

SINGLE TENANT NET LEASE

PRIME RETAIL & FLEX FOR SALE

930-934 S Chapman Street | Greensboro, NC 27401

NIKITA ZHITOV
919.412.9038
nikita@cityplat.com

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COMMERCIAL REAL ESTATE

930-934 S CHAPMAN STREET

Greensboro, NC 27401

RETAIL PROPERTY FOR SALE

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PROPERTY OVERVIEW

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RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Prime CM-zoned property in Greensboro, NC, ideal for retail or free-standing development. Strategically located in a thriving area with strong economic growth, it offers diverse commercial possibilities and excellent investment potential.

Sale Price:	\$795,000
Lot Size:	0.24 Acres
Building Size:	3,611 SF
NOI:	\$68,399
Cap Rate:	8.6%
Lease Expiration:	8/31/2031 (~6 years remaining)

PROPERTY HIGHLIGHTS

- Zoned CM
- Highly desirable commercial zoning
- Flexible for diverse commercial use Proximity to major transportation routes
- Perfect for retail or commercial investment
- Prime retail development opportunity
- Ideal for 1031 exchange
- Strategic location in Greensboro

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FLOOR PLAN

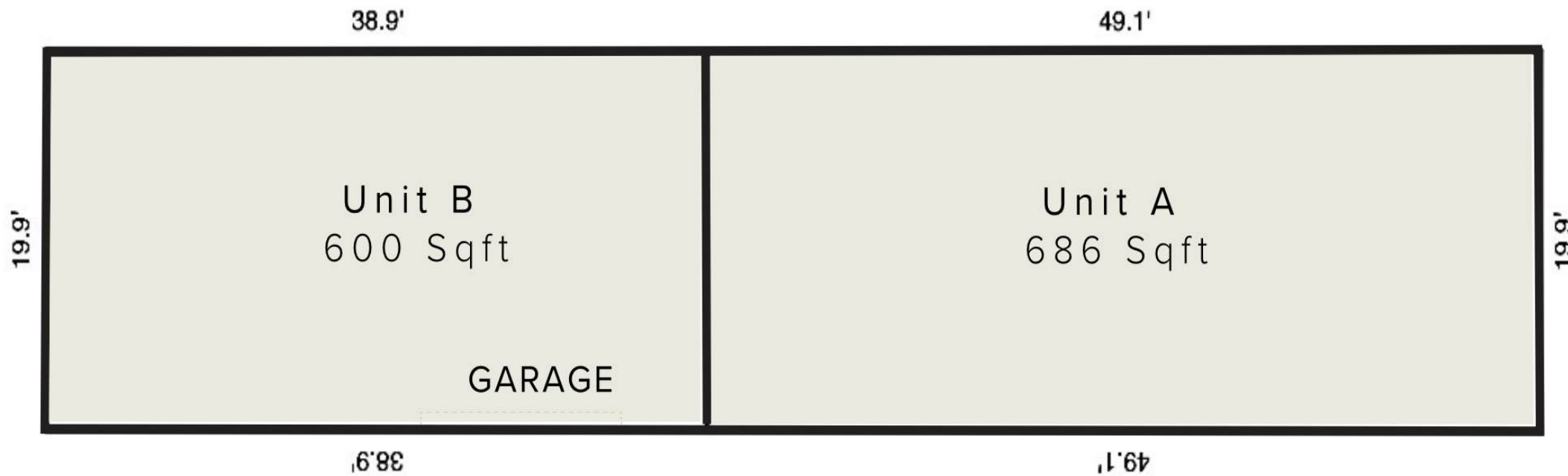
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RETAIL PROPERTY FOR SALE

