

# FOR SALE

Chestnut Street Assemblage  
Greensboro, NC 27405

**NAI**Piedmont Triad



## Land | 5.88 Acres

- Infill Residential Development Tract
- Addresses: 677 Chestnut St, 679 Chestnut St, 681 Chestnut St, 699 YY Chestnut St, 700 720 N Church St, 303 Leftwich St
- Land Size: 5.88+/- acres
- Zoning: RM-18 & R-5
- Historic District Designation - Dunleath
- Ideal townhome development in keeping with historic district
- Close proximity to Downtown Greenway
- 5 miles from the Urban Loop
- 3 miles from I-40
- Less than 1 mile / 5 minutes from Downtown Greensboro

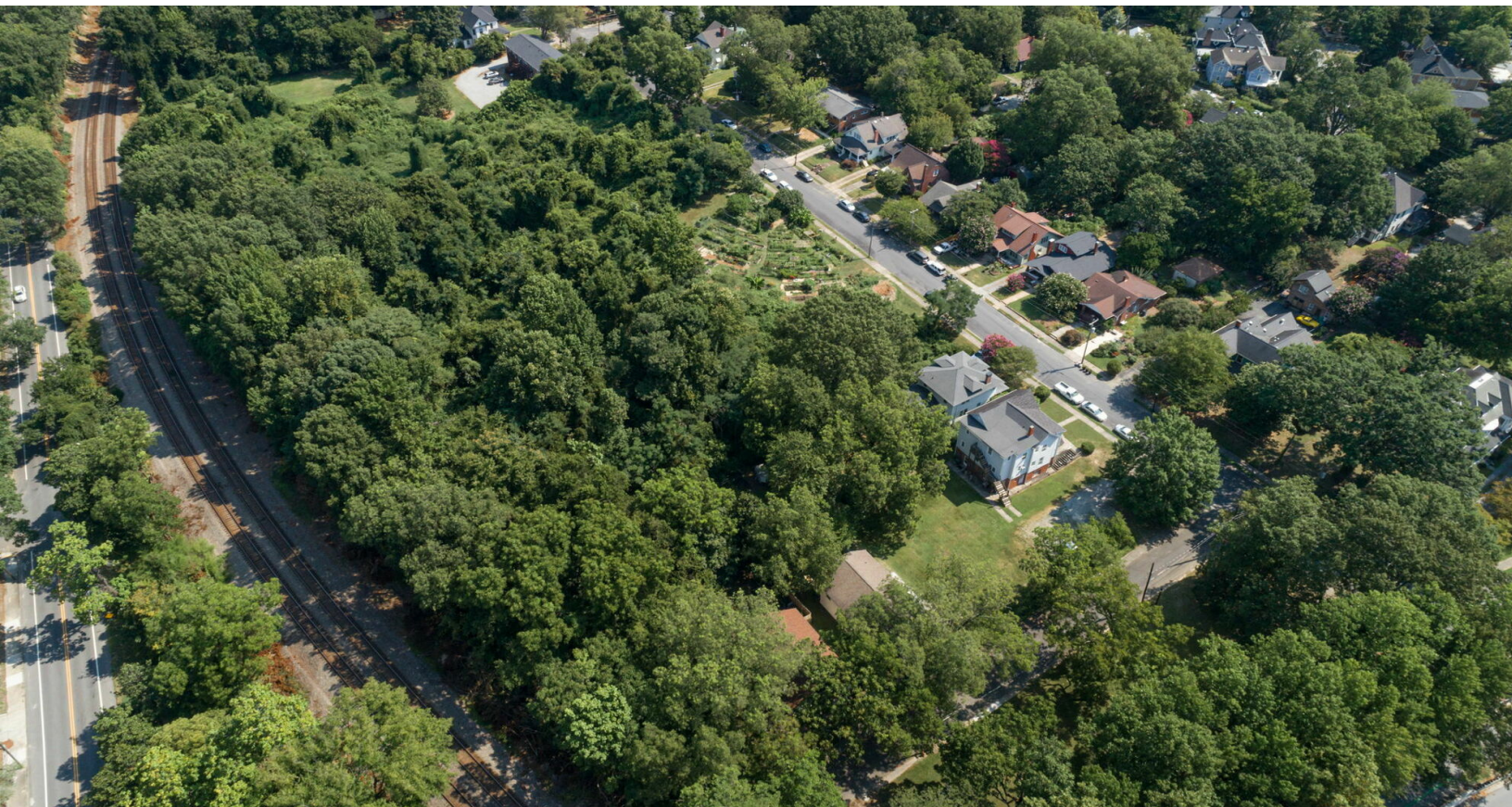
**SALES PRICE: \$2,200,000**





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## Chestnut Street Assemblage



