

PROPERTY SUMMARY



PROPERTY DESCRIPTION

*** Business is FOR SALE: \$400,000 ***

Situated in a bustling area, this well-established bar and club presents an excellent opportunity for entrepreneurs or seasoned operators. Generating a consistent annual revenue of \$479,758, this business has been a reliable income generator for over 20 years.

PROPERTY HIGHLIGHTS

- *** The Business is for Sale for \$400,000 ***
- Which includes furniture, equipment, or technology.
- Licenses and Permits are transferable such as liquor or operational permits.
- Rent: \$2043
- Lease Term Till: 2027
- Gross Income: \$286,974
- Total Revenue: \$479.758

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$400,000 |
| Building Size: | 1,574 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 325 | 1,265 | 3,977 |
| Total Population | 798 | 2,998 | 9,010 |
| Average HH Income | \$79,983 | \$78,587 | \$79,882 |

4610-4628 W MARKET ST

GREENSBORO, NC 27407



SOHAIB REHMAN

Broker

336.456.1442

sohaib@ironhandinc.com

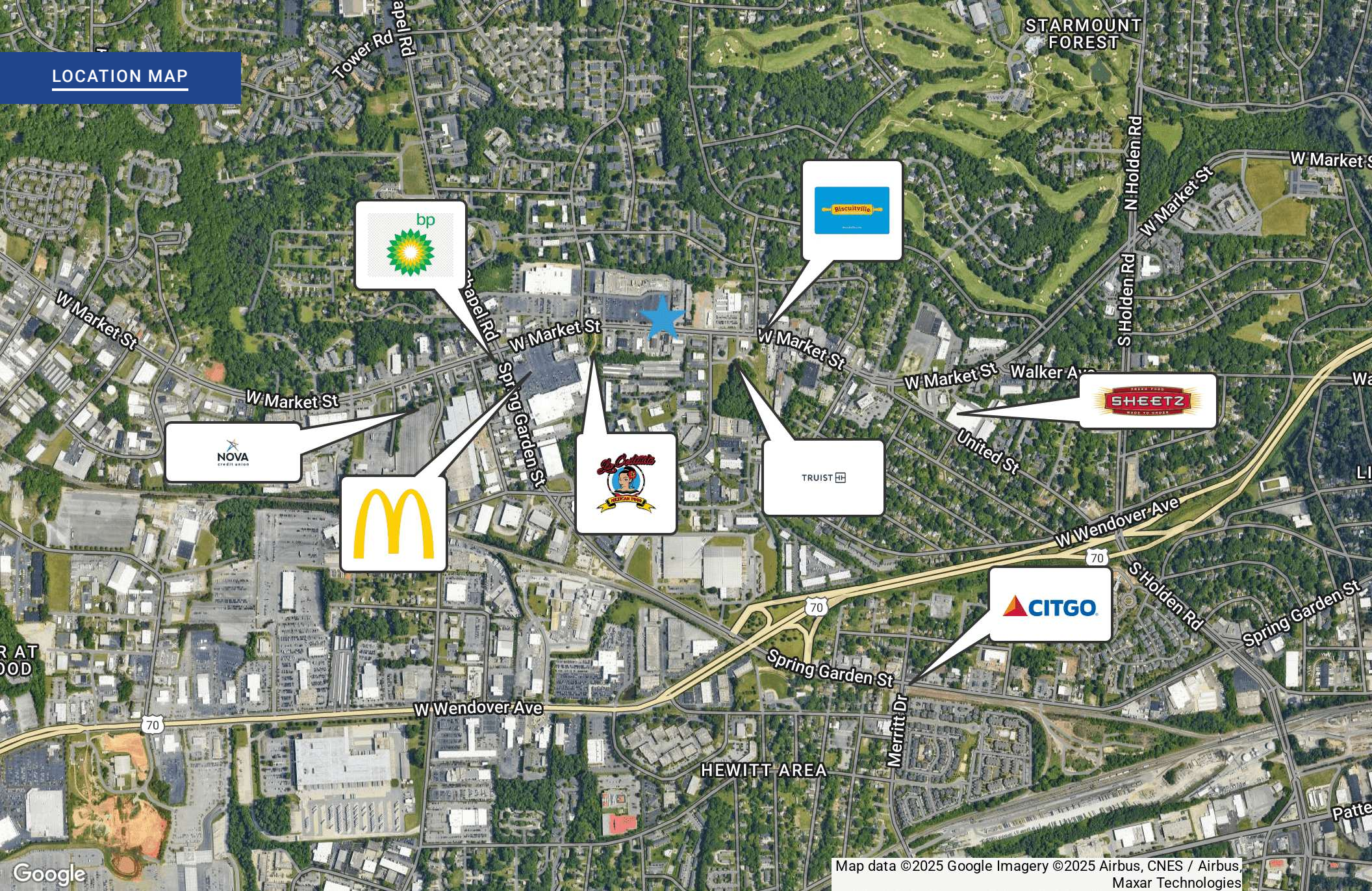
IRON HAND REALTY

1293 New Garden Road

Greensboro, NC 27410

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LOCATION MAP



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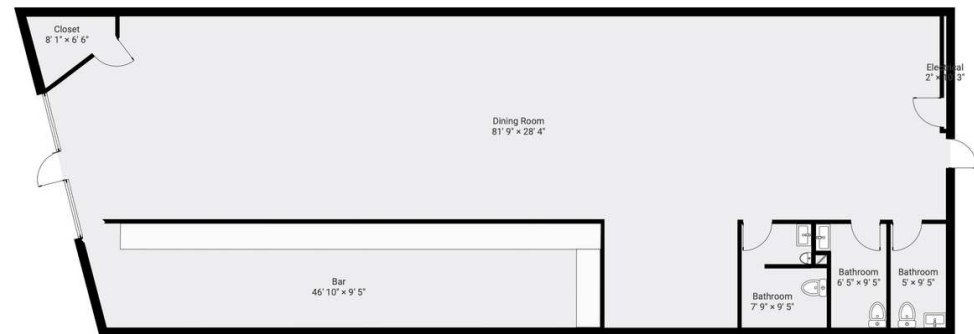
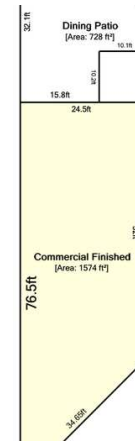
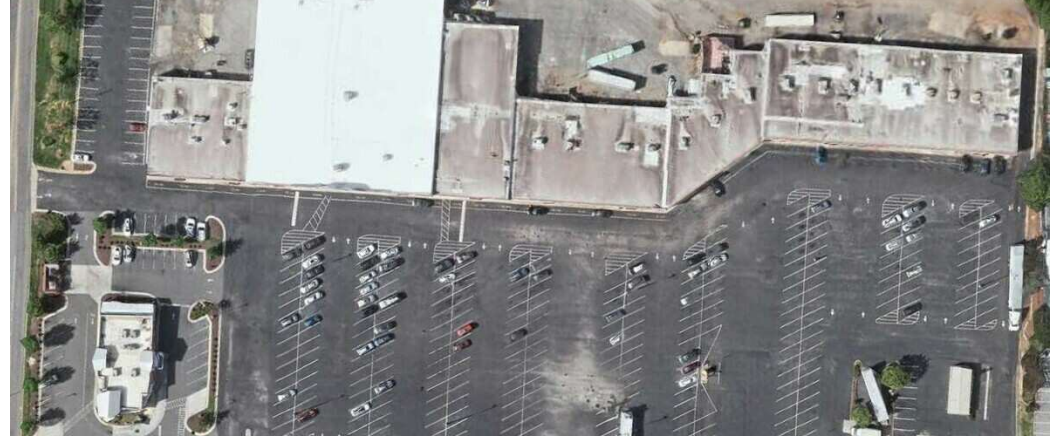
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