930 S. CHAPMAN STREET

SUITE A | 686 SF

SUITE B | 600 SF



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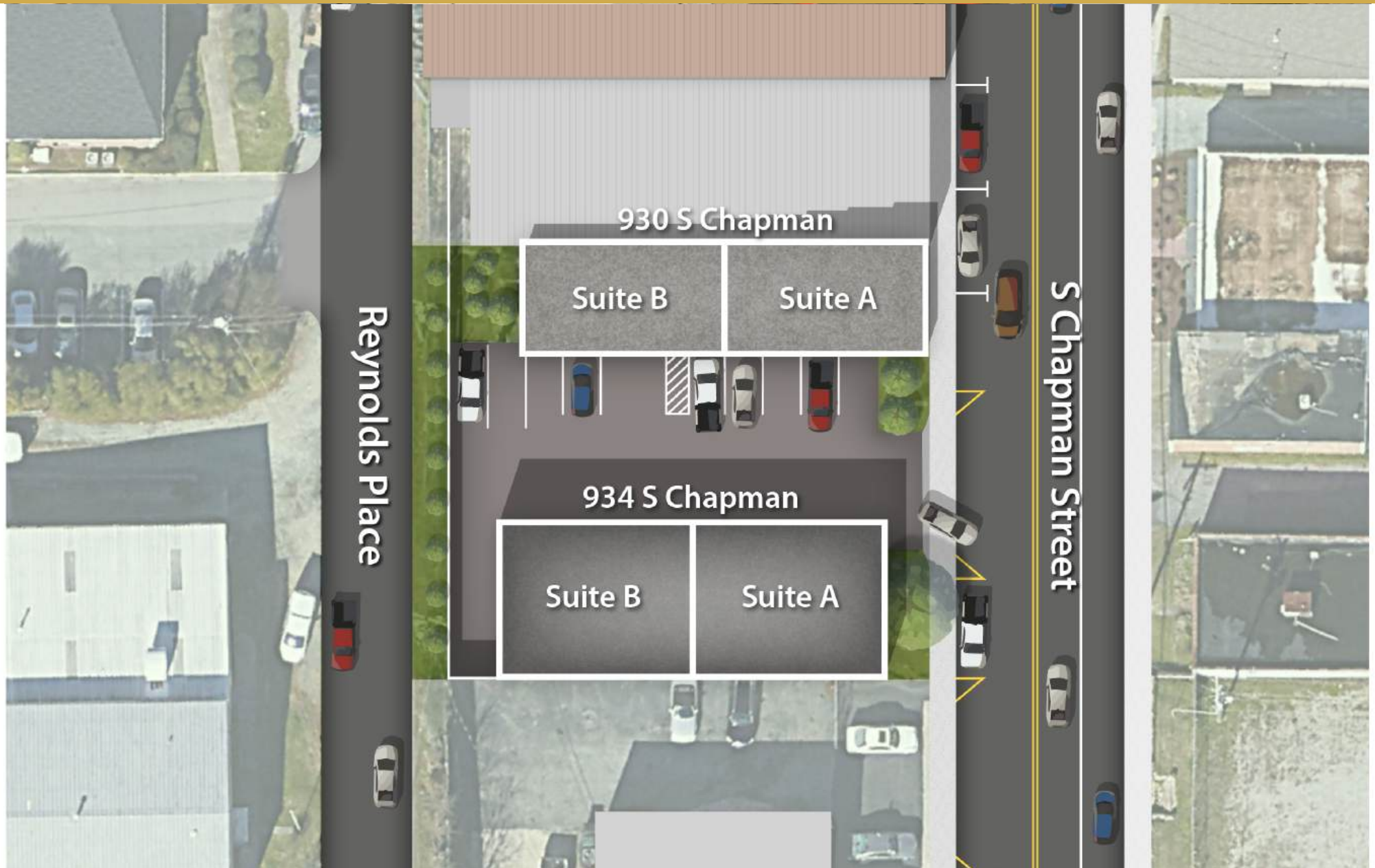
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SITE PLAN

