

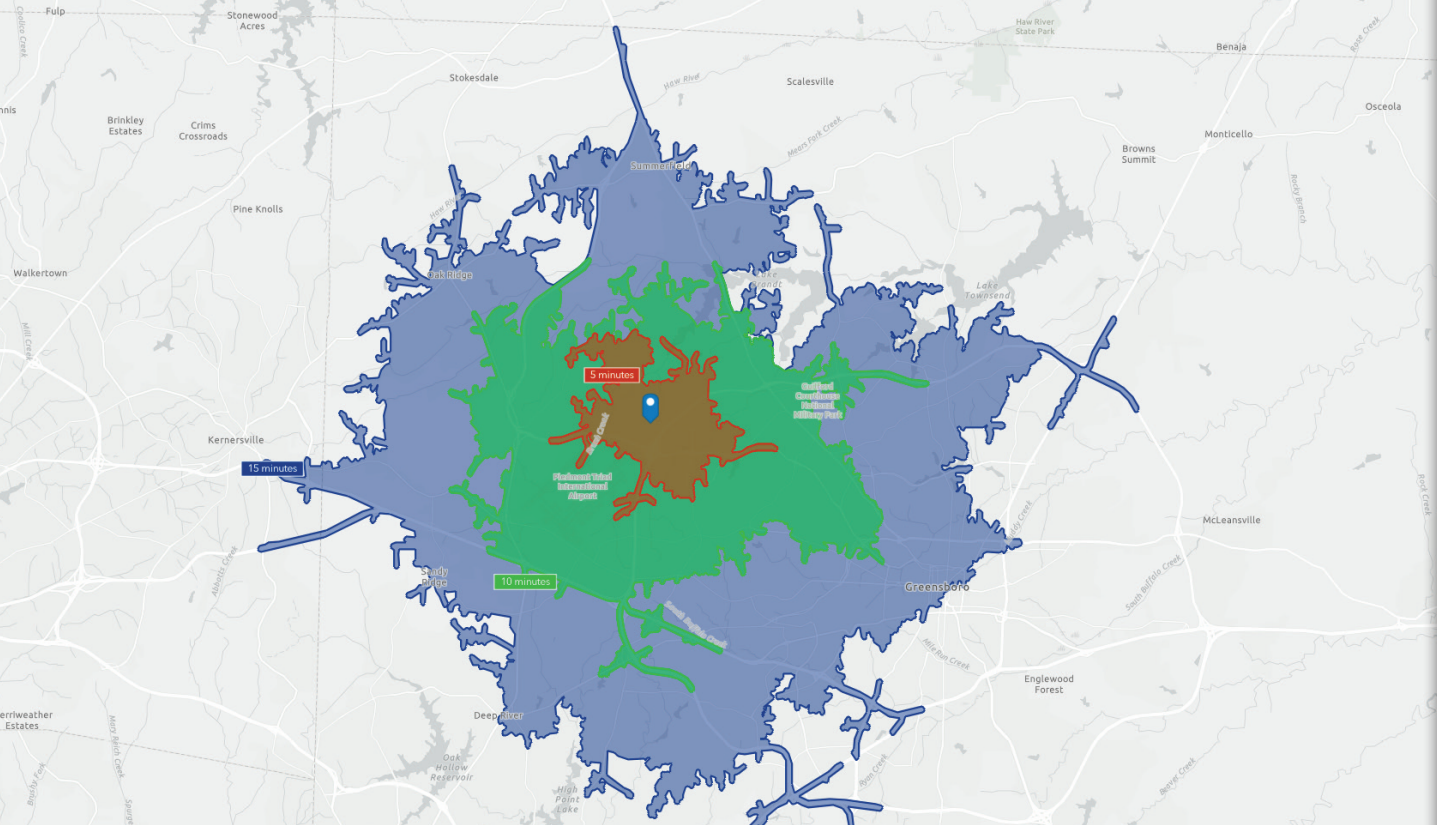
FULL ACCESS  
END CAP

±1,220 SF  
COMMERCIAL



**2309 Fleming Rd**  
Greensboro, NC 27410  
FOR LEASE - \$3,000/mo

# 5-10-15 Minute Drive Time



**2309 Fleming Rd**

## PROPERTY INFO

### ADDRESS

2309 Fleming Rd  
Greensboro, NC 27410

### PROPERTY SIZE

±1,220 SF

