



5 UNITS

Average sqft per unit 758

LISTING PRESENTATION | 3425 MARTIN AVENUE | GREENSBORO, NC

Exclusively Listed by

Roger Abbott, CRE - Commercial Broker/REALTOR® | (336) 264-3204 | rogerabbott@kwcommercial.com | 318076, North Carolina

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

DEMOGRAPHICS

PROFESSIONAL BIO

DISCLAIMER

Executive Summary



Property Highlights

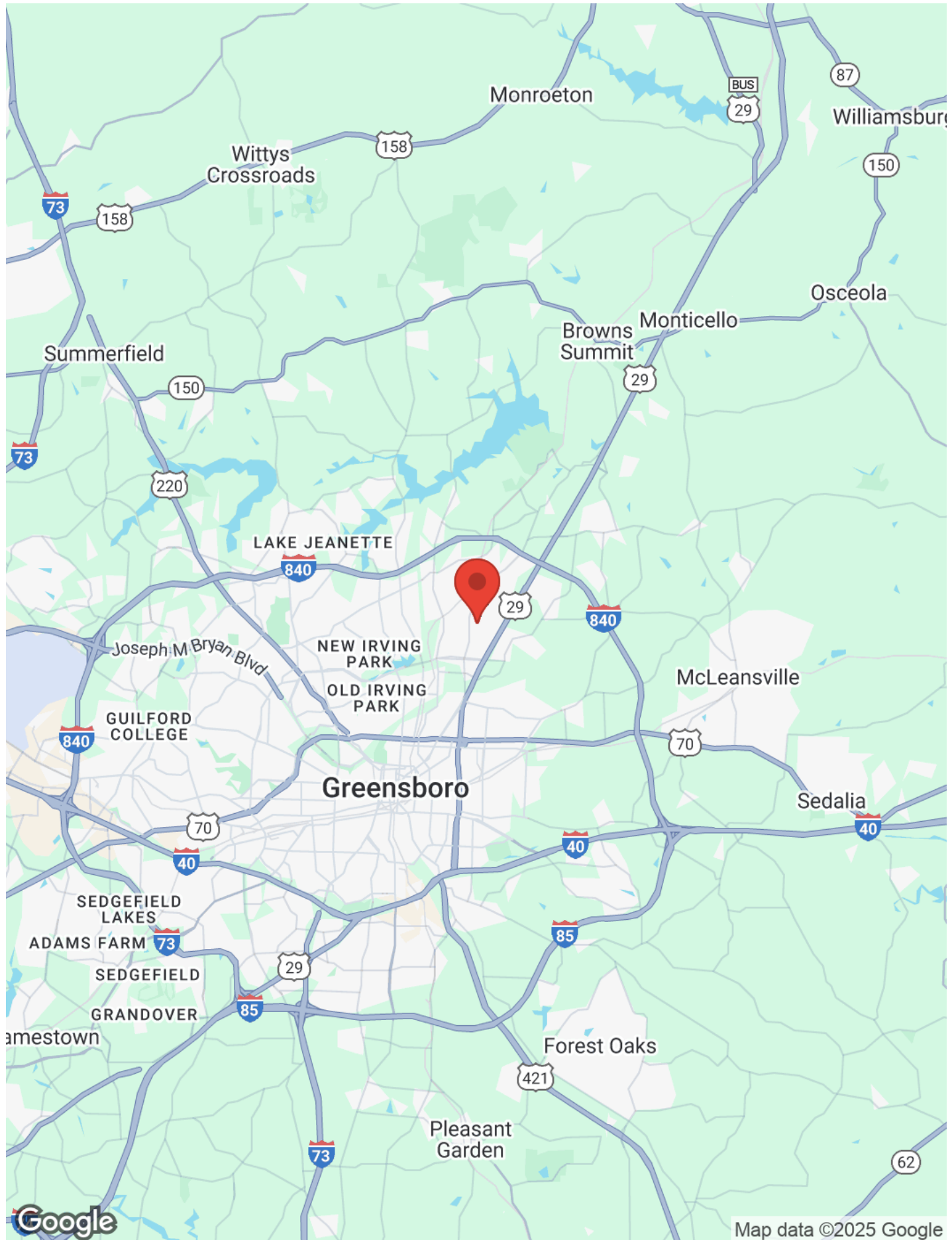
- Distressed 5 Unit

Price:	\$400,000
Number of Units	5
Building SF:	3790
Price / Unit:	\$80,000
Price / SF:	\$105
Lot Size:	0.61 Acres
Year Built:	1962
Zoning:	RM-12