Greensboro, NC 27401

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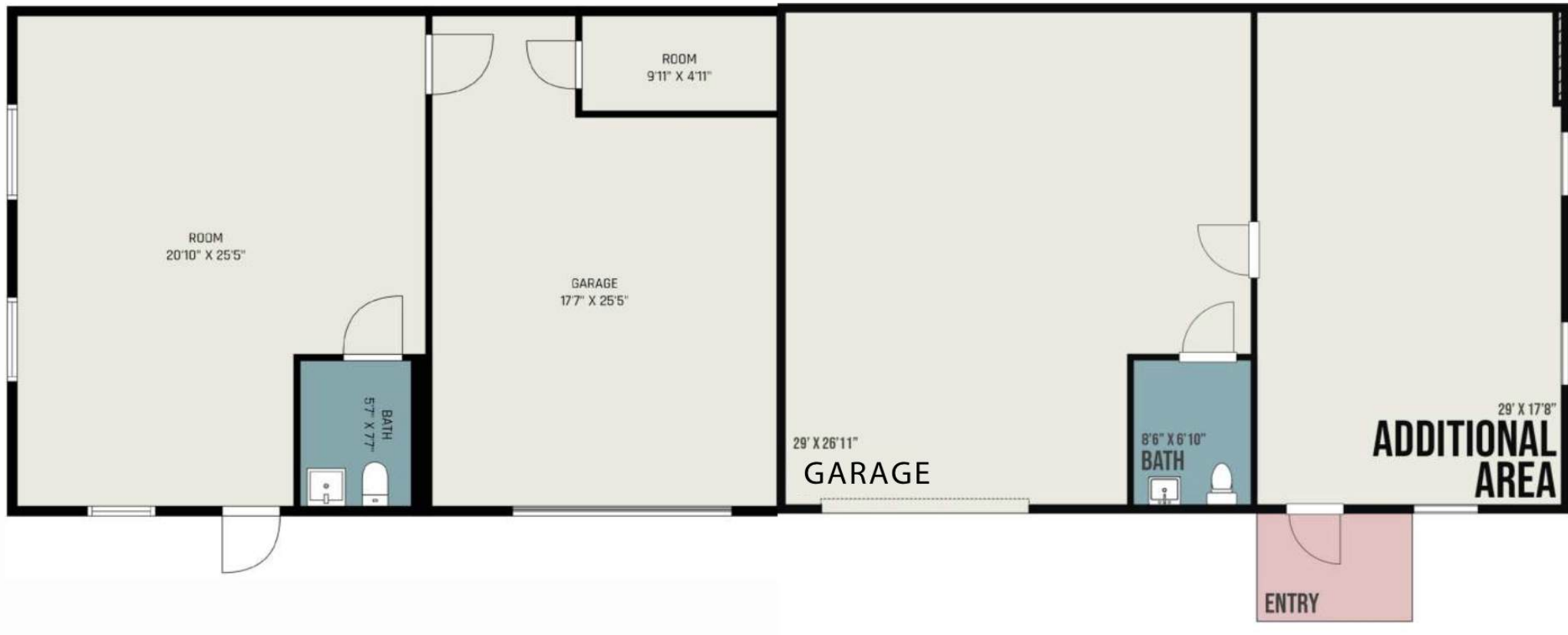
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FLOOR PLAN