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**NAIPiedmont Triad**



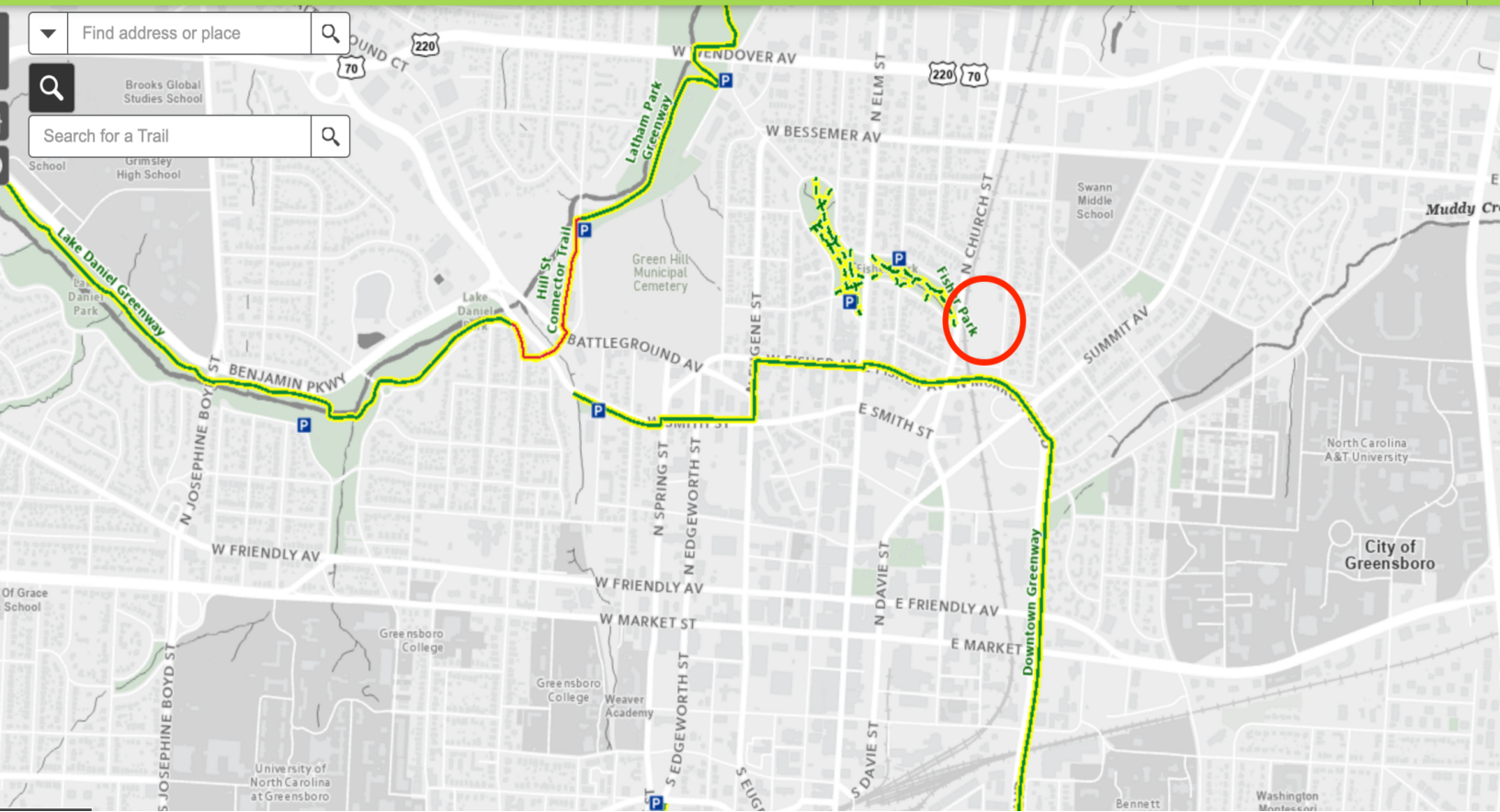