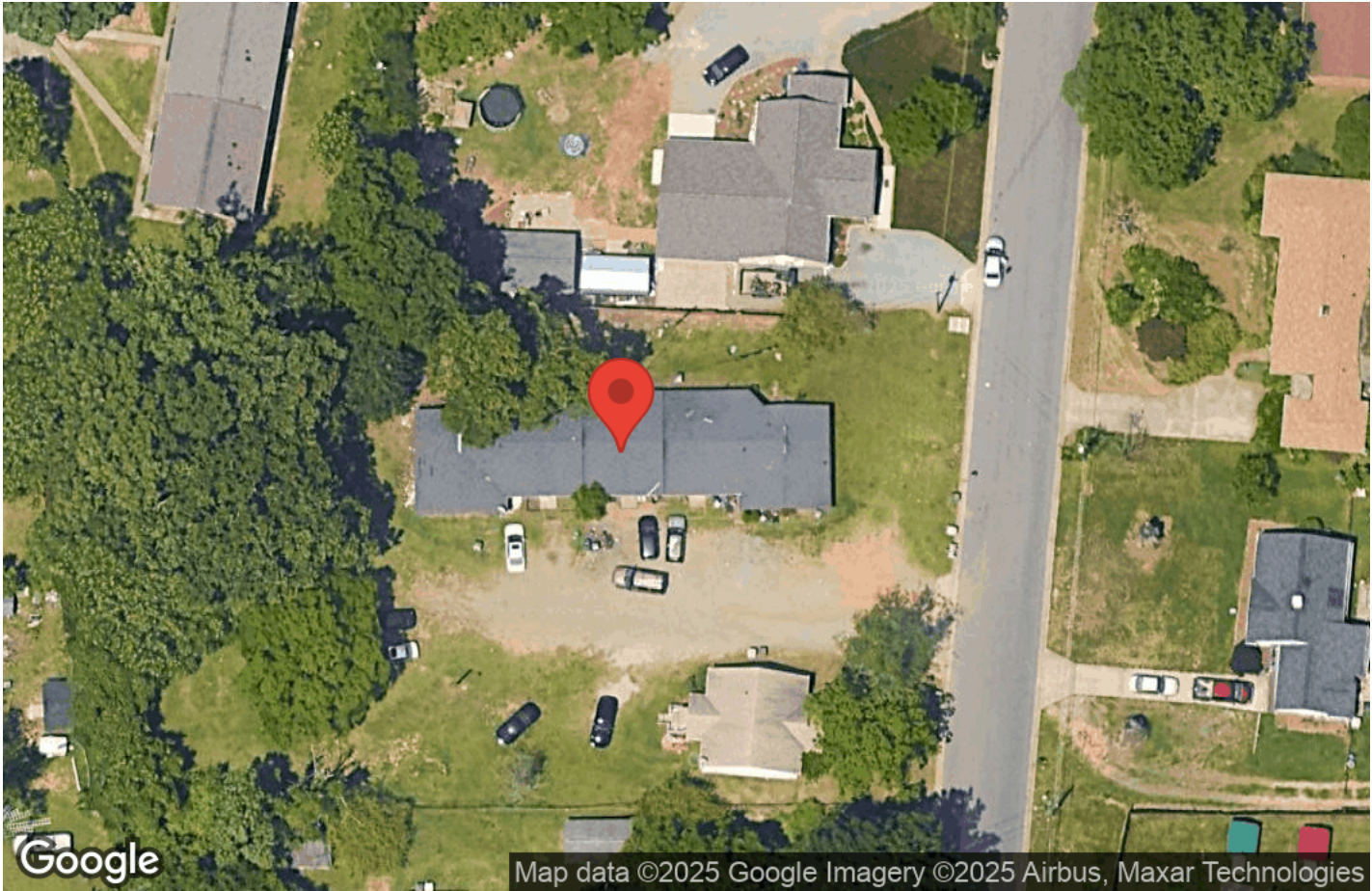
