



720 Summit Ave

Greensboro, NC 28208



Available for Sale or Lease

+/- 13,700 SF Office Building For Sale | +/- 6,850 SF For Lease

Property Overview

720 Summit Ave

Available for Sale or Lease

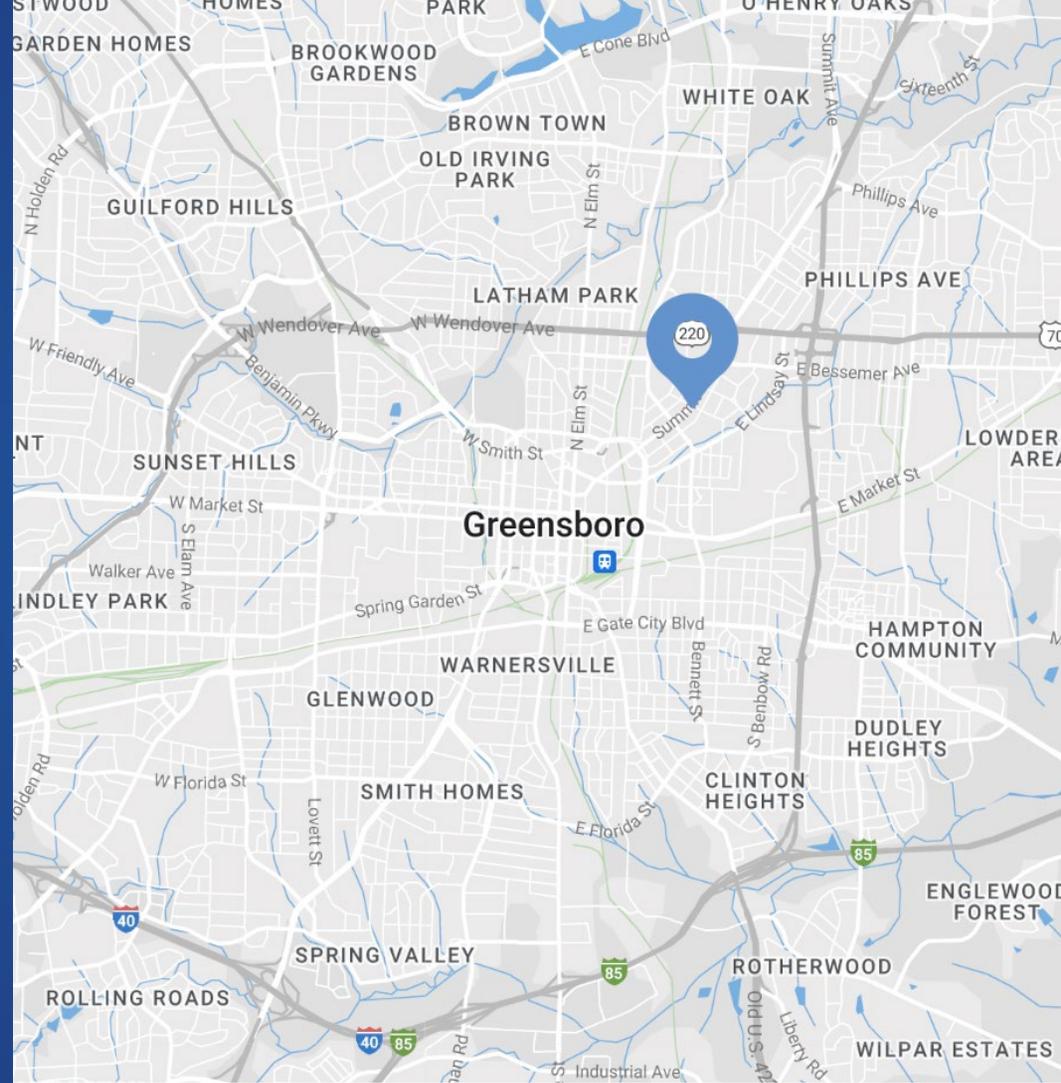
720 Summit Ave in Greensboro, NC is a well-positioned corner office building available for sale, with select portions available for lease. Formerly an old bank branch, the property was thoughtfully converted to office use and still features an existing drive-through area, offering unique adaptability for a variety of users. The building totals approximately 13,700 SF across two floors and is located in a highly accessible, centrally positioned corridor.

A portion of the first floor is currently occupied by a tenant; however, the vacant areas of the first floor, along with the entire second floor, are available for lease. In the event of a sale, ownership is open to a short-term leaseback or full vacancy at closing, providing flexibility for both owner-users and investors.

