

SINGLE TENANT NET LEASE

PRIME RETAIL & FLEX FOR SALE

930-934 S Chapman Street | Greensboro, NC 27401

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930-934 S CHAPMAN STREET

Greensboro, NC 27401

RETAIL PROPERTY FOR SALE



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PROPERTY OVERVIEW

930-934 S Chapman St | Greensboro, NC 27401

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

930-934 S Chapman St in Greensboro, NC presents a strong NNN retail/flex investment opportunity. The 3,611 SF building sits on 0.24 acres and is leased through 8/31/2032, with the tenant responsible for all expenses. Offered at \$706,667, the property delivers a 9.0% cap rate with an average NOI of \$63,600, making it a compelling option for investors seeking stable cash flow. Positioned in a growing Greensboro market, this asset combines reliable income with long-term potential. Its CM zoning provides desirable flexibility for future redevelopment or repositioning, while the secure lease structure ensures predictable returns.

OFFERING SUMMARY

Sale Price:	\$706,667
Lot Size:	0.24 Acres
Building Size:	3,611 SF
7 Year Average NOI:	\$63,600
Cap Rate:	9.0%
Lease Expiration:	8/31/2032 (~7 years remaining)

PROPERTY HIGHLIGHTS

- **Attractive Pricing** – Offered at \$706,667, delivering a competitive entry point into the Greensboro market.
- **Strong Returns** – 9.0% cap rate supported by an average NOI of \$63,600 over 7 years.
- **Tenant-Paid Expenses** – Absolute NNN lease structure with tenant responsible for all operating costs.
- **Long-Term Lease** – Secure lease with Guzman Customs Auto Studio through August 31, 2032 (~6.5 years remaining).
- **Income Growth** – Rent schedule provides steady increases from \$56,400 in Year 1 to \$70,800 in Year 7.
- **Flexible Zoning** – CM zoning allows for a wide range of retail, flex, or redevelopment uses.
- **1031 Exchange Opportunity** – Attractive replacement property offering secure returns and future upside

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RENT SCHEDULE

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RETAIL PROPERTY FOR SALE

TENANT: GUZMAN CUSTOMS AUTO STUDIO

Lease Type: NNN (Tenant pays all expenses)

Lease Term:
September 1, 2025 - August 31, 2032

NOI & PRICING:

Average NOI: \$63,600

CAP rate: 9.00%

Sales Price: \$706,667

SF: 3,611

Lease Year	Annual NOI
Year 1 (9/1/2025 - 8/31/2026)	\$ 56,400
Year 2 (9/1/2026 - 8/31/2027)	\$ 58,800
Year 3 (9/1/2027 - 8/31/2028)	\$ 61,200
Year 4 (9/1/2028 - 8/31/2029)	\$ 63,600
Year 5 (9/1/2029 - 8/31/2030)	\$ 66,000
Year 6 (9/1/2030 - 8/31/2031)	\$ 68,400
Year 7 (9/1/2031 - 8/31/2032)	\$ 70,800

