29,159	68,854
2029 Total Households	6,563	29,582	70,445
2024 Average Household Size	1.98	2.08	2.19
2024-2029: Households: Growth Rate	0.85%	1.45%	2.30%



2024 Household Income

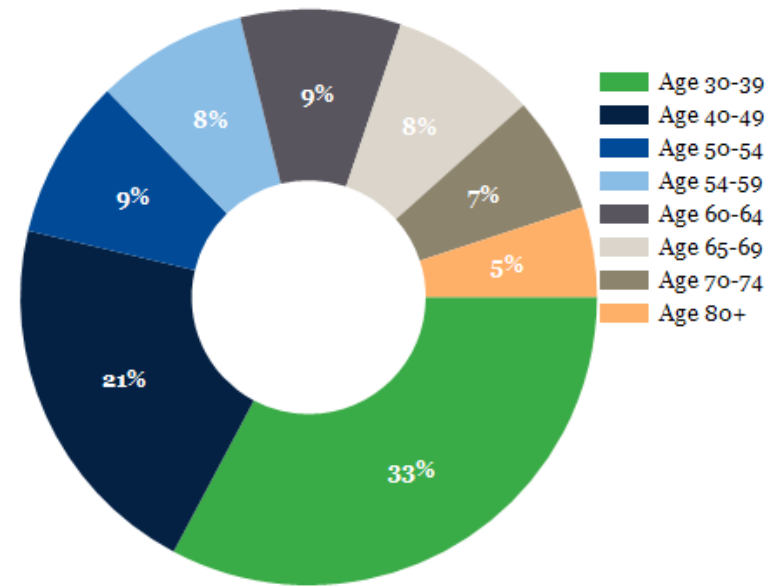


2024 Own vs. Rent - 1 Mile Radius

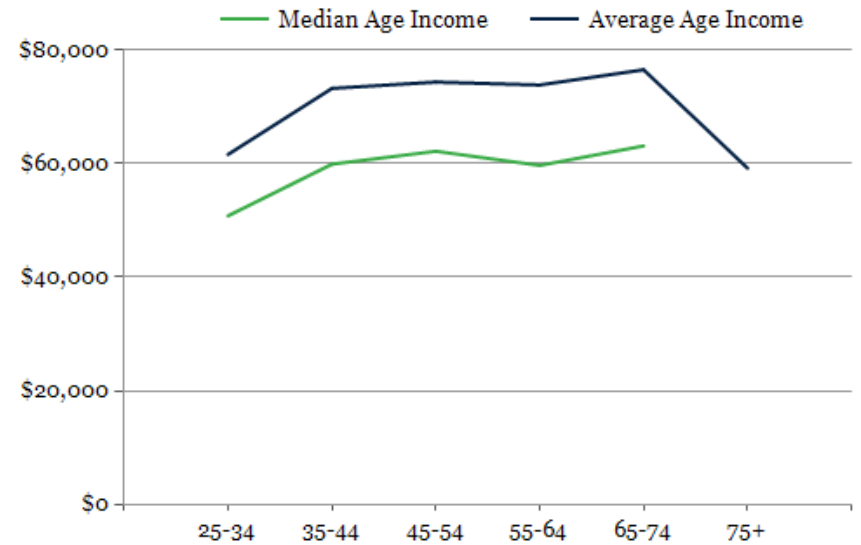


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,355	5,265	12,139
2024 Population Age 35-39	1,037	4,325	10,432
2024 Population Age 40-44	832	3,798	9,622
2024 Population Age 45-49	697	3,386	8,850
2024 Population Age 50-54	656	3,434	9,217
2024 Population Age 55-59	619	3,248	8,769
2024 Population Age 60-64	657	3,411	8,962
2024 Population Age 65-69	599	3,138	8,243
2024 Population Age 70-74	479	2,818	6,973
2024 Population Age 75-79	369	2,177	5,252
2024 Population Age 80-84	218	1,478	3,284
2024 Population Age 85+	269	1,746	3,501
2024 Population Age 18+	10,367	50,533	131,193
2024 Median Age	35	37	36
2029 Median Age	37	39	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,793	\$56,055	\$59,438
Average Household Income 25-34	\$61,603	\$70,639	\$78,076
Median Household Income 35-44	\$59,903	\$70,852	\$79,367
Average Household Income 35-44	\$73,254	\$91,854	\$104,045
Median Household Income 45-54	\$62,186	\$73,827	\$83,651
Average Household Income 45-54	\$74,367	\$98,069	\$111,807
Median Household Income 55-64	\$59,688	\$72,474	\$80,861
Average Household Income 55-64	\$73,864	\$98,336	\$110,860
Median Household Income 65-74	\$63,126	\$66,047	\$66,295
Average Household Income 65-74	\$76,542	\$93,005	\$95,228
Average Household Income 75+	\$59,196	\$71,534	\$74,360



Guilford Station

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