

NEW DEVELOPMENT

100 Pisgah Church Rd

Greensboro, NC 27455

1± AC OUTPARCEL AVAILABLE FOR GROUND LEASE/BTS

1,400± SF INLINE RETAIL SPACE AVAILABLE FOR LEASE



147 S. Cherry St., Suite 200 Winston-Salem, NC 27101 | (336) 722-1986 www.meridianrealty.com

For more information:

William T. Bartholomew, Jr., CCIM

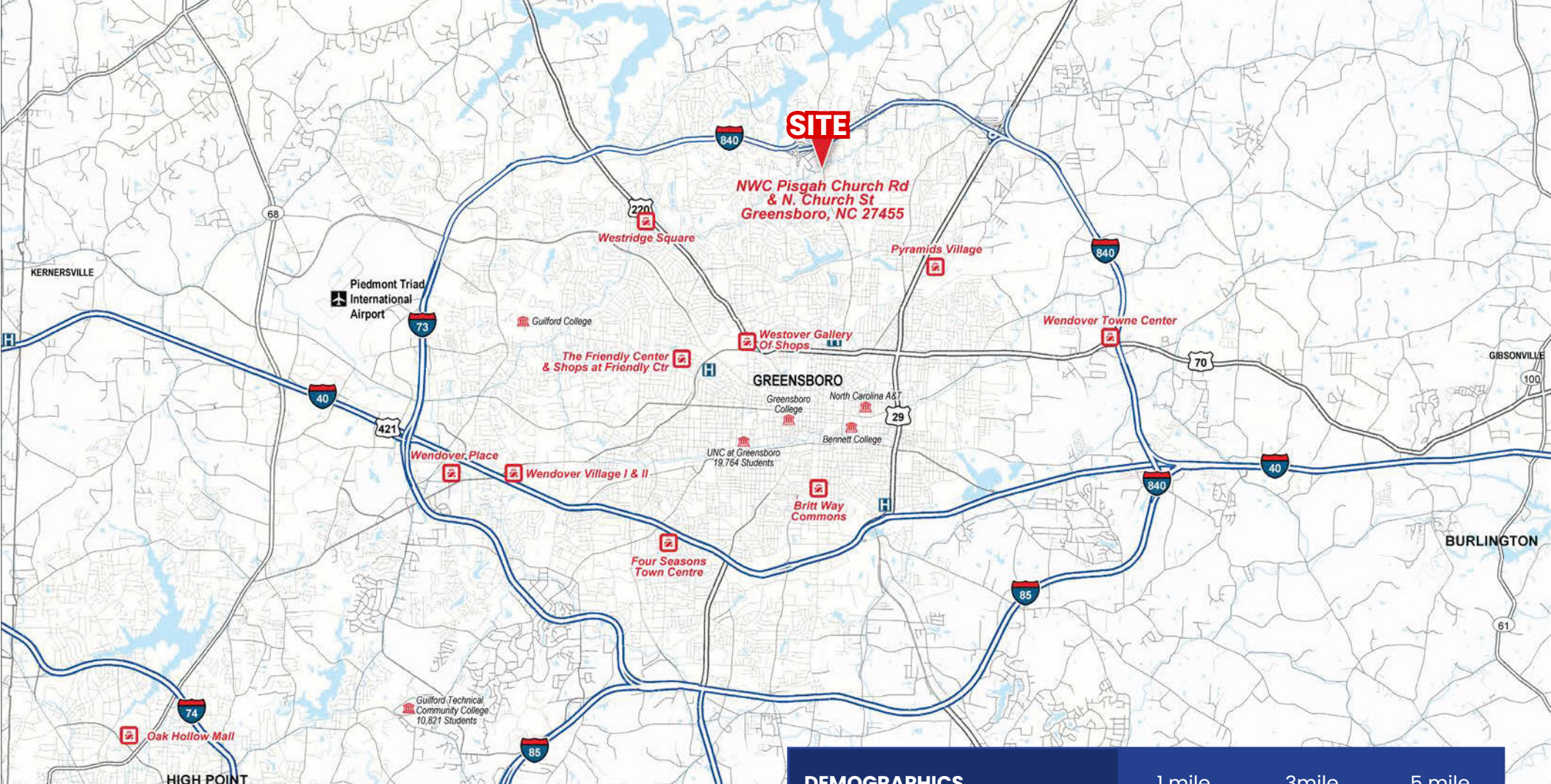
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PROPERTY DETAILS