930-934 S Chapman St | Greensboro, NC 27401

RETAIL PROPERTY FOR SALE

934 S. CHAPMAN STREET
SUITE A | 1,162 SF
SUITE B | 1,162 SF



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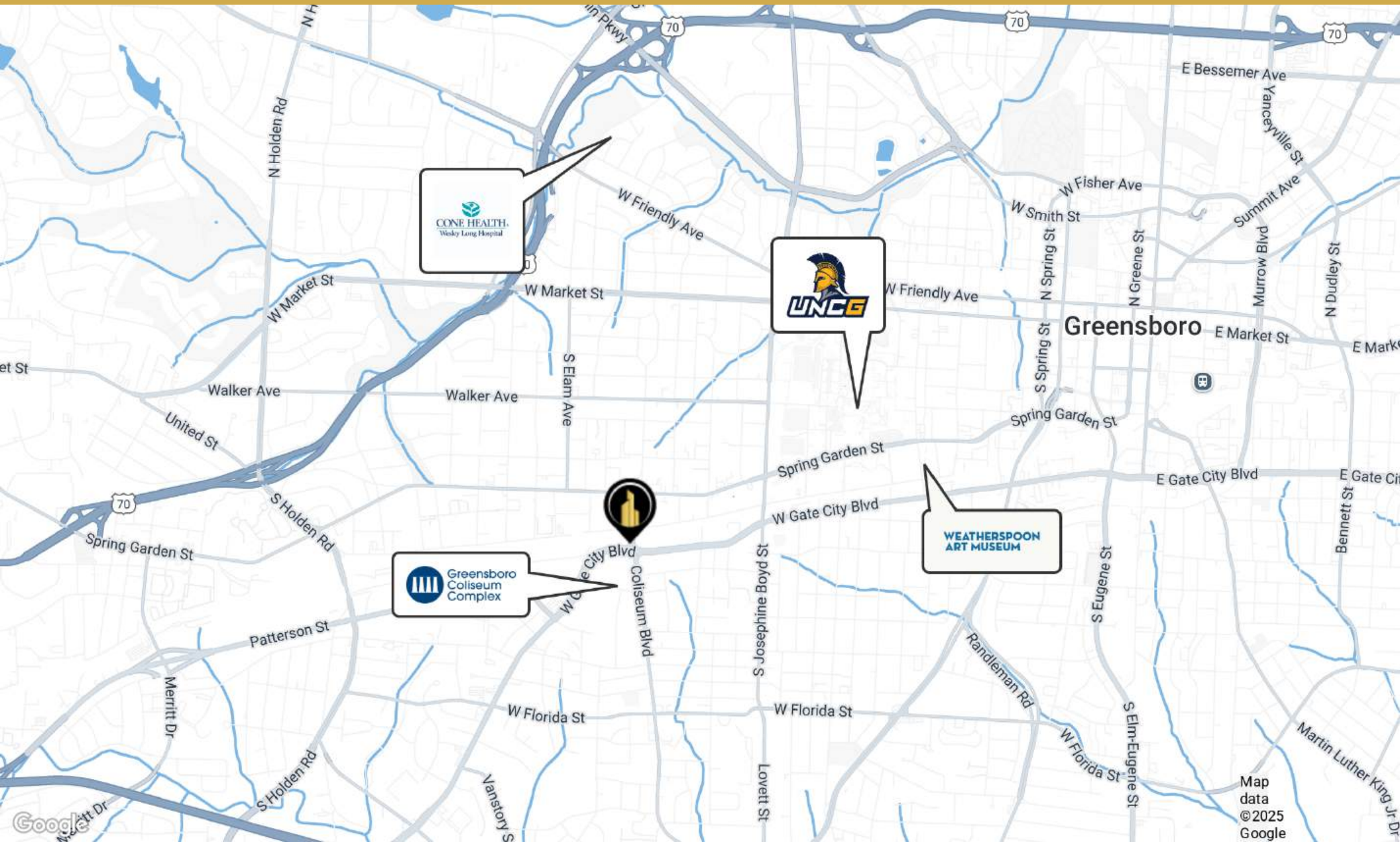
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107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

LOCATION MAP

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MARKET OVERVIEW - GREENSBORO, NC

Greensboro is a city located in the state of North Carolina, in the United States. The city has a population of roughly 300,000 people and is the third-largest city in the state. It is known for its rich history, vibrant culture, and beautiful landscapes.

One of the major attractions in Greensboro is the International Civil Rights Center & Museum, which is located in the heart of downtown. The museum is dedicated to preserving the history of the Civil Rights Movement, and visitors can explore exhibits that feature powerful images, artifacts, and interactive displays. Greensboro is also home to several other museums, including the Greensboro Science Center, the Weatherspoon Art Museum, and the Greensboro Historical Museum.

Beyond museums and cultural attractions, Greensboro is a great place to enjoy the great outdoors. The city is home to several parks and green spaces that provide ample opportunities for hiking, biking, picnicking, and more. Overall, Greensboro is a wonderful place to visit or call home, filled with history, culture, and plenty of natural beauty.

