

**FOR SALE**  
**1.17 Acres at 4903 Auburn Road & HWY 220 N**  
**SUMMERFIELD, NC**

**Auburn Rd. connects Summerfield Road and HWY 220 at a major intersection with a traffic light This lot has GREAT potential for redevelopment. Currently zoned HB. Two freestanding houses are located on site that could be leased, giving the buyer some income while redevelopment plans are formulated.**

**Current Asking Price \$ 1,676,000**

**The lot features: 2 houses, one 3-bedroom house (rentable now) & one 2-bedroom house currently vacant & could be rented as a storage building. that could serve as separate office / retail rental spaces until the need for expansion or redevelopment. Plenty of space for additional parking. Additional open land in the rear area with well and septic service that may be used for other operations. This lot of (1.17 acres) is available for purchase for residential expansion or commercial redevelopment**

**This lot is located next to a new Novant Health medical services practice, (formerly Purgasons building)**

**Located at the intersection of US Hwy 220 & Hwy 150 (Auburn Rd) in the Town of Summerfield but close enough to draw from Greensboro.**

**For Sales or Leasing  
information**

**Pete R. Burgess, CPM**

**Burgess Management Group, Inc.**

**P. O. Box 14917 Greensboro, NC 27415**

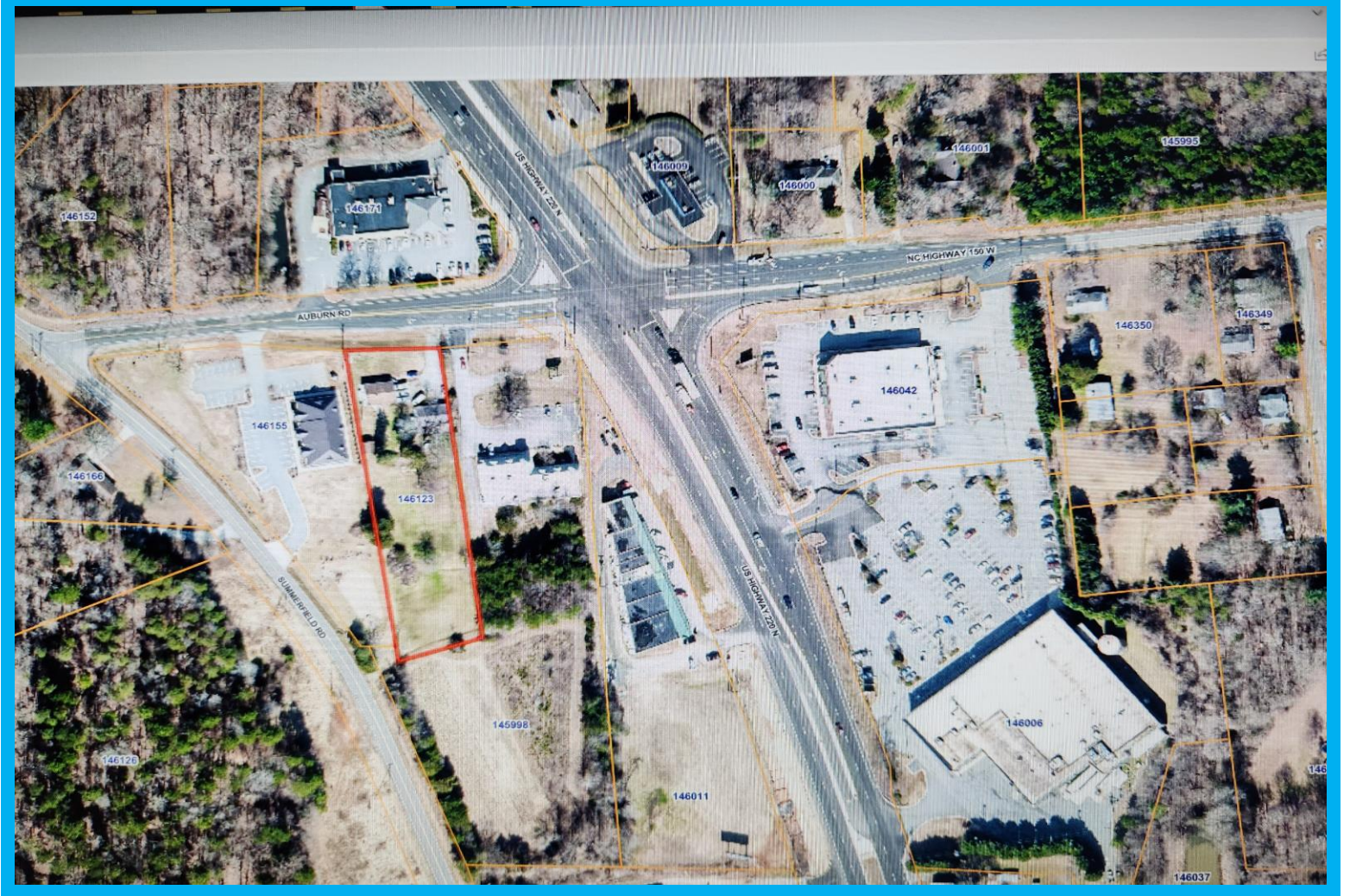
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# 4905 Auburn Rd Market Analysis

**Subject: In-Depth Real Estate Market Analysis for Summerfield, NC  
27358 Commercial Trade Area**

Prospective buyer

I am pleased to present you with a comprehensive real estate market analysis tailored specifically for the Summerfield, NC 27358 Commercial Trade Area. This report is designed to provide you with valuable insights into the local market dynamics, which will be instrumental in making informed decisions for your business ventures and tenancy arrangements.

## **\*\*Executive Summary \*\***

Summerfield's commercial trade area is characterized by the dominant presence of a well-off demographic segment known as "Professional Pride," which comprises 54.0% of households. These individuals are typically around 40 years old and are engaged in professional, management, business, or financial occupations. With a high homeownership rate of 90.8%, this segment exhibits stability and investment in the community. Their affinity for the latest technology underscores potential for businesses that cater to a tech-savvy clientele.

## **\*\*Income Profile: \*\***

The average household income in Summerfield stands at an impressive \$158,646, complemented by an average disposable income of \$109,061. This reflects the purchasing power within the community and suggests potential for businesses that offer premium goods and services. The unemployment rate here is remarkably low at 2.9%, significantly outperforming the national average of 4.3%, reflecting robust economic health and a promising environment for new and existing businesses.

## **\*\*Population Demographics: \*\***

With a total population of 15,732 that has grown by 2.69% since the last census, Summerfield presents opportunities for growth in commercial endeavors. The median age is 43.9 years, indicating a mature consumer base that may value quality and stability over fleeting trends. The area's population density is moderate at 278.7 people per square mile but drops during working hours, suggesting that many residents commute for work.

## **\*\*Housing Market Overview: \*\***

In Summerfield, there is a strong preference for homeownership with 83.2% of housing occupied by owners and only 16.8% by renters. This high homeownership rate correlates with the community financial stability and potential for long-term customer relationships for businesses. The median estimated home value is \$589,710, having appreciated 7.0% over the past 12 months, which indicates a healthy real estate market and could be advantageous for commercial property investments.

Considering the data provided, the Summerfield commercial trade area offers a hospitable climate for businesses targeting affluent and mature professionals who value quality products and services. The robust local economy, coupled with significant disposable income levels, positions this market as an attractive destination for retail and service-oriented businesses. To discuss this analysis further or if you require additional insights tailored to specific business objectives within this promising market, please do not hesitate to contact me

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