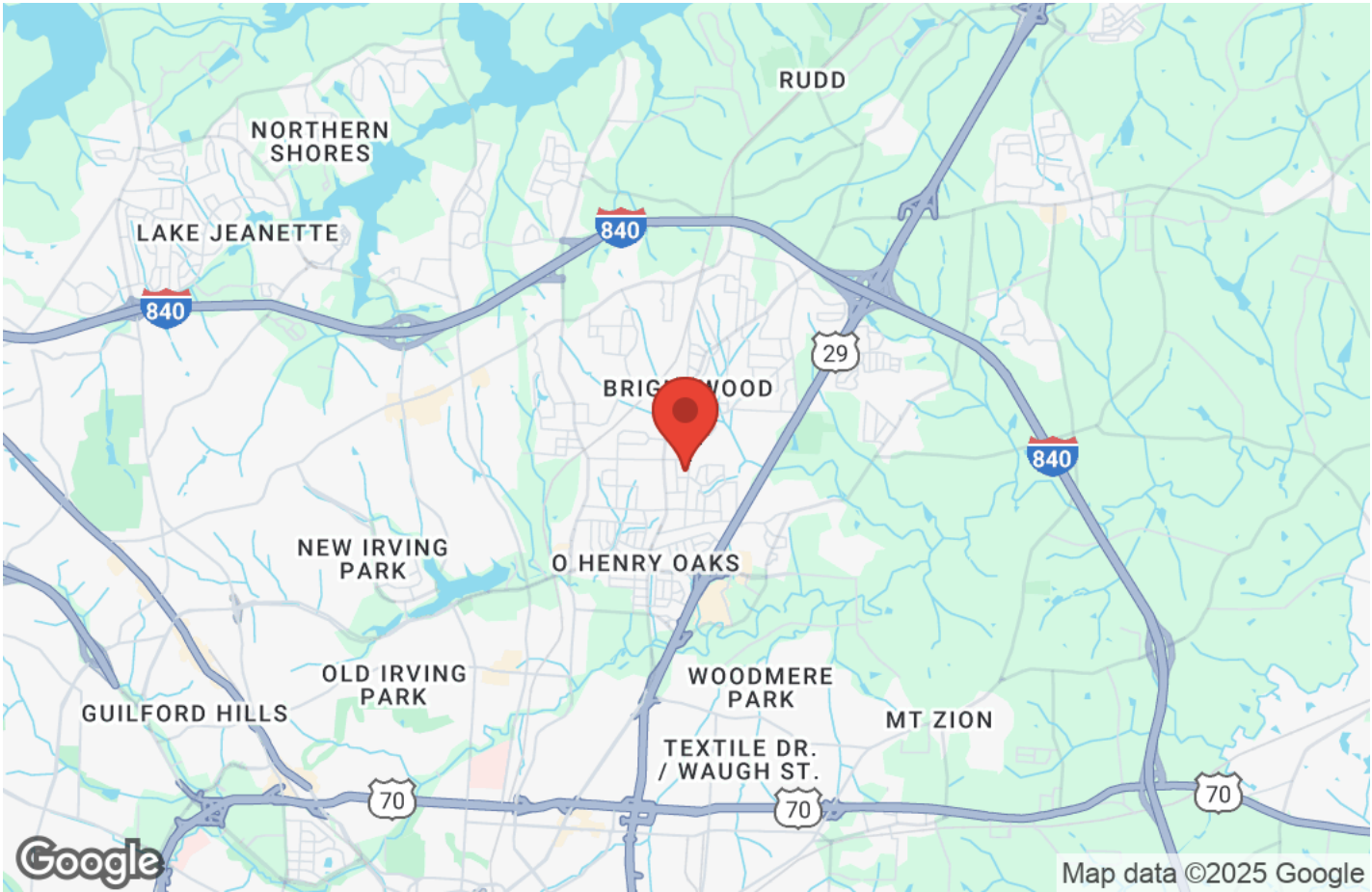