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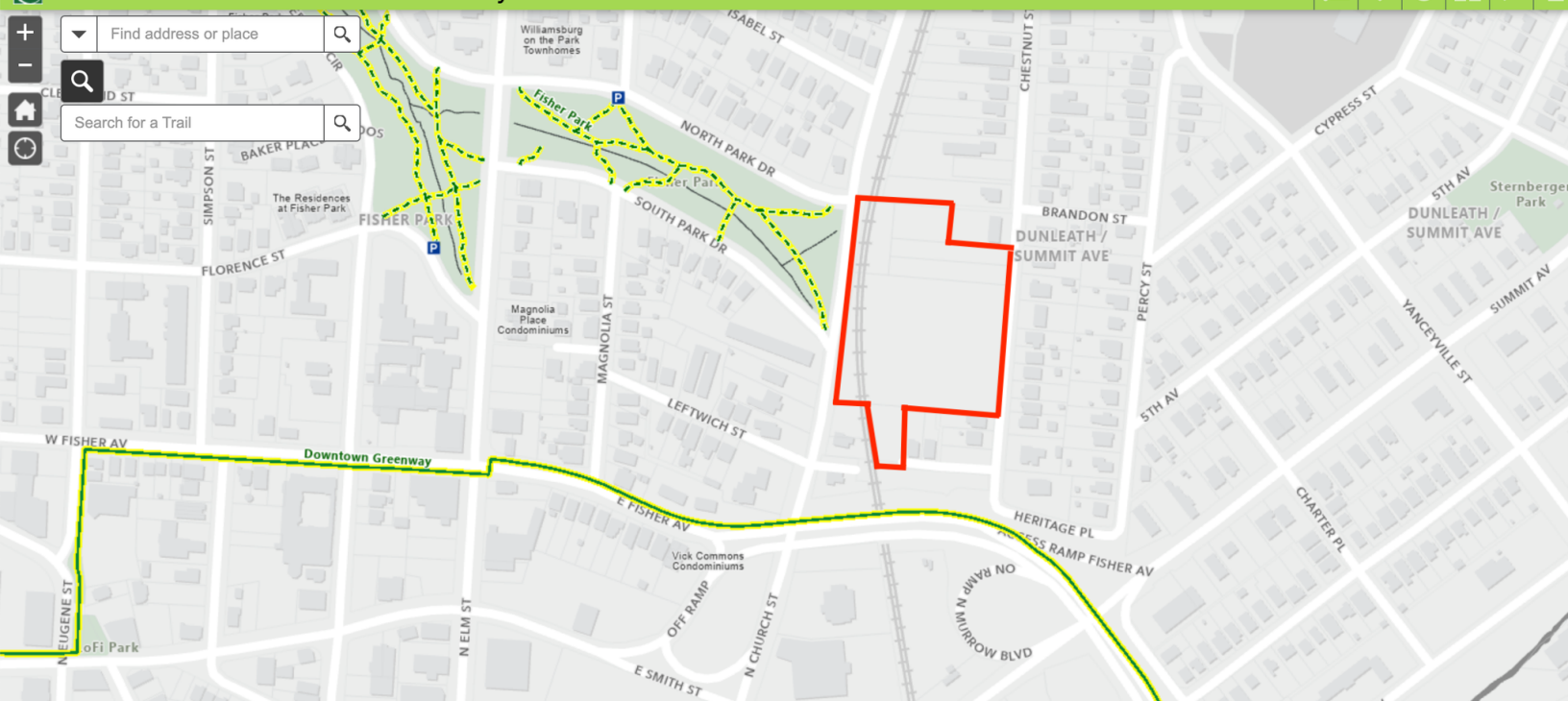
### Greensboro Area Trails and Greenways