### CURRENT ZONING

CD-C-M: Conditional District  
Commerical-Medium

### PROPERTY TYPE

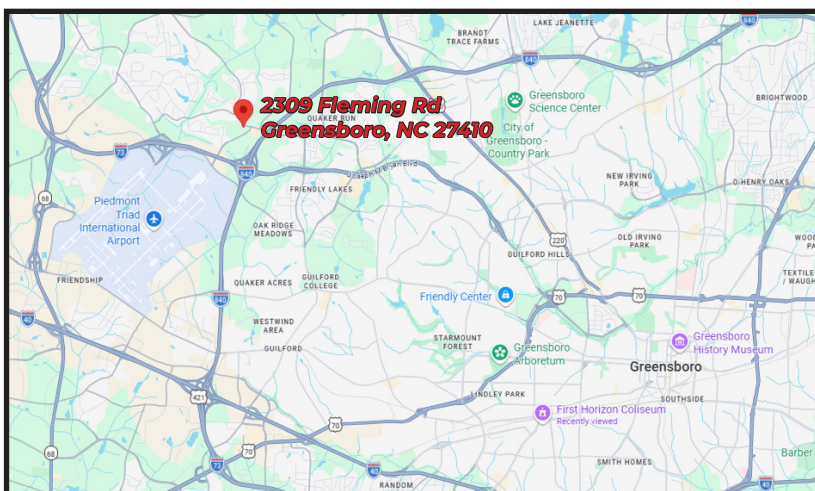
Strip Center - End Cap Site

### NEARBY RETAIL

Food Lion, McDonald's, ABC Store,  
CVS

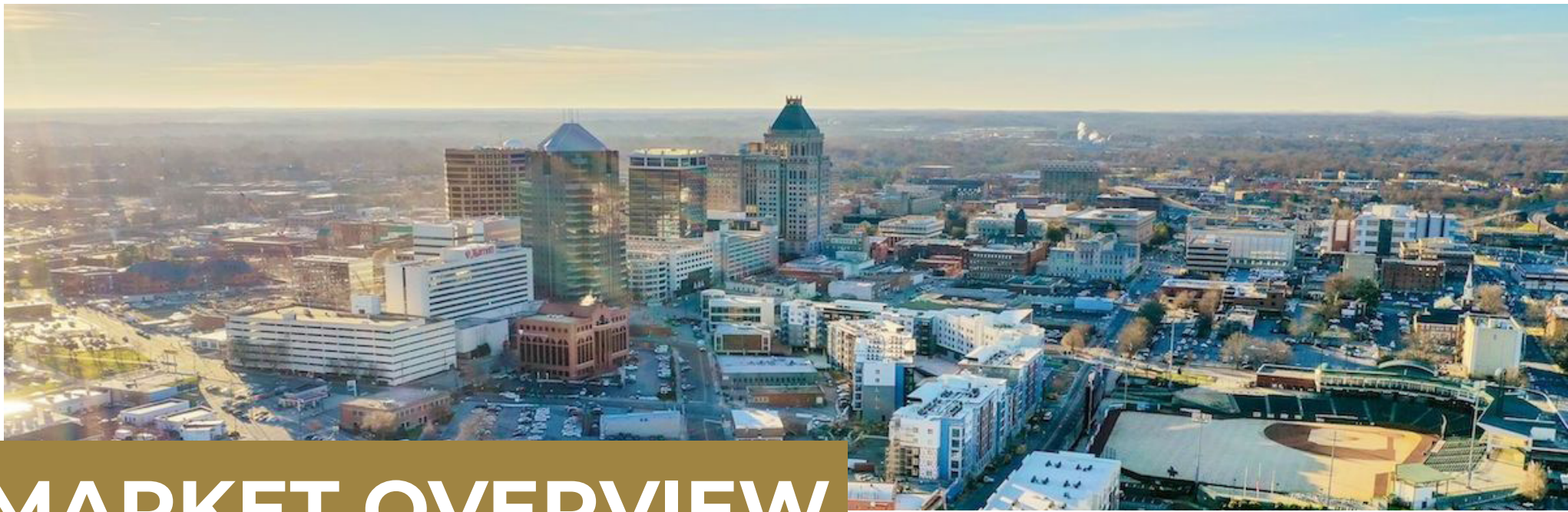
### TRAFFIC COUNTS

12,000 VPD (Fleming Rd)