- 1± AC Outparcel available for Ground Lease or Build-To-Suit
- 1,400± SF Inline Retail Space Available for Lease (next to Dunkin')
- Sandwiched between Greensboro's most wealthy neighborhoods including Lake Jeanette/North Oaks to the North and Irving Park/Broadview neighborhoods to the South.
- Located 0.18 miles from the new Greensboro Urban Loop (I-840) providing easy access to the entire city of Greensboro and multiple Interstates including: I-840, I-40, I-85 & I-73

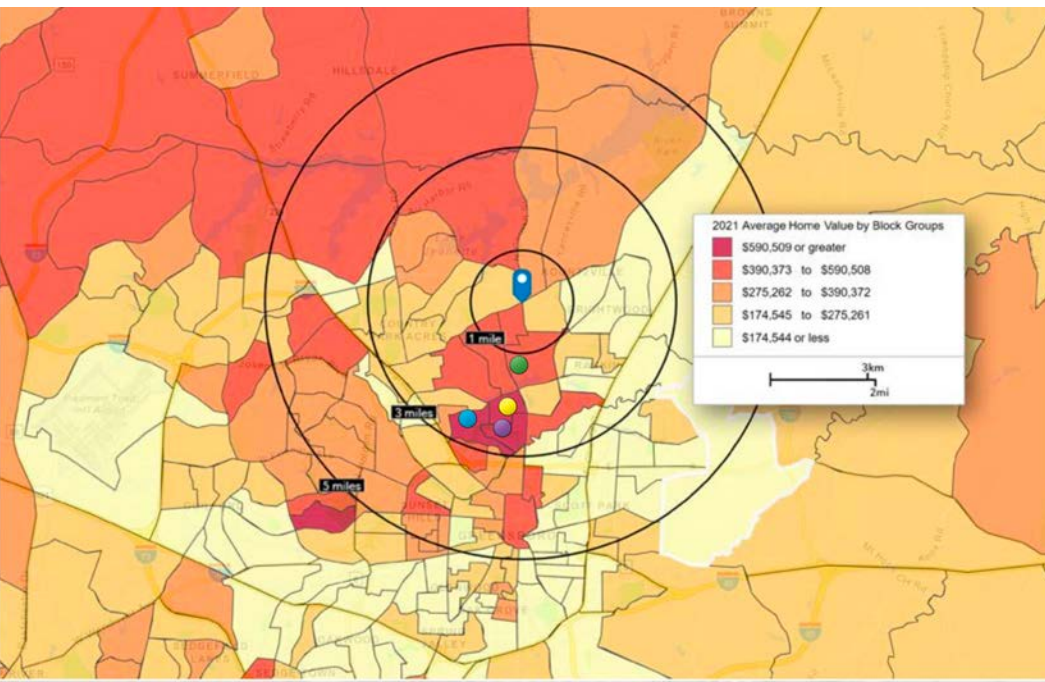
DEMOGRAPHICS	1 mile	3mile	5 mile
2022 Total Population	11,867	65,520	149,949
2022 Avg. Household Income	\$89,669	\$96,803	\$93,504
2022 Total Households	5,174	27,457	59,769
2022 Daytime Population	11,239	70,041	184,092



GREENSBORO, NORTH CAROLINA

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Holda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root. Greensboro is home to many Colleges and Universities; most notably, University of North Carolina at Greensboro, North Carolina Agricultural & Technology, Guilford College and Guilford Technical Community College. Greensboro is also the headquarters for the ACC and has hosted the ACC Men's Basketball Tournament at The Greensboro Coliseum 23 times over the years.

The Greensboro Urban Loop (I-840) is nearing completion and will soon completely encircle the city of Greensboro. The final portion of the Urban Loop will connect N. Elm St to US-29 in North Greensboro just over 0.4 miles from the Subject Property. The available $\pm$ 0.91 ac outparcel and 1,400 SF space are situated on the northern boundary of the upscale 'New Irving Park' neighborhood with Average Home Values in excess of \$428,000.



