

For Sale: \$950,000
4 Parcels Included!



4 Parcel Sale
3618 Groomtown Road

GREENSBORO, NC 27407

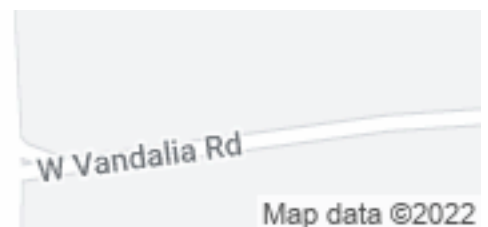
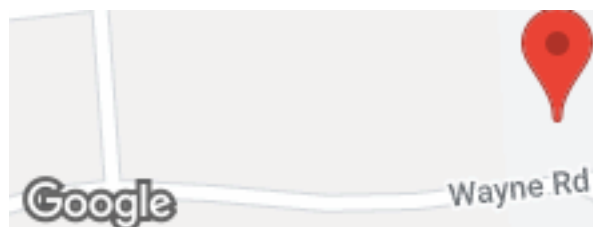


TABLE OF CONTENTS

mlindsay.lcp@gmail.com

Professional Bio	3
Property Description	4
Location Map	5
Aerial Map	6
Demographics	7
Detailed Demographics	8



Lindsay Commercial Properties | High Point, NC

Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President and 2019 President-Elect / 2020 President of the High Point Association of Realtors.

Mark leads our firm as President and founder. With more than 13 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 Past President of HPRAR Board, Past President and Treasurer of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

PROPERTY DESCRIPTION

4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407

04



4 Parcel Property For sale

Lindsay Commercial Properties is proud to announce it's latest listing.

+/-3.1 acres

Utilities Available

Located on heavily traveled road for Great Visibility

Call 336-878-5171 or email mlindsay.lcp@gmail.com for more details.

LOCATION MAP

4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407

05



AERIAL MAP

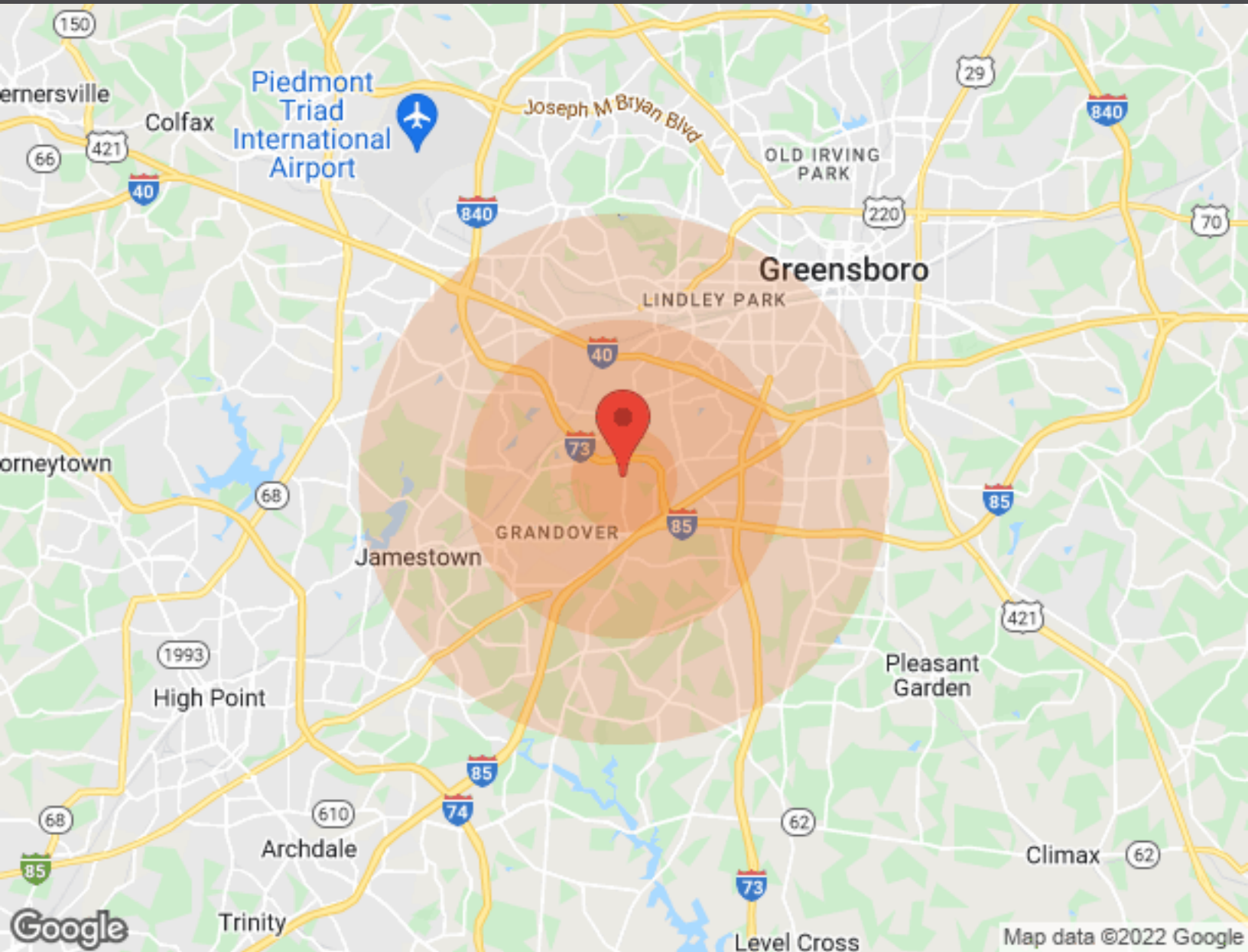
4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407



