

5529 WEST MARKET STREET, GREENSBORO NC 27409

GUILFORD STATION



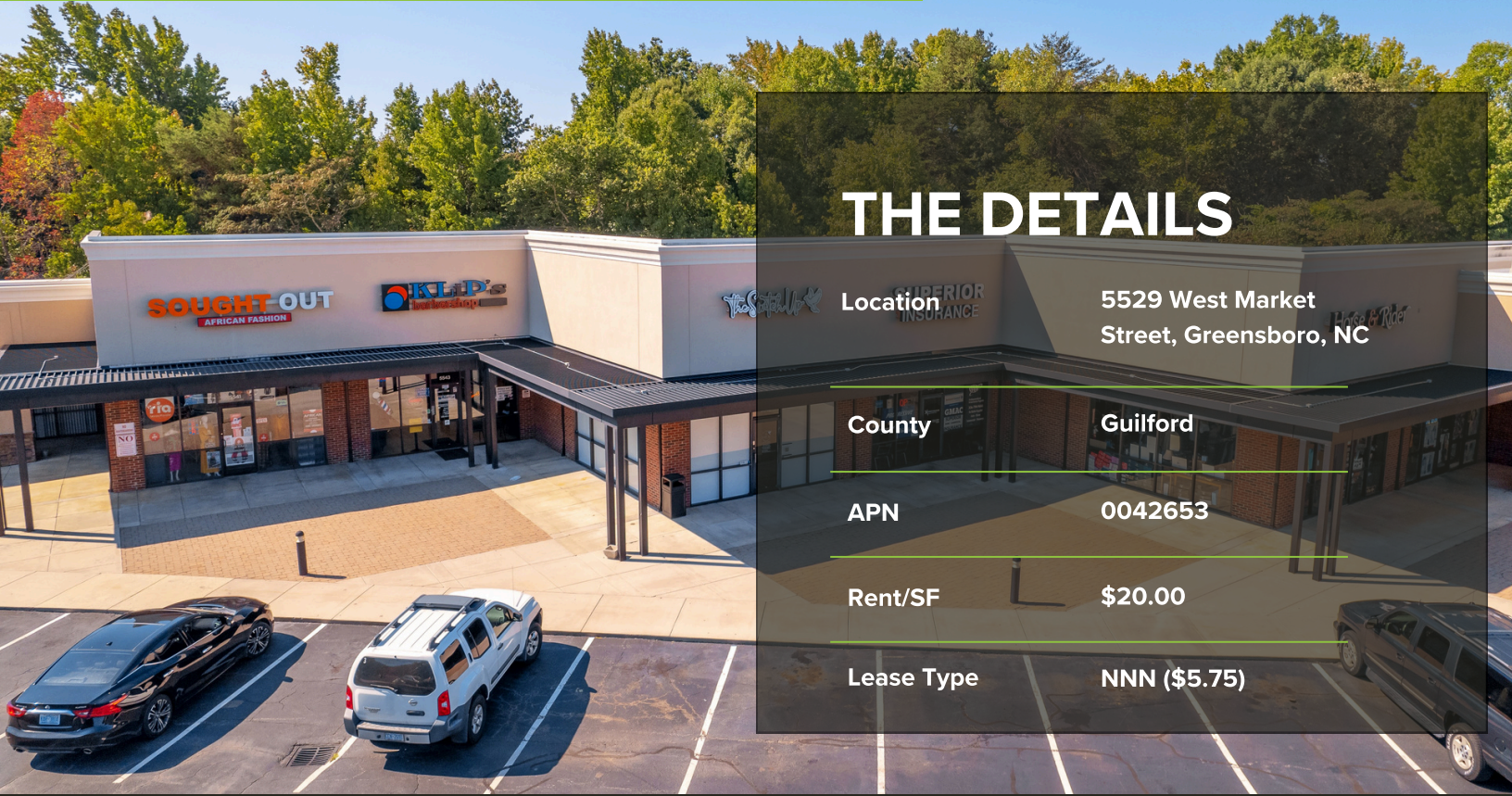
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ABOUT THE SPACE

RETAIL SPACE FOR LEASE

- Highly visible location off West Market Street
- 20,000 VPD
- Over 650 feet of road frontage
- High traffic generators include DMV, restaurants, salon services, and insurance offices
- Terrific tenant mix with variety of food options, services, and retail
- Neighborhood center with front door parking
- Professionally managed





THE DETAILS

Location	5529 West Market Street, Greensboro, NC
County	Guilford
APN	0042653
Rent/SF	\$20.00
Lease Type	NNN (\$5.75)

AVAILABLE SPACE

Suite 5531	+/- 2,460 SF	1 st Floor	NNN (\$5.75)	Rent: \$20/SF	Coming soon!
Suite 5537	+/- 2,460 SF	1 st Floor	NNN (\$5.75)	Rent: \$20.70/SF	Fully built-out space
Suite 5539	+/- 1,860 SF	1 st Floor	NNN (\$5.75)	Rent: \$20/SF	



GUILFORD STATION – SITE PLAN



- Suite 29: Saw Mill Sports Bar
- Suite 31: Available Soon
- Suite 33: Neal Agency dba NC-DMV
- Suite 35: Tokyo Grill
- Suite 37: Healing NC - Dispensary
- Suite 39: Available
- Suite 41: Verizon Wireless
- Suite 43: Klips Barbershop
- Suite 45: Lume Beauty Nail Salon & Spa
- Suite 47: Superior Insurance
- Suite 49: Horse and Rider Tack Shop
- Suite 51: Joyce Hair Braiding
- Suite 53: American Deli
- Suite 55: Zena Beauty Supply
- Suite 57: Spanish Solutions Insurance
- Suite 59: Roseland Tattoo
- Suite 61: Donut World
- Suite 63: Boost Mobile
- Suite 65: Wireless Store
- Suite 67: 5 Star Cleaners





GREENSBORO, NC

Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.

JetZero, Inc., a breakthrough aviation company, will invest more than \$4.7 billion in Greensboro to build its first commercial airplane manufacturing facility at the Piedmont Triad International Airport. The project will create more than 14,560 jobs for Guilford County by 2063, the largest economic development project in North Carolina history based on job commitment.

The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.

The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.

Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.

The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.

Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.

Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