## Demographics

2309 Fleming Rd	1-Mile	3-Mile	5-Mile
<b>2025 Total Population</b>	4,338	40,306	100,577
<b>2025 Total Daytime Population</b>	3,442	39,499	124,464
<b>2025 Total Households</b>	1,626	18,521	46,162
<b>2025 Median Household Income</b>	\$112,348	\$84,151	\$79,937



# MARKET OVERVIEW

## 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.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Megasite (adjacent to US-421/ future I-685). The investment will create ±1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

Several 4-year Colleges and Universities are located in Greensboro; most notably, University of North Carolina at Greensboro, North Carolina A&T, Guilford College and Guilford Technical Community College. Nearby, High Point University was ranked the #1 Best Regional College in the South (US News & World Report, 2019).

Greensboro is also the headquarters for the ACC and The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.

## The Piedmont Triad

**1.74M** RESIDENTS LIVE IN THE PIEDMONT TRIAD OF NC

*US Census, 2020*

**97.5k** STUDENTS ENROLLED IN COLLEGES & UNIVERSITIES

*Guilford County Economic Development Alliance*

**20** 4-YEAR COLLEGES, UNIVERSITIES (11) & TECHNICAL COLLEGES (9)

*Site Selection Magazine, 2020*

**6<sup>th</sup>** IN THE US FOR CORPORATE FACILITY INVESTMENTS: GREENSBORO-HIGH POINT MSA

*Guilford County Economic Development Alliance*

**800k** REGIONAL WORKFORCE

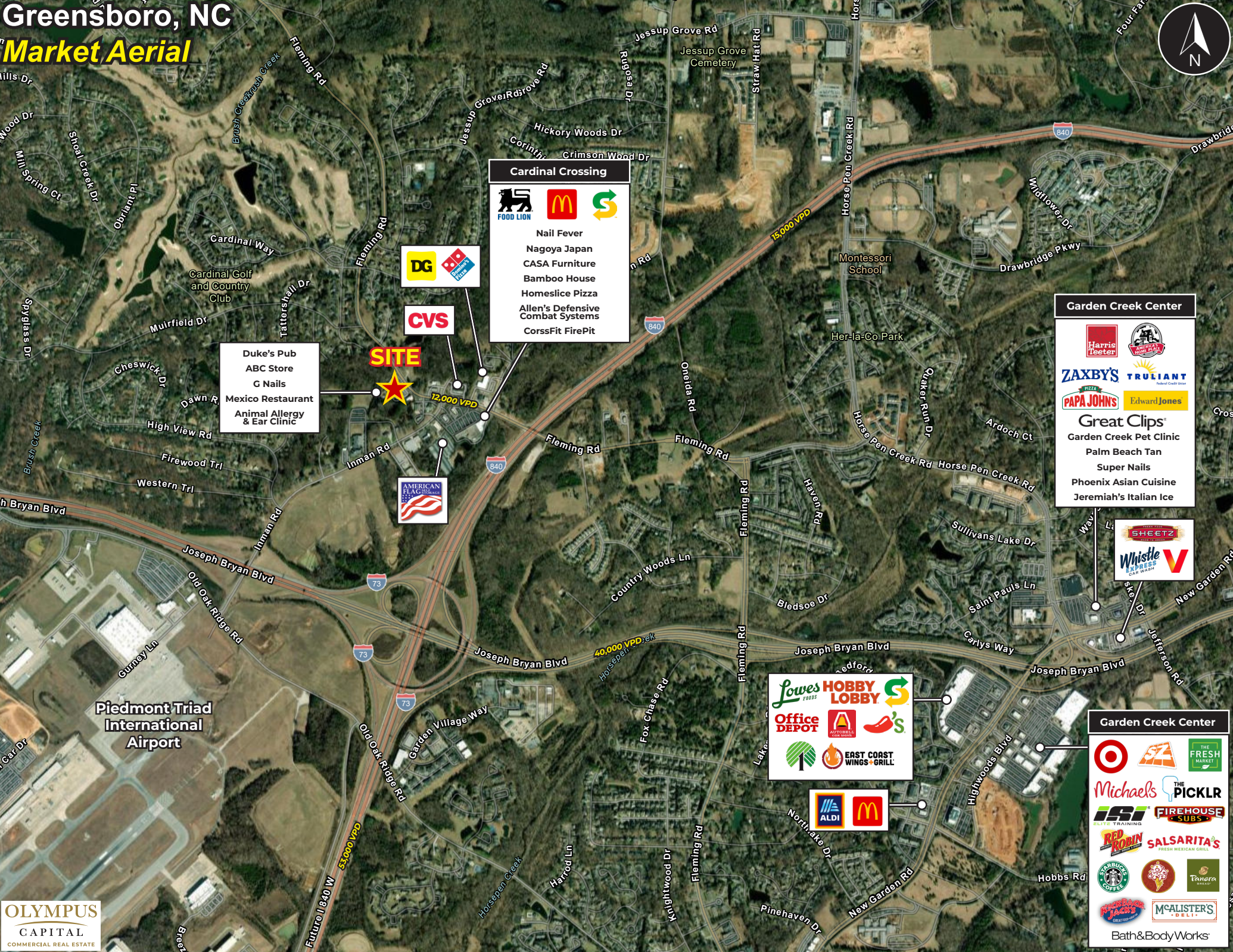
*Guilford County Economic Development Alliance*