DEMOGRAPHICS

4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407

07



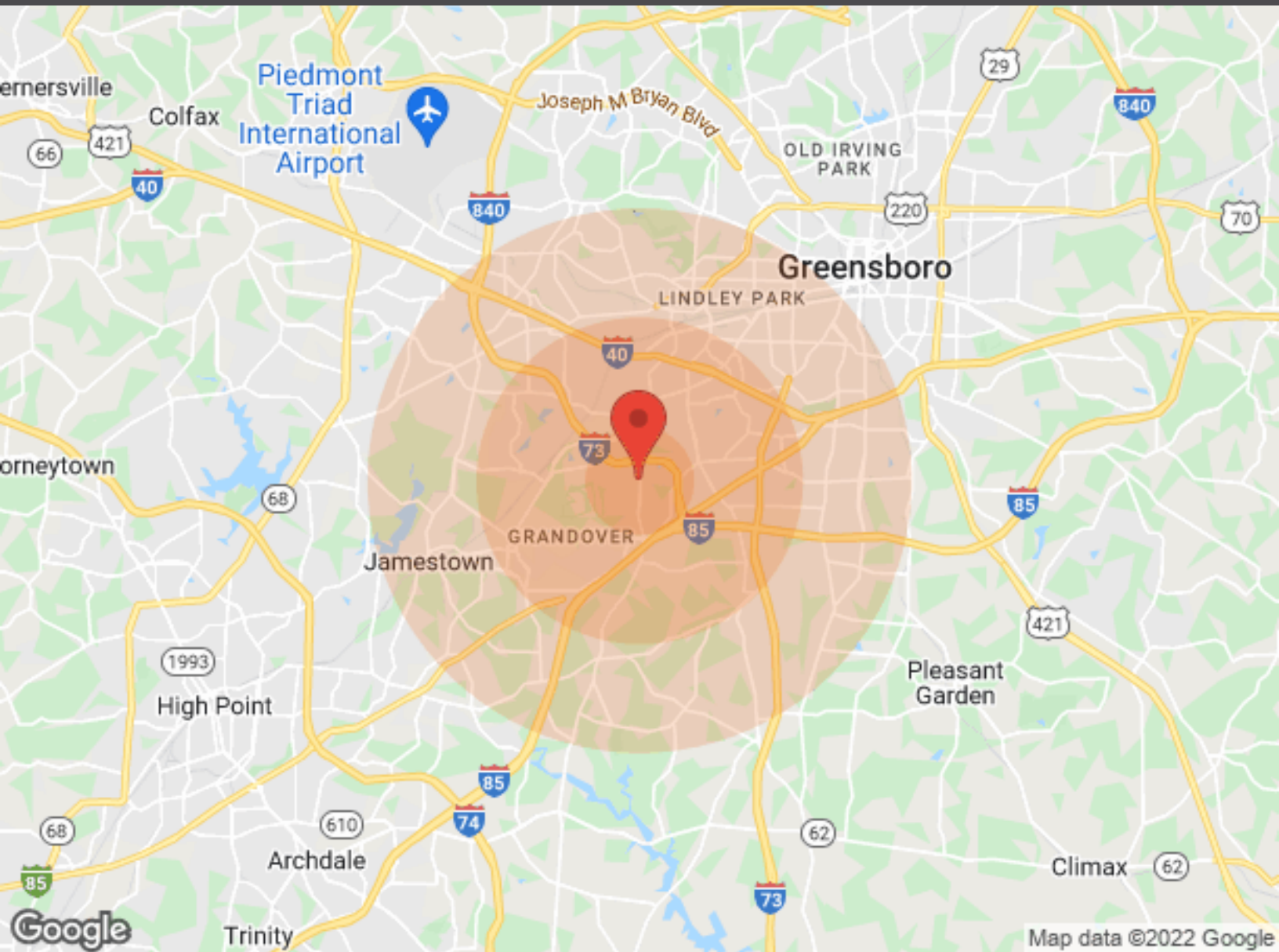
Population	1 Mile	3 Miles	5 Miles
Male	2,803	24,434	65,162
Female	3,121	25,481	70,566
Total Population	5,924	49,915	135,728
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,181	10,139	26,194
Ages 15-24	831	6,593	17,064
Ages 55-64	753	5,899	15,454
Ages 65+	945	6,353	18,467
Race	1 Mile	3 Miles	5 Miles
White	2,832	23,013	64,515
Black	1,889	17,967	54,153
Am In/AK Nat	5	149	252
Hawaiian	N/A	13	23
Hispanic	744	7,528	15,227
Multi-Racial	1,070	10,714	21,840