Other Maps and Apps



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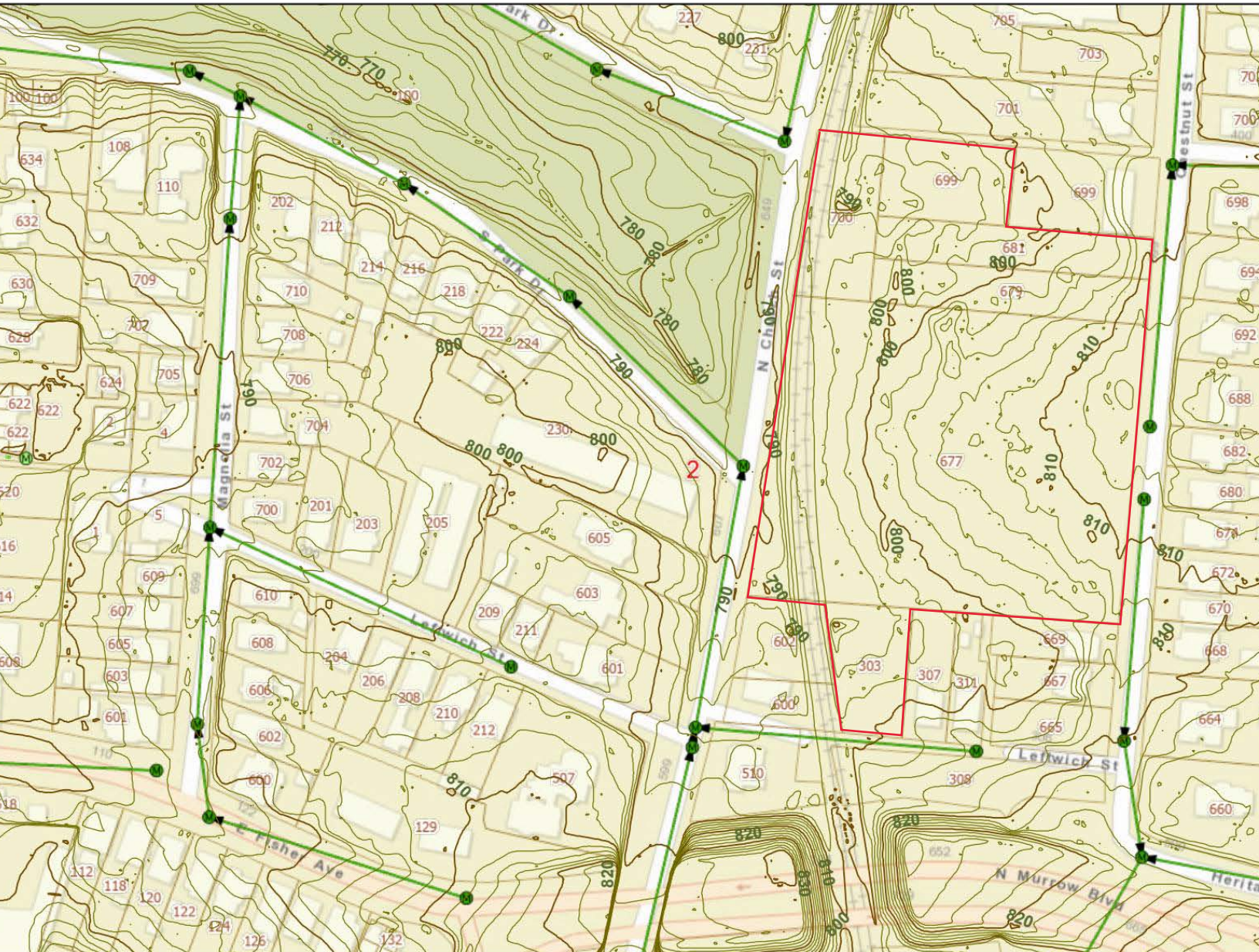
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### SEWER AVAILABILITY