With ample parking, strong visibility, and close proximity to Downtown Greensboro, this property presents a compelling opportunity for users seeking immediate space or investors looking for adaptable occupancy strategies.

Property Details

Address	720 Summit Ave Greensboro, NC 28208
Availability	+/- 13,700 SF Building for Sale +/- 6,850 SF Available for Lease (can be demised into 4 spaces)
GLA	+/- 13,700 SF
Acreage	+/- 0.71 AC
Use	Office
Parcel ID	7864999581
Zoning	G0M
Parking	Ample Parking
Traffic Counts	Summit Ave 9,800 VPD
Lease Rate	\$20/SF NNN
Sale Price	\$2,239,000



Demographics

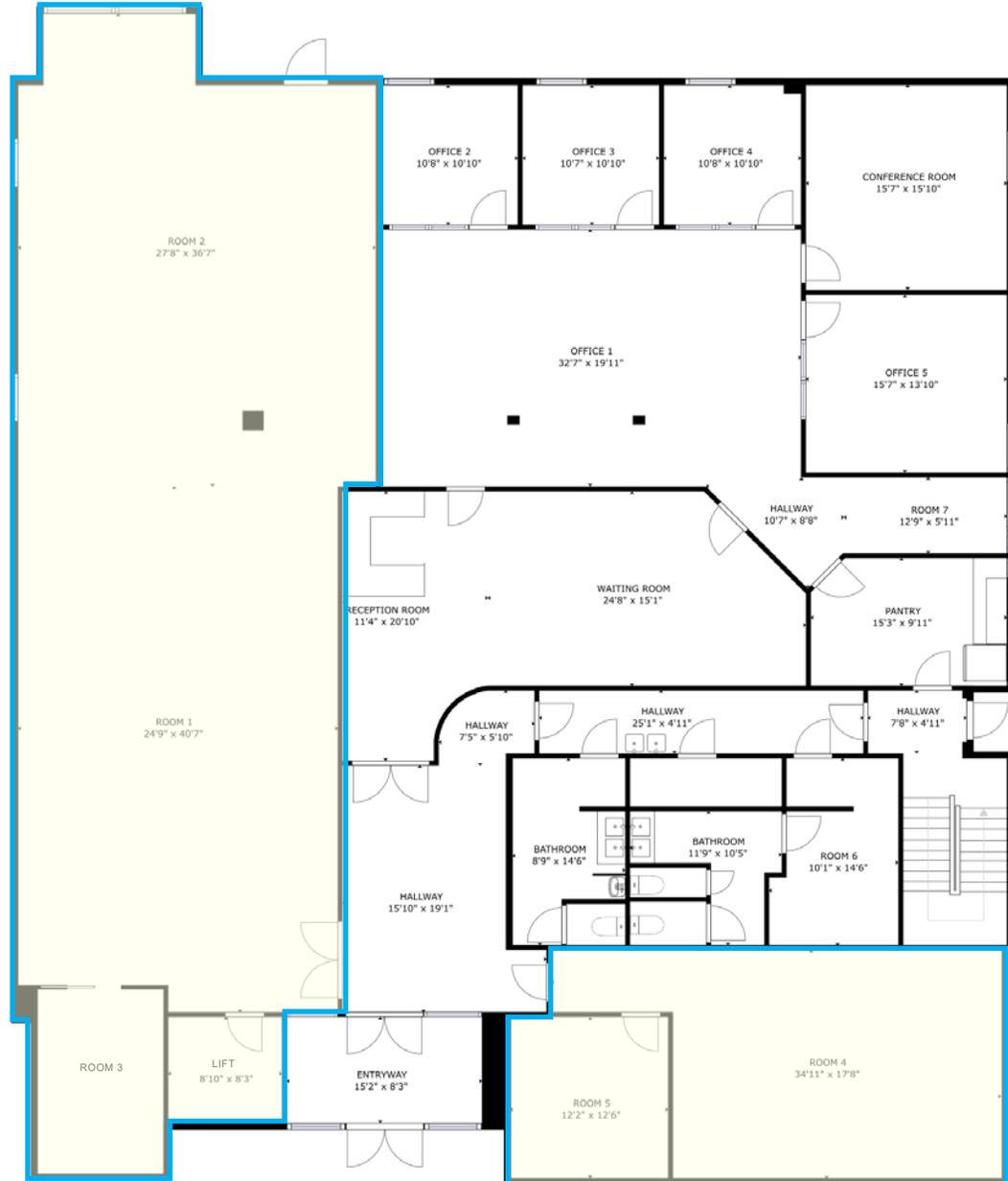
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	12,975	92,140	189,063
Avg. Household Income	\$71,326	\$77,175	\$85,395
Median Household Income	\$45,839	\$49,000	56,256
Households	3,922	34,036	75,231
Daytime Employees	28,890	80,883	122,369

