FOR SALE 1607 Spring Garden Street Greensboro, NC 27403



-04

1007 Battleground Avenue, Suite 401 Greensboro, NC 27408 336-379-8771

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C G R E E N S B O R O *Find your way here*

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1607 Spring Garden Street Greensboro, NC 27403 (Redevelopment Site)

FOR SALE \$1,000,000

Development site less than 1/4 mile from UNCG. Adjoining two properties are also for sale * (0.98 and 1.05 acres). If all three parcels are assembled they total 2.52 acres.

- Acreage:Zoning:
- 0.49 +/-C-M

* Listed with other firms

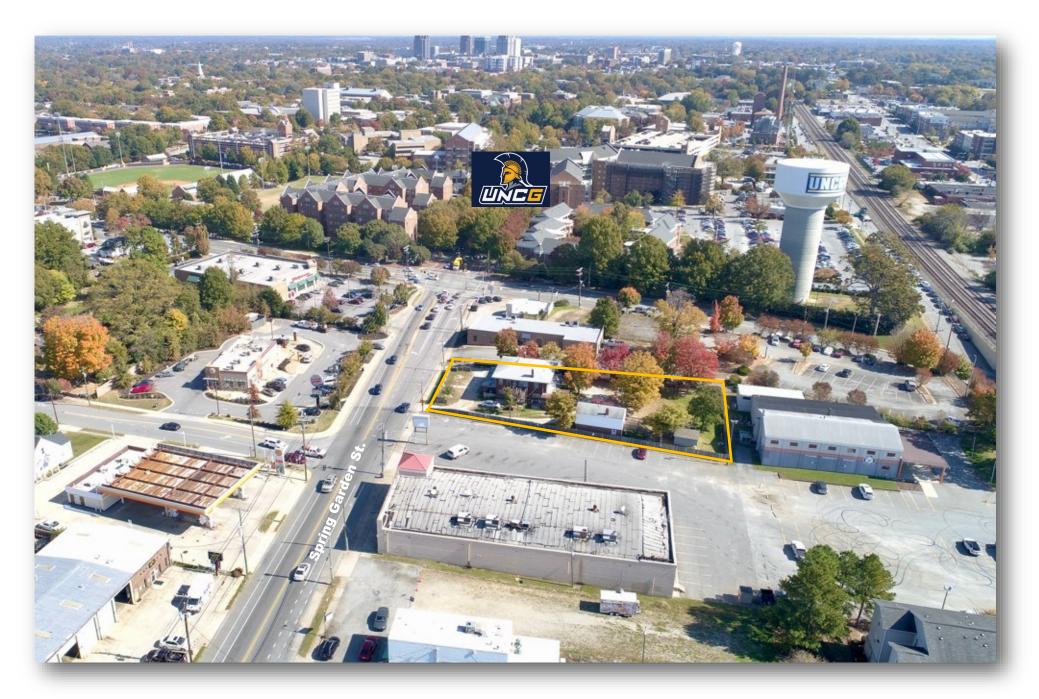
UNCG At A Glance

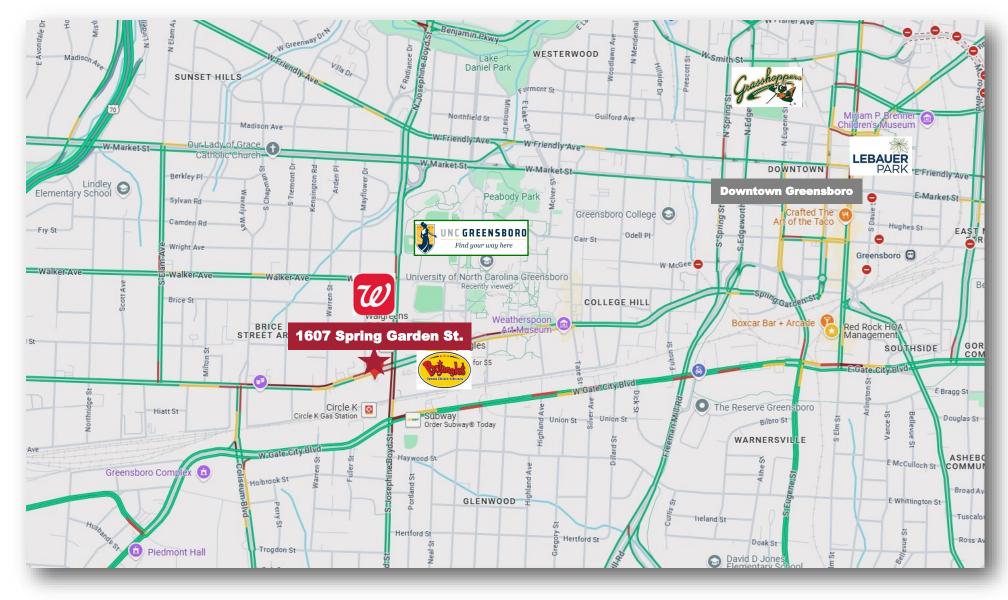
- The University of North Carolina at Greensboro serves 18,000 students
- Over 68% of students live off campus in the surrounding community
- 20% of first year students live off campus

20 11733 THE THE SPRING GARDEN ST	POPULATI	ON		
SVM - 1000 - 0235	1 Mile	2 Miles	3 Miles	
11695 11701 5		49,459	95,808	
	AVERAGE	AVERAGE HH INCOME		
	1 Mile	2 Miles	3 Miles	
0.98 acres 1193	9281 928 92 \$63,342	\$64,923	\$68,433	
	TRAFFIC	TRAFFIC		
	Spring Garden S	Spring Garden Street & Josephine Boyd Street		
TOARUAND AVE	17,908 Vehicle	17,908 Vehicles Per Day		

The University of North Carolina at Greensboro is a challenging, supportive and engaged community. Founded in 1891, UNCG is the largest and most diverse university in

1607 Spring Garden Street







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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.