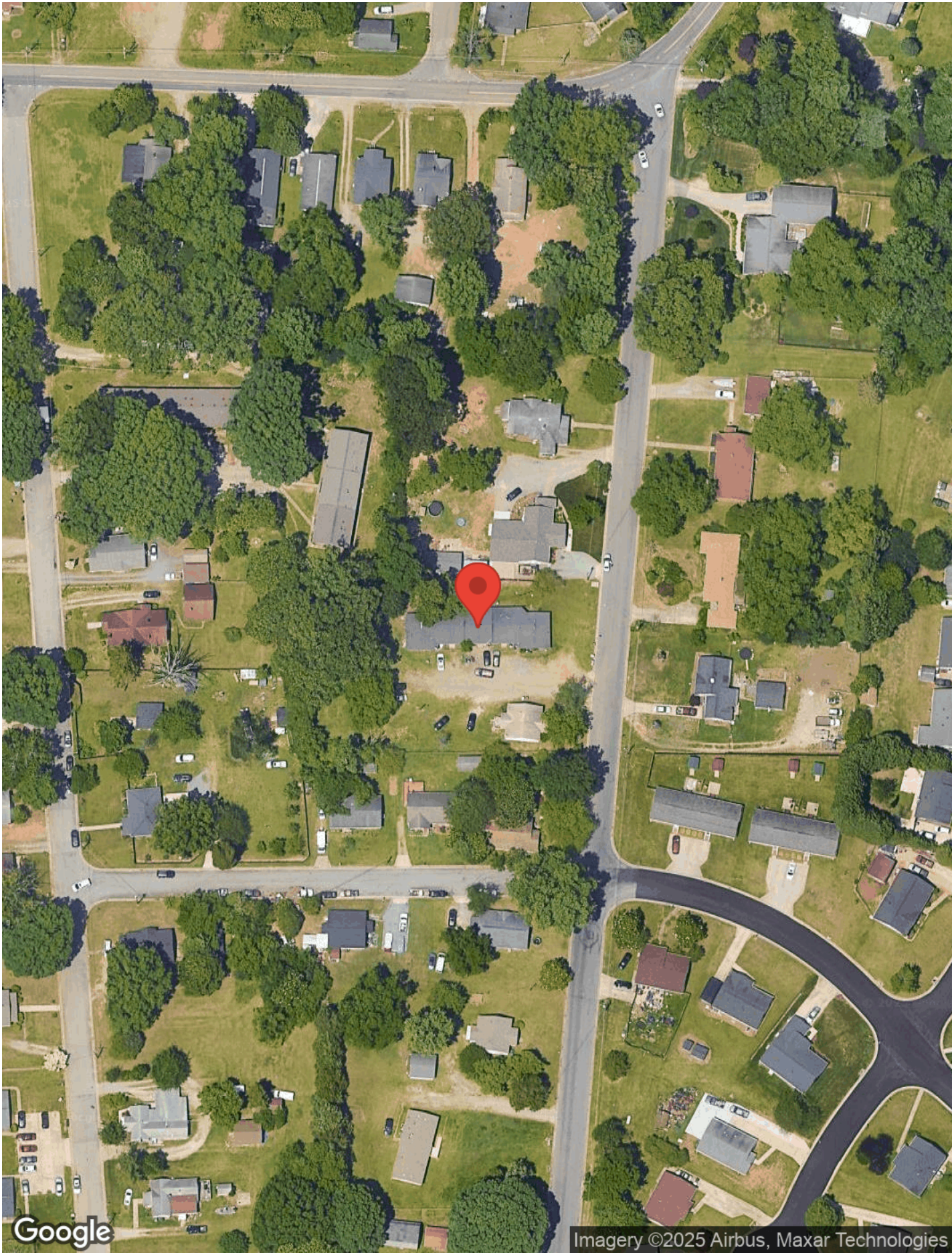
Regional Map



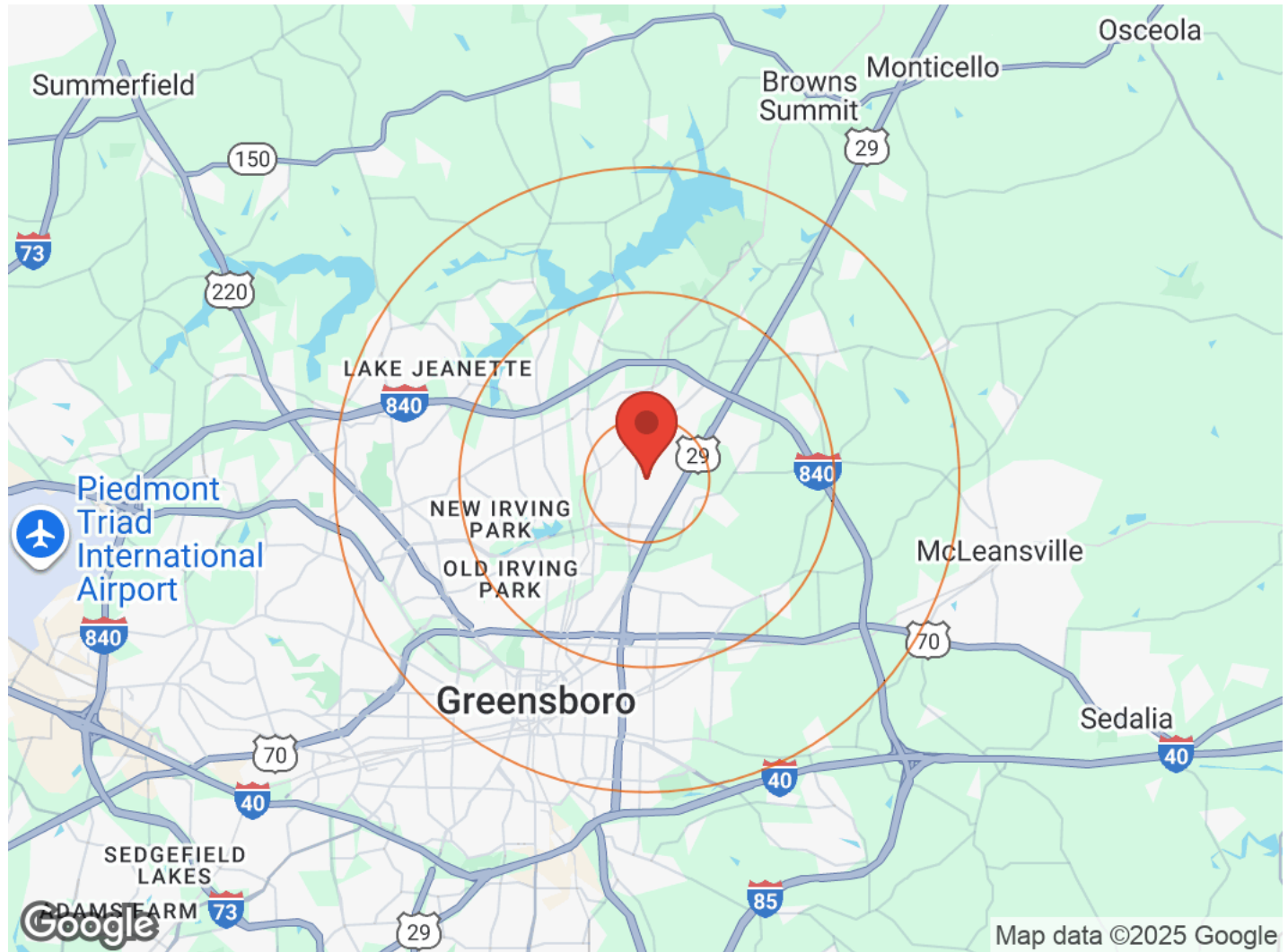
Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,632	29,090	73,325
	Female	5,419	32,096	67,704
	Total Population	10,051	61,186	141,029
Age	Ages 0-14	2,245	12,697	24,335
	Ages 15-24	1,436	8,231	28,157
	Ages 25-54	4,084	24,526	51,877
	Ages 55-64	1,136	6,974	15,643
	Ages 65+	1,150	8,759	21,017
Income	Median	\$43,877	\$55,720	\$60,764
	< \$15,000	807	3,379	6,963
	\$15,000-\$24,999	441	1,723	4,135
	\$25,000-\$34,999	422	2,662	4,669
	\$35,000-\$49,999	552	3,093	6,763
	\$50,000-\$74,999	557	4,438	9,512
	\$75,000-\$99,999	424	2,554	6,674
	\$100,000-\$149,999	477	3,382	8,423
	\$150,000-\$199,999	156	1,290	3,483
	> \$200,000	110	1,833	4,717
Housing	Total Units	4,298	26,410	60,421
	Occupied	3,945	24,353	55,339
	Owner Occupied	1,587	12,131	28,126
	Renter Occupied	2,358	12,222	27,213
	Vacant	353	2,057	5,082

Professional Bio



I am a licensed commercial real estate broker with 6 years of experience. I help people buy and sell buildings and land for business use all across North Carolina. I am professional, friendly, and always ready to listen. I work hard to understand what my clients need and make sure they get the best deal.

Whether you are selling a property or looking to buy one, I am here to help you every step of the way. I know the market, I stay competitive, and I always put my clients first. My goal is to make the process simple, clear, and successful for you.

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