Available

For Lease

+/- 6,850 SF

 Virtual Tour



**Current tenant is able to stay and leaseback, or vacate post closing*

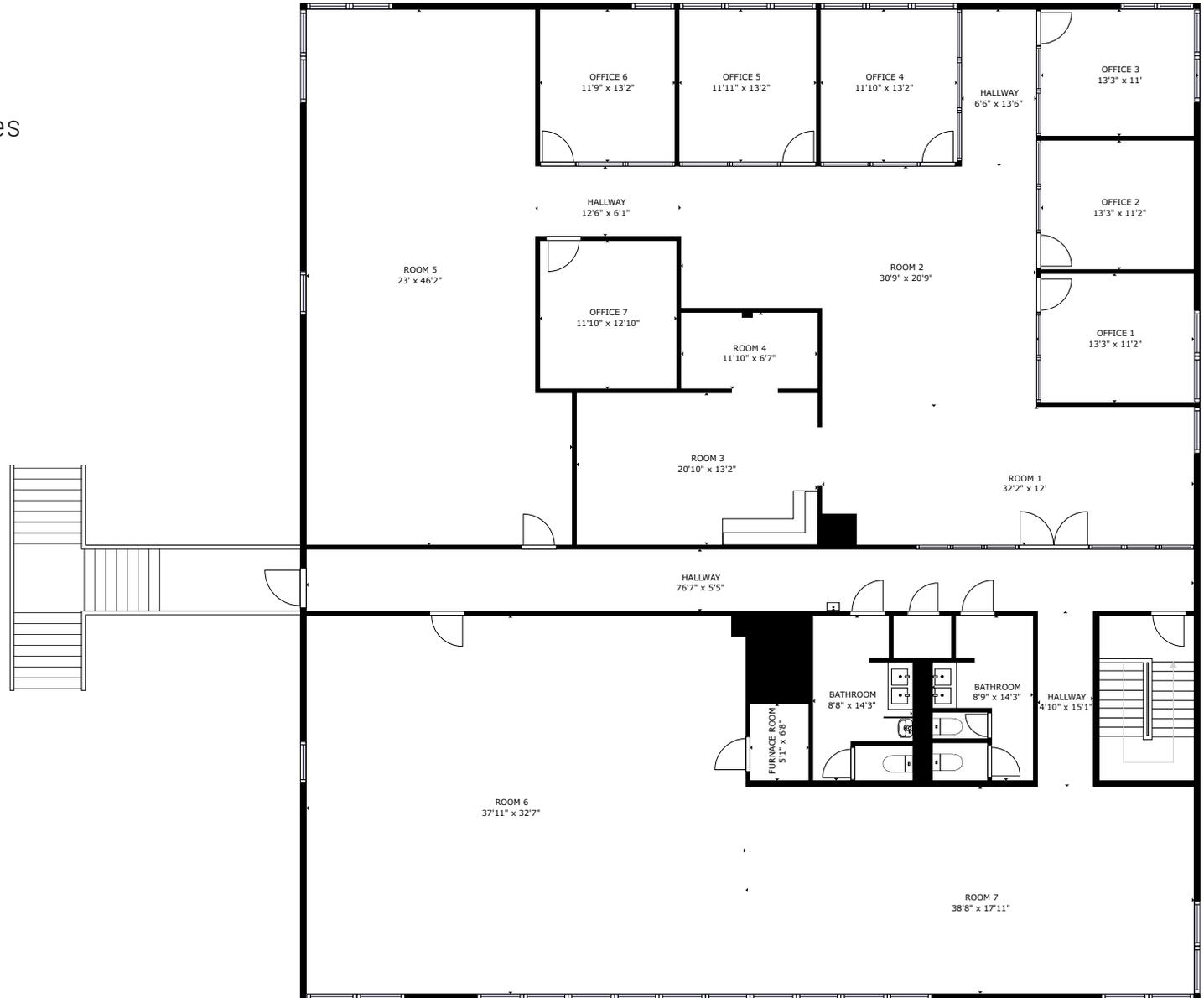
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For Lease