**2<sup>nd</sup>** COUNTY FOR MANUFACTURING IN NC: GUILFORD COUNTY - **TOP 10 IN THE SOUTHEAST US**

*Guilford County Economic Development Alliance*

# Greensboro, NC

## Market Aerial



**Duke's Pub**  
**ABC Store**  
**G Nails**  
**Mexico Restaurant**  
**Animal Allergy & Ear Clinic**

**SITE**

**DG**  
**Home Depot**

**CVS**

**AMERICAN FLAG**

**Cardinal Crossing**

**FOOD LION** **McDonald's** **7-Eleven**

**Nail Fever**  
**Nagoya Japan**  
**CASA Furniture**  
**Bamboo House**  
**Homeslice Pizza**  
**Allen's Defensive Combat Systems**  
**CorssFit FirePit**

**Garden Creek Center**

**Harris Teeter** **AMERICA'S HOME SHOPS**

**ZAXBY'S** **TRULIANT**  
Federal Credit Union

**PAPA JOHN'S** **Edward Jones**

**Great Clips**  
**Garden Creek Pet Clinic**  
**Palm Beach Tan**  
**Super Nails**  
**Phoenix Asian Cuisine**  
**Jeremiah's Italian Ice**

**SHEETZ**  
**Whistle EXPRESS**  
**CAR WASH**

**Lowes** **HOBBY LOBBY** **7-Eleven**

**Office DEPOT** **AMERICAN FLAG** **McDonald's**

**EAST COAST WINGS & GRILL**

**ALDI** **McDonald's**

**Garden Creek Center**

**Target** **AMERICA'S HOME SHOPS** **THE FRESH MARKET**

**Michaels** **THE PICKLR**

**ISI ELITE TRAINING** **FIREHOUSE SUBS**

**RED ROBIN** **SALSARITA'S**  
FRESH MEXICAN GRILL

**STARBUCKS COFFEE** **Panera**

**McALISTER'S DELI**

**Bath & Body Works**

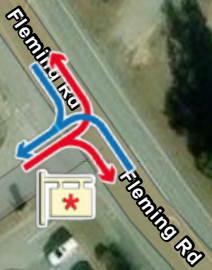
# 2309 Fleming Rd

## Site Aerial

Animal Allergy & Ear Clinic

Duke's Pub  
ABC Store  
G Nails  
Oak Ridge  
Tobacco & Vape

**SITE**



Mexico Restaurant

La Petite Academy of Greensboro

Cardinal Animal Hospital

Family Fare

BP

12,000 VPD





**SITE PHOTOS**