Income	1 Mile	3 Miles	5 Miles
Median	\$53,239	\$46,888	\$38,337
< \$15,000	293	2,598	8,866
\$15,000-\$24,999	103	2,510	7,925
\$25,000-\$34,999	263	2,638	7,713
\$35,000-\$49,999	424	3,423	8,726
\$50,000-\$74,999	345	3,392	9,191
\$75,000-\$99,999	327	2,614	5,651
\$10,000-\$149,999	328	1,843	4,349
\$150,000-\$199,999	112	536	1,769
> \$200,000	146	424	1,336
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,706	23,177	63,336
Occupied	2,504	20,582	57,064
Owner Occupied	1,838	11,222	29,703
Renter Occupied	666	9,360	27,361
Vacant	202	2,595	6,272

DETAILED DEMOGRAPHICS

4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407

08

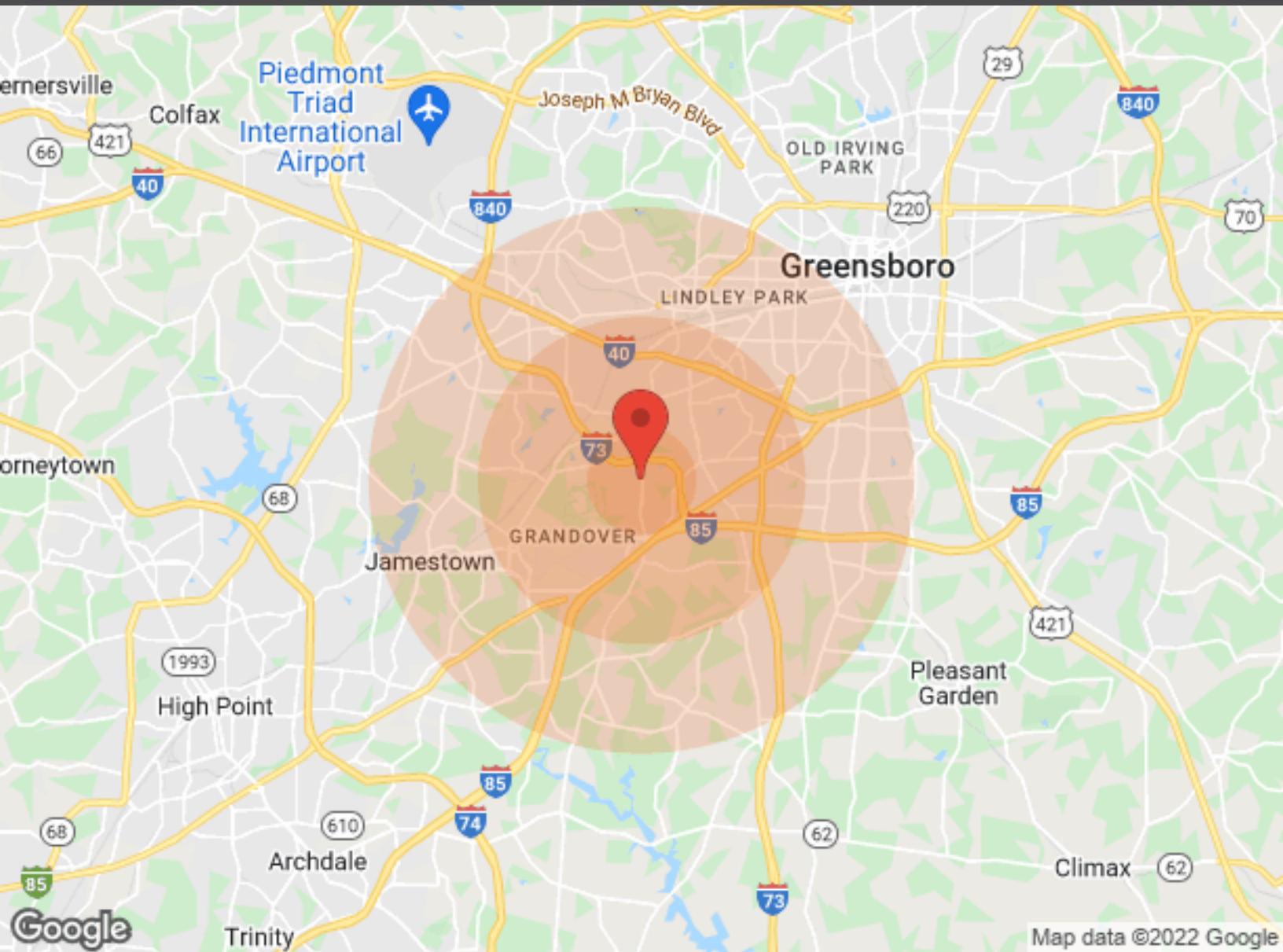


Population	1 Mile	3 Miles	5 Miles
Male	2,803	24,434	65,162
Female	3,121	25,481	70,566
Total Population	5,924	49,915	135,728
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,706	23,177	63,336
Occupied	2,504	20,582	57,064
Owner Occupied	1,838	11,222	29,703
Renter Occupied	666	9,360	27,361
Vacant	202	2,595	6,272
Race	1 Mile	3 Miles	5 Miles
White	2,832	23,013	64,515
Black	1,889	17,967	54,153
Am In/AK Nat	5	149	252
Hawaiian	N/A	13	23
Hispanic	744	7,528	15,227
Multi-Racial	1,070	10,714	21,840