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FLOOR PLAN

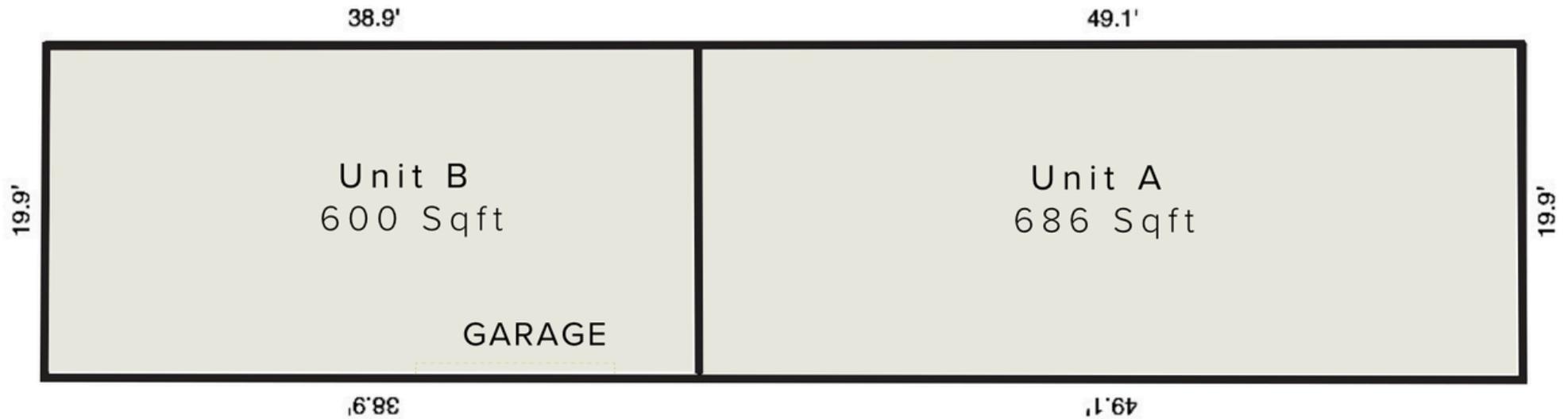
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930 S. CHAPMAN STREET

SUITE A | 686 SF

SUITE B | 600 SF



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FLOOR PLAN

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RETAIL PROPERTY FOR SALE

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



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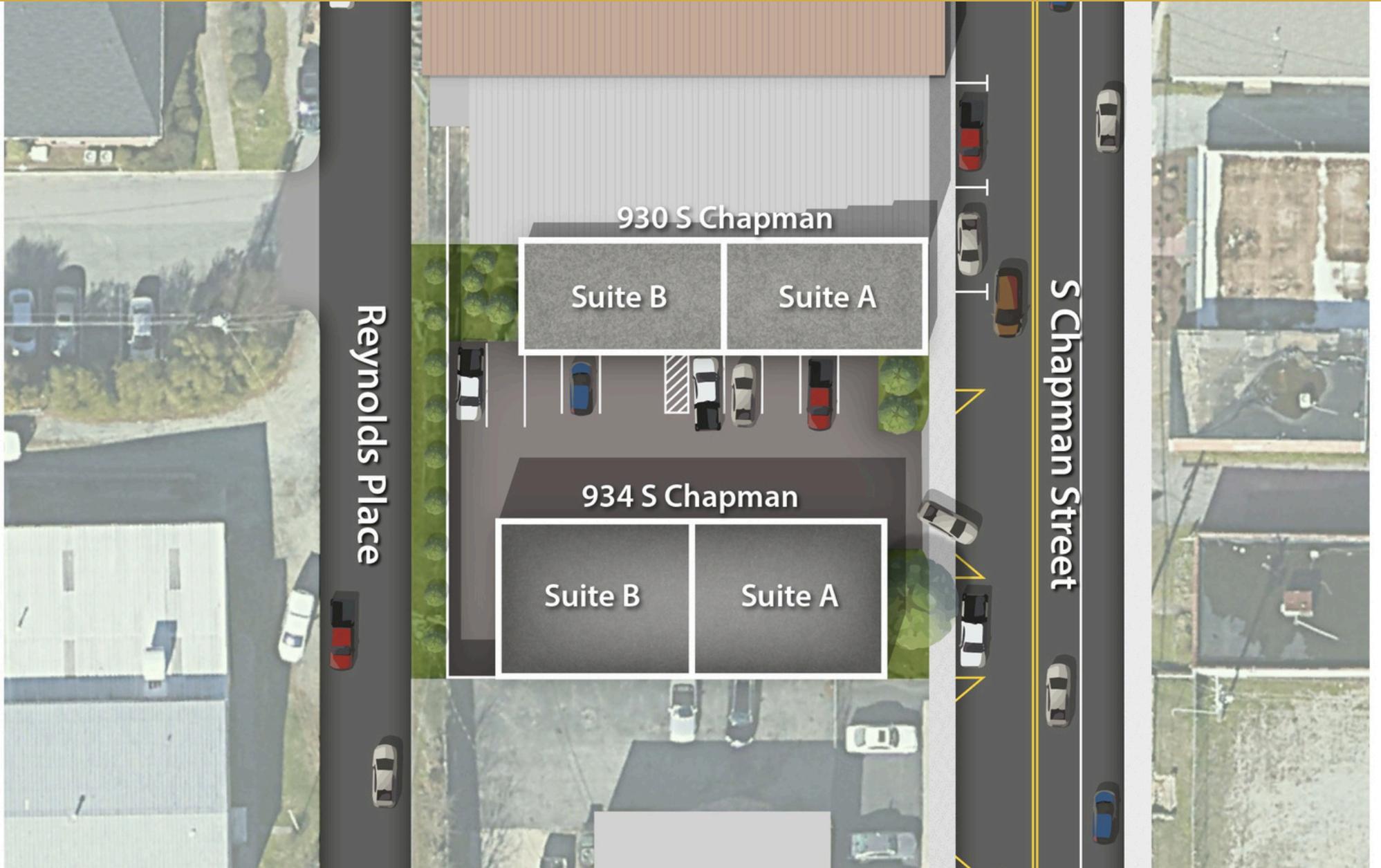
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SITE PLAN