● 1604 Birch Ln, Greensboro, NC 27408

● 3106 Saint Regis Rd, Greensboro, NC 27408

Examples of Homes Currently for Sale in Irving Park & Broadview Neighborhoods



● 2011 Granville Rd, Greensboro, NC 27408

● 2309 Lafayette Ave, Greensboro, NC 27408

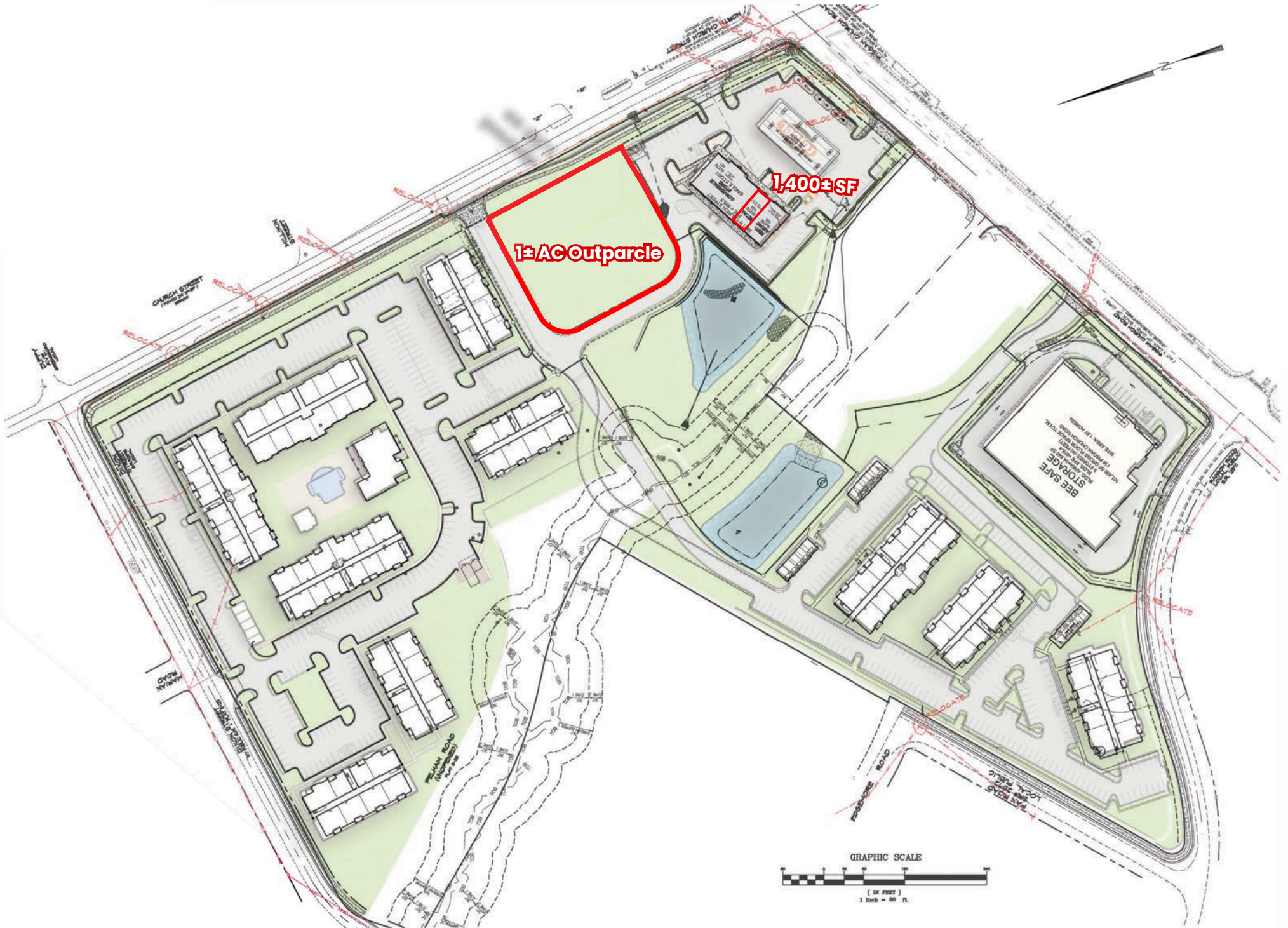
PIEDMONT TRIAD FAST FACTS

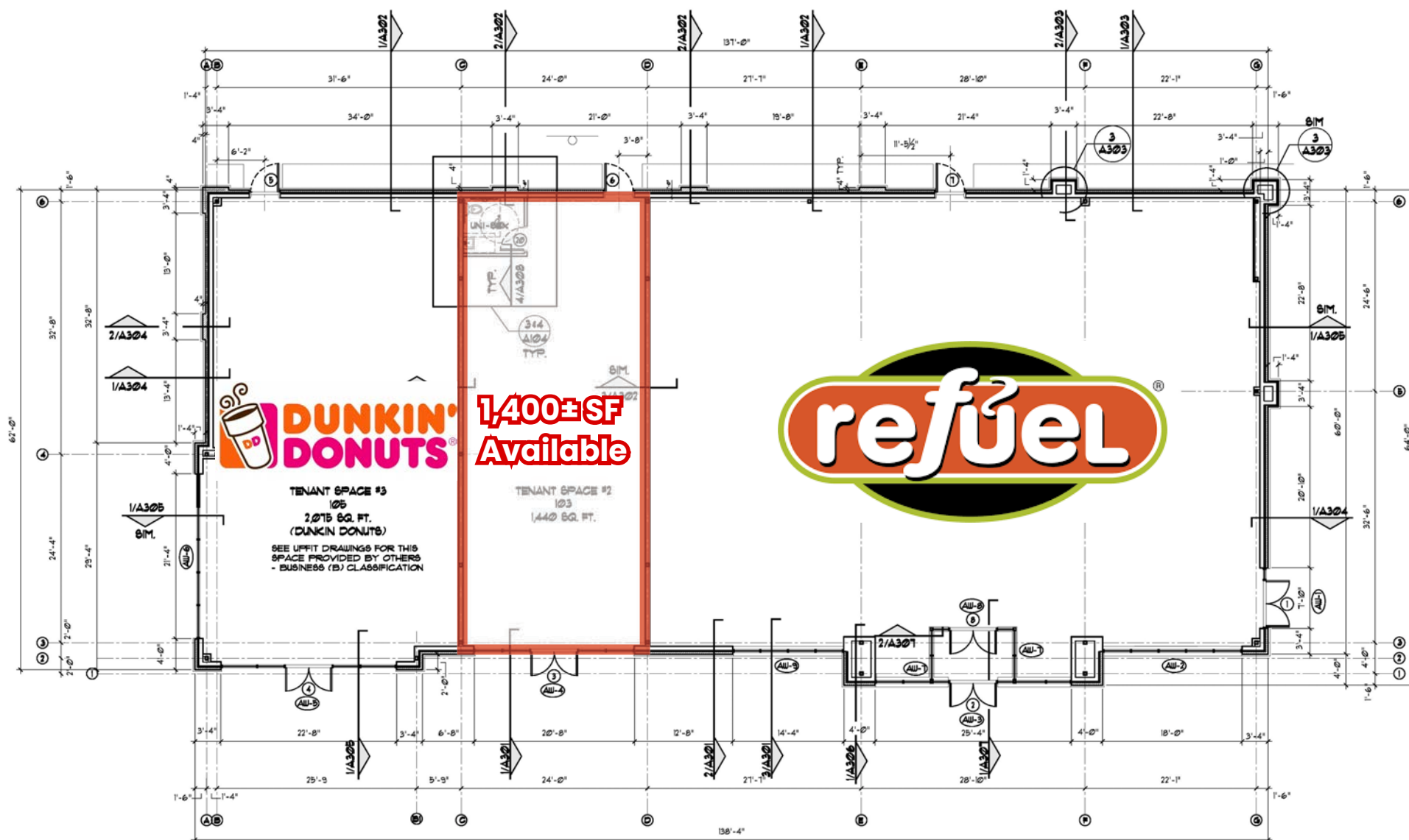
North Carolina's Piedmont Triad comprises 12 counties in central NC surrounding the cities of Greensboro, Winston-Salem and High Point.

More than 1.8 million residents live in the Piedmont Triad.

The Piedmont Triad's (11) four-year Colleges & Universities have a total enrollment of nearly 63,000, while (9) community colleges serve an additional 34,500 students.

The regional workforce is more than 800,000 strong with Greensboro-High Point serving as an employment center drawing in 145,000 commuting workers.







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