DETAILED DEMOGRAPHICS

4 Parcel Sale
3618 Groometown Road | Greensboro, NC 27407

09



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	334	2,929	7,794	Median	\$53,239	\$46,888	\$38,337
Ages 5-9	432	3,713	9,559	< \$10,000	159	1,547	5,472
Ages 10-14	415	3,497	8,841	\$10,000-\$14,999	134	1,051	3,394
Ages 15-19	428	3,399	8,548	\$15,000-\$19,999	69	906	3,086
Ages 20-24	403	3,194	8,516	\$20,000-\$24,999	34	1,604	4,839
Ages 25-29	341	2,984	8,754	\$25,000-\$29,999	193	1,413	3,837
Ages 30-34	322	3,134	9,553	\$30,000-\$34,999	70	1,225	3,876
Ages 35-39	331	3,498	10,210	\$35,000-\$39,999	100	1,632	3,519
Ages 40-44	371	3,810	10,470	\$40,000-\$44,999	157	840	2,699
Ages 45-49	419	3,866	10,160	\$45,000-\$49,999	167	951	2,508
Ages 50-54	430	3,639	9,402	\$50,000-\$60,000	113	1,708	4,339
Ages 55-59	396	3,210	8,361	\$60,000-\$74,000	232	1,684	4,852
Ages 60-64	357	2,689	7,093	\$75,000-\$99,999	327	2,614	5,651
Ages 65-69	295	2,078	5,625	\$10,000-\$124,999	160	1,087	2,711
Ages 70-74	212	1,525	4,277	\$125,000-\$149,999	168	756	1,638
Ages 74-79	158	1,056	3,101	\$150,000-\$199,999	112	536	1,769
Ages 80-84	118	689	2,097	> \$200,000	146	424	1,336
Ages 85+	162	1,005	3,367				