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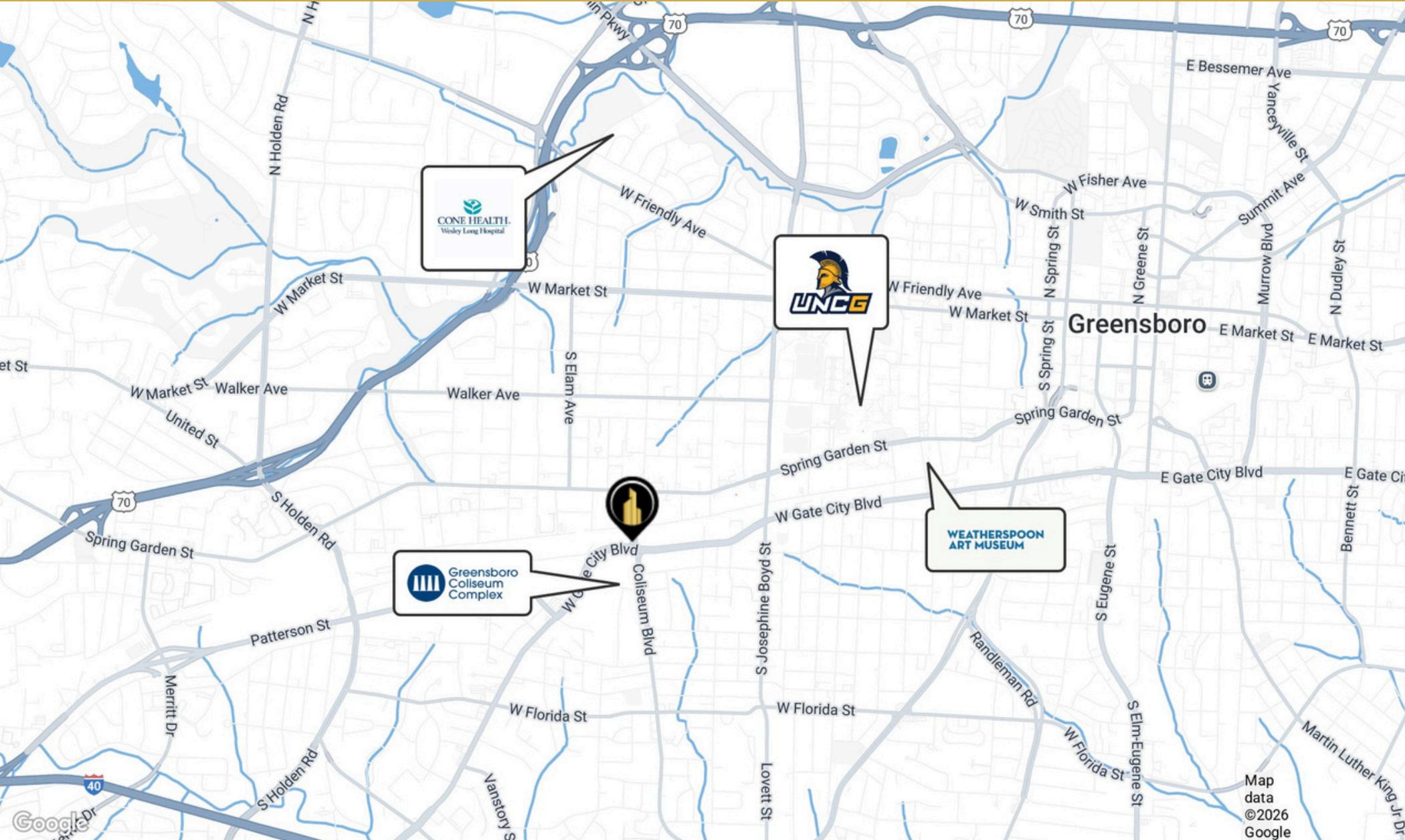
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LOCATION MAP