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DEMOGRAPHICS

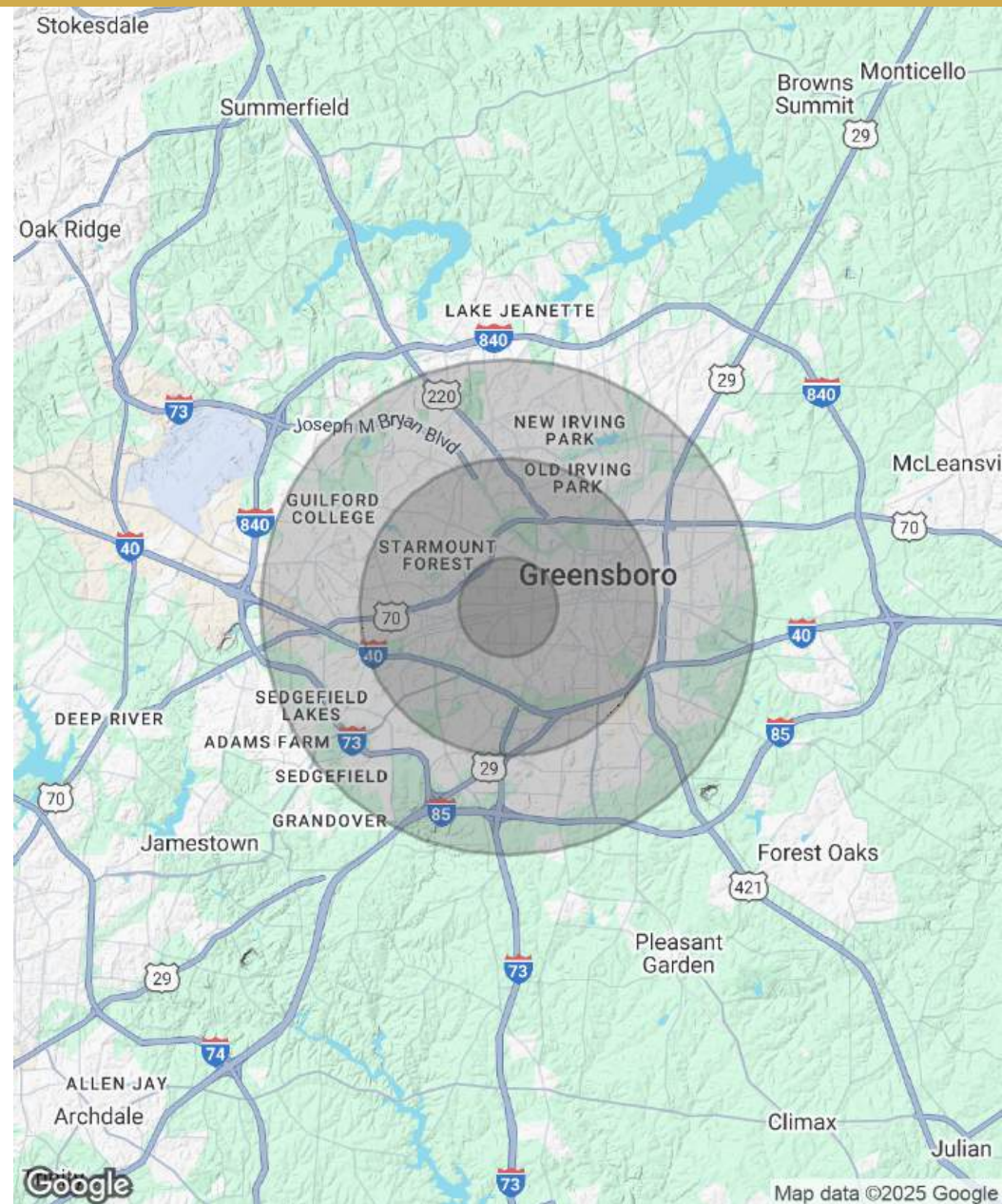
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,621	93,364	204,842
Average Age	31	36	38
Average Age (Male)	31	36	37
Average Age (Female)	30	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,025	35,974	83,895
# of Persons per HH	3.3	2.6	2.4
Average HH Income	\$69,233	\$73,934	\$78,829
Average House Value	\$288,018	\$279,947	\$273,021

Demographics data derived from AlphaMap



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