

Building For Lease



FOR LEASE: \$3500 MONTHLY

RANI HUSSAMI, CCIM
Broker
(305) 509-9321
rani@vstolcre.com

CHELSEA REYNOLDS, MBA
Broker
(336) 254-1411
chelsea@vstolcre.com

Property Description

This standalone building offers approximately +/- 7357 SF of versatile space, perfect for a variety of commercial uses. The building features an open floor plan and ample parking.

Location Description

3010 Sands Drive is conveniently located just off Highway 29, directly across from the Walmart Supercenter at Pyramids Village. It's adjacent to Lowe's Home Improvement, and near by amenities include Wendy's, Bojangles, Zaxby's, NTB, and Advanced Auto Parts.

Highlights

Available +/- 7357 SF

Monthly Lease \$3500 Rate:

Lot Size: +/- 1 Acre

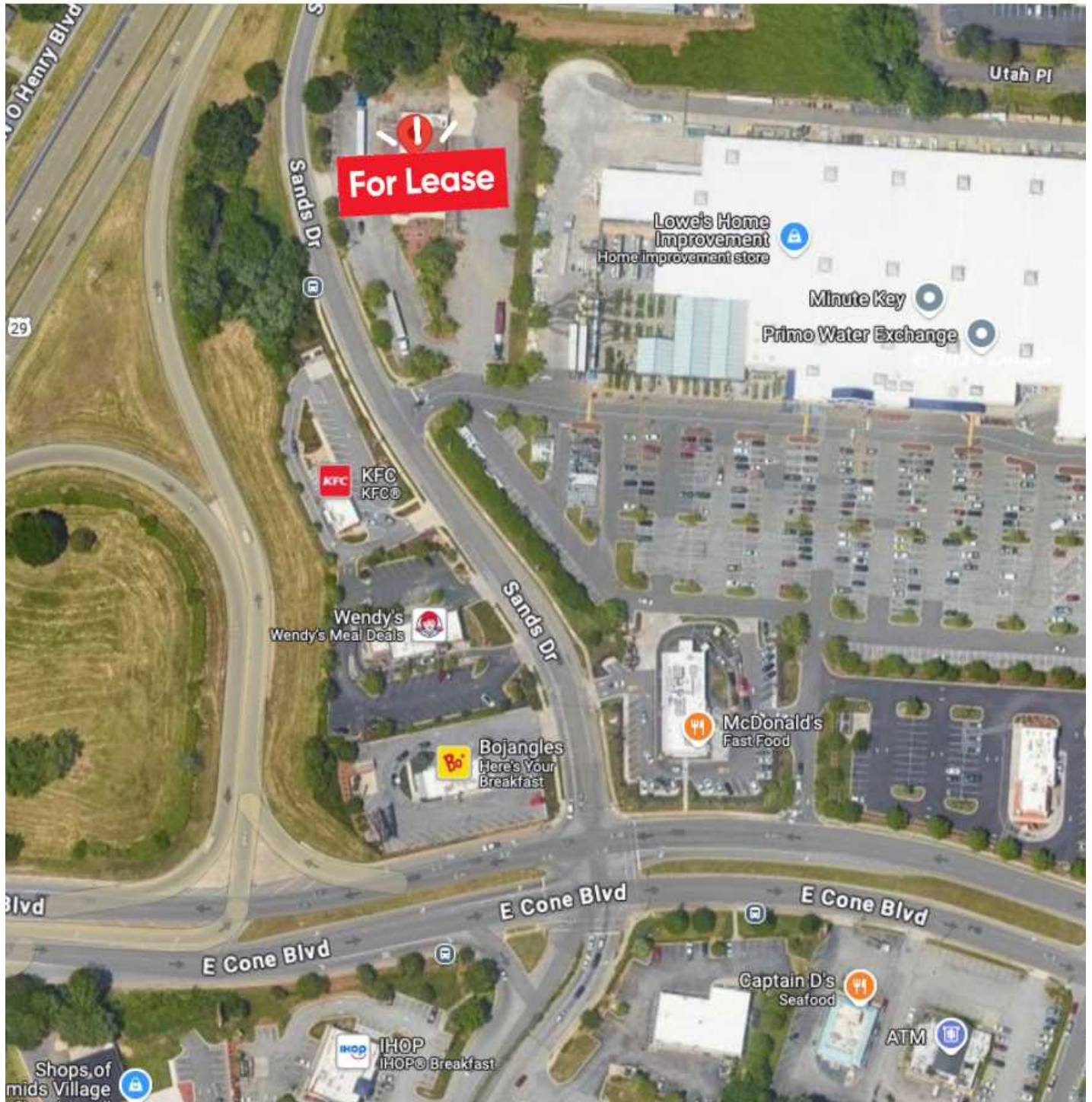
Zoning : C-H

Parking : Ample



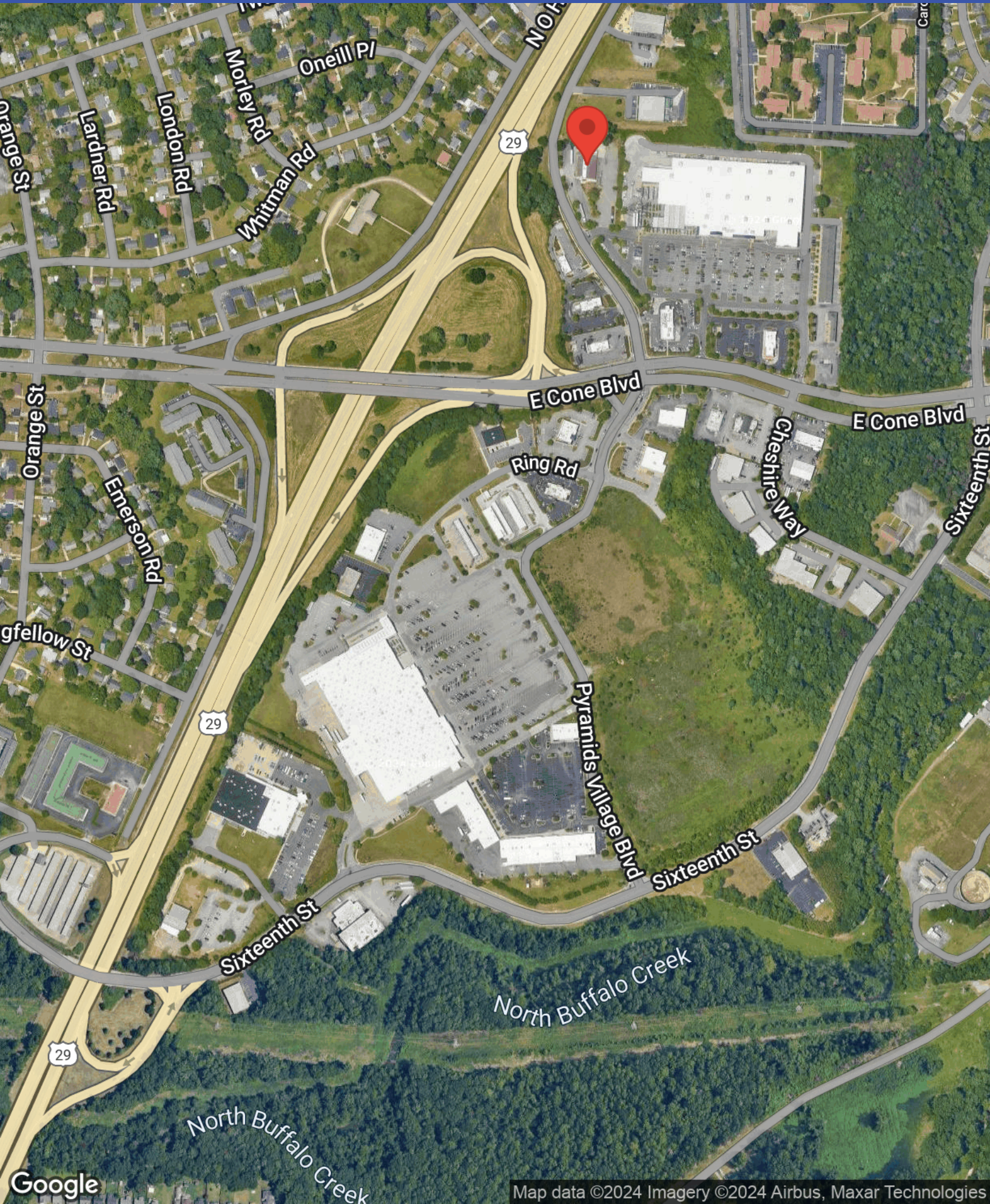
AERIAL VIEW

For Lease
3010 Sands Drive | Greensboro, NC 27405



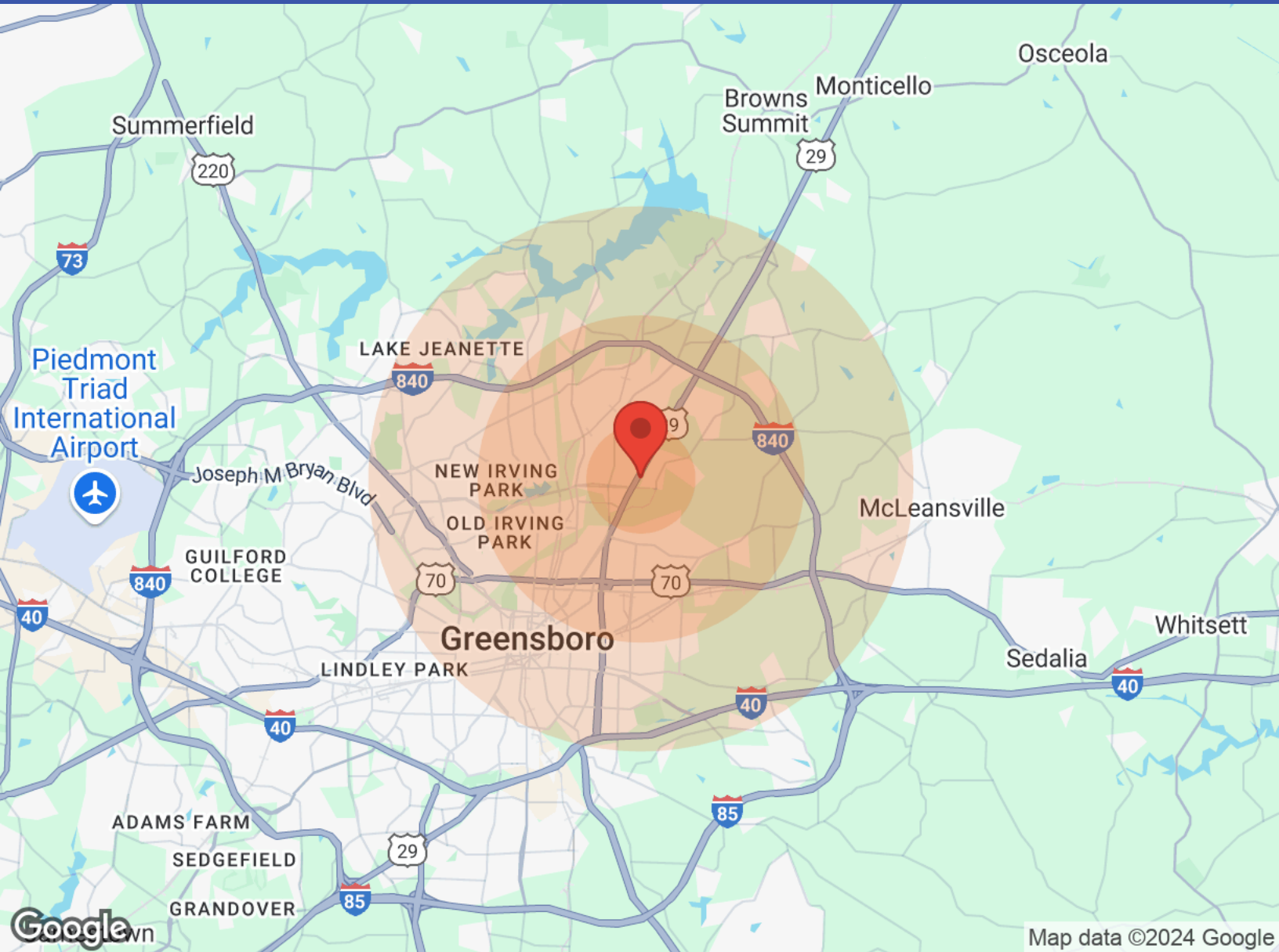
REGIONAL MAP

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3010 Sands Drive | Greensboro, NC 27405



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,025	25,694	62,305
Female	5,465	28,886	69,450
Total Population	10,490	54,580	131,755
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,529	11,543	24,842
Ages 15-24	1,776	7,941	17,796
Ages 25-54	4,105	22,817	55,338
Ages 55-64	989	5,467	14,712
Ages 65+	1,091	6,812	19,067
Race	1 Mile	3 Miles	5 Miles
White	1,671	14,715	57,492
Black	6,960	32,828	63,353
Am In/AK Nat	11	90	150
Hawaiian	3	3	3
Hispanic	1,166	6,112	9,528
Multi-Racial	1,758	9,222	14,674

Income	1 Mile	3 Miles	5 Miles
Median	\$25,069	\$28,030	\$32,620
< \$15,000	1,288	4,496	10,638
\$15,000-\$24,999	986	3,841	7,485
\$25,000-\$34,999	614	3,109	6,679
\$35,000-\$49,999	536	3,064	7,992
\$50,000-\$74,999	378	2,958	8,295
\$75,000-\$99,999	202	1,280	4,061
\$100,000-\$149,999	62	798	3,661
\$150,000-\$199,999	11	305	1,478
> \$200,000	N/A	536	1,786

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,696	23,848	60,042
Occupied	4,195	20,936	53,594
Owner Occupied	1,440	9,825	28,527
Renter Occupied	2,755	11,111	25,067
Vacant	501	2,912	6,448



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.