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MARKET OVERVIEW

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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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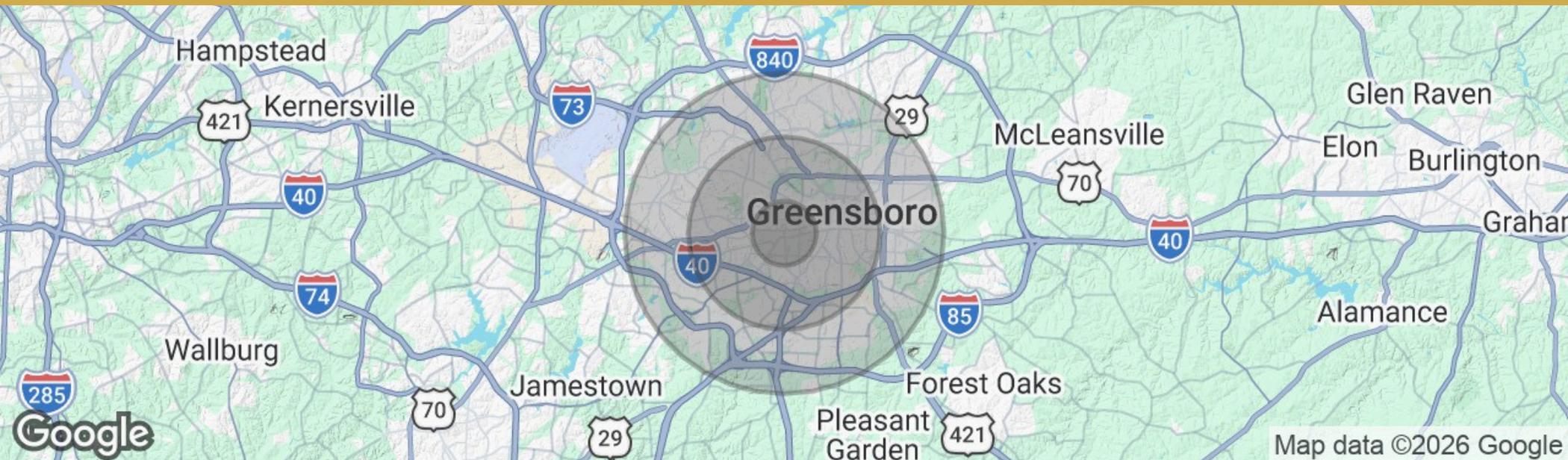
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DEMOGRAPHICS

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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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