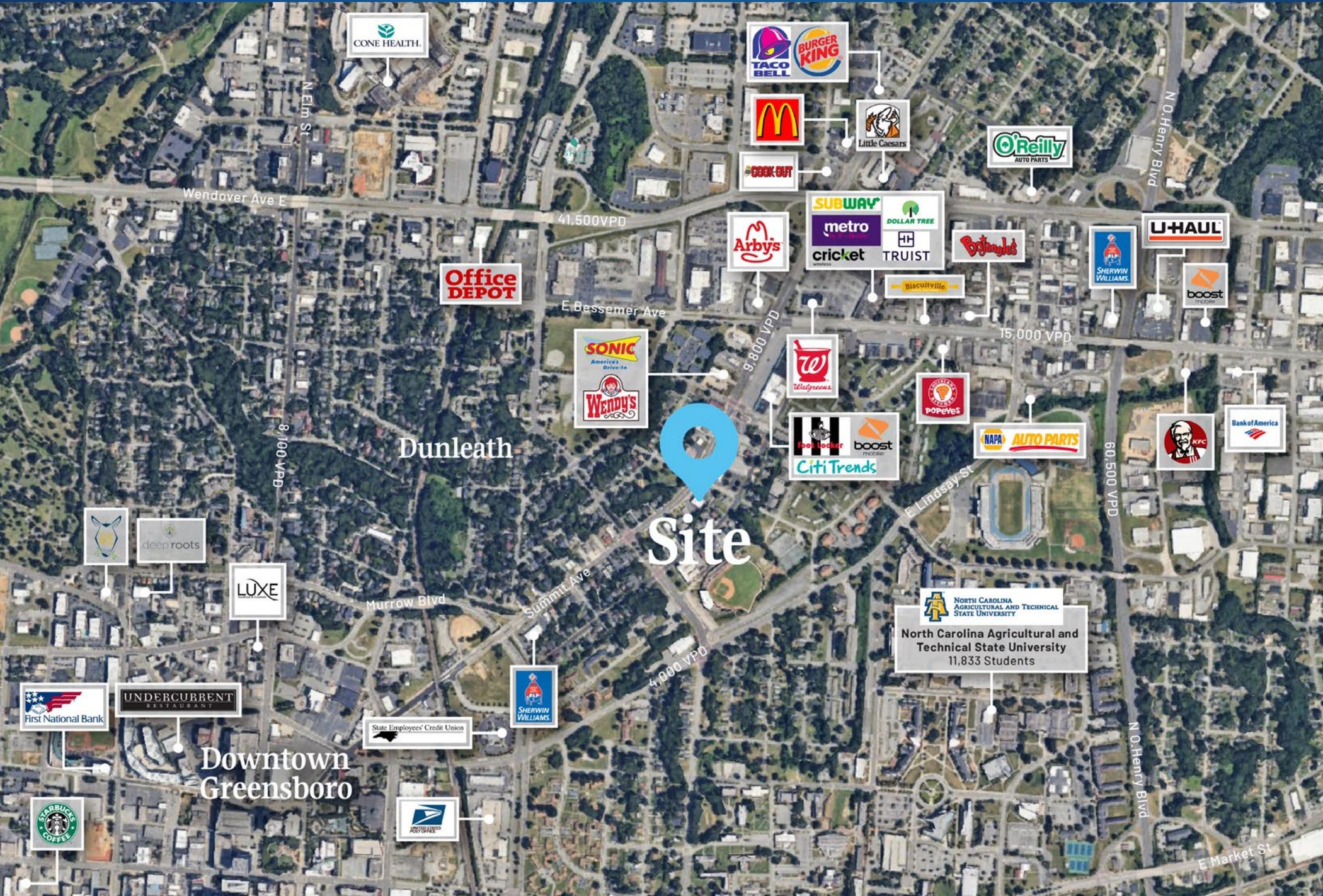
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 Virtual Tour



Market Overview



Greensboro

North Carolina

Greensboro, North Carolina, is a vibrant city located in the heart of the Piedmont region. Known for its rich history, culture, and thriving economy, it offers a blend of urban amenities and natural beauty. Greensboro is also home to seven universities and colleges, bringing a diverse population of young professionals to the city each year. The city boasts a lively arts scene, with numerous galleries, theaters, and music venues showcasing local talent adding to the culture of the area. Greensboro's parks, gardens, and outdoor recreational areas provide residents and visitors alike with ample opportunities for relaxation and adventure.



Interior Photos | Second Floor



Downtown Greensboro

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.