## Chestnut St



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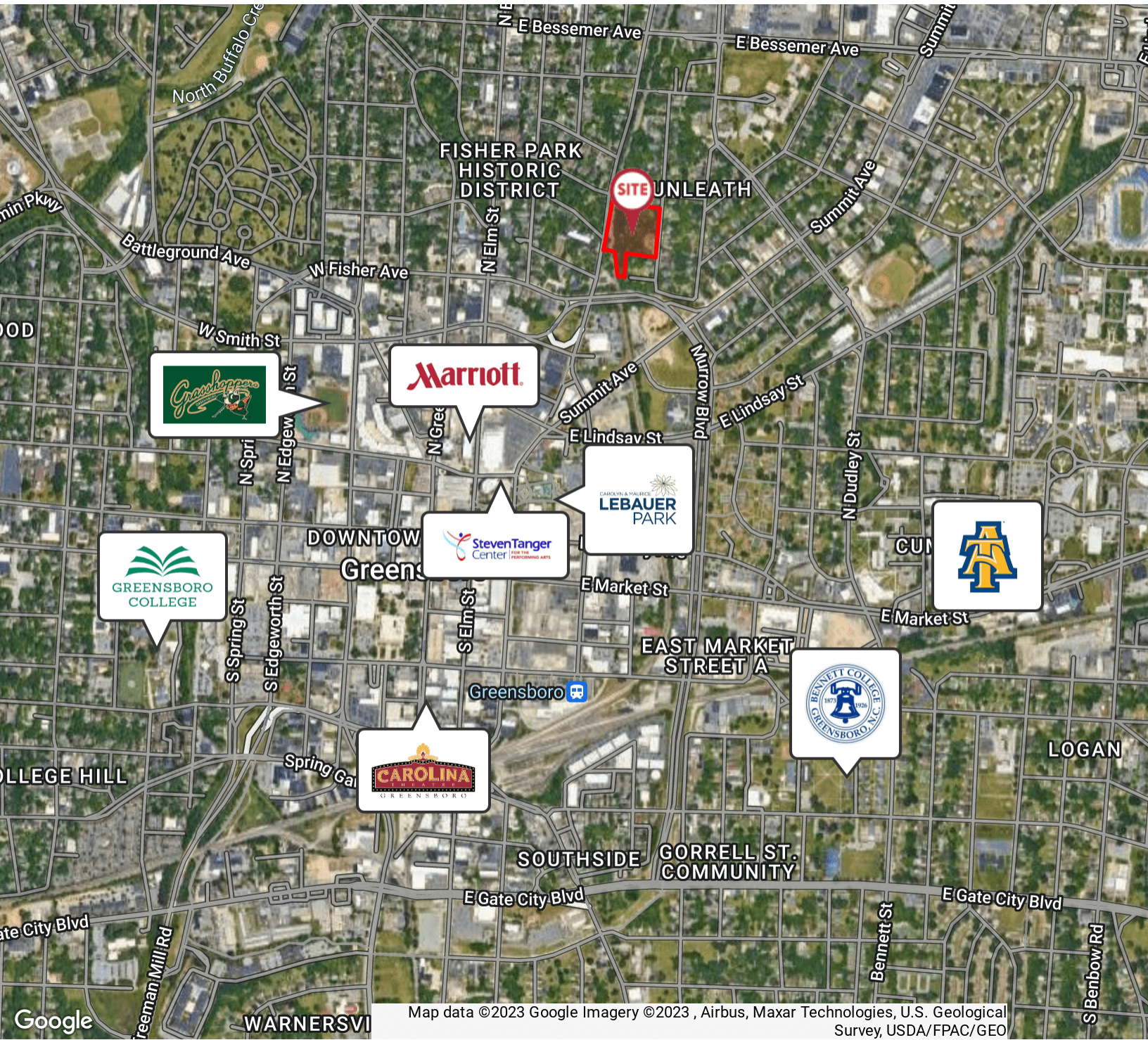


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RETAILER MAP





# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	12,275	90,326	188,076
Average Age	29.7	33.5	35.2
Average Age (Male)	28.4	31.8	33.3
Average Age (Female)	30.8	34.9	36.9

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,563	37,654	82,613
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$56,879	\$54,630	\$59,040
Average House Value	\$173,341	\$149,537	\$151,939

\* Demographic data derived from 2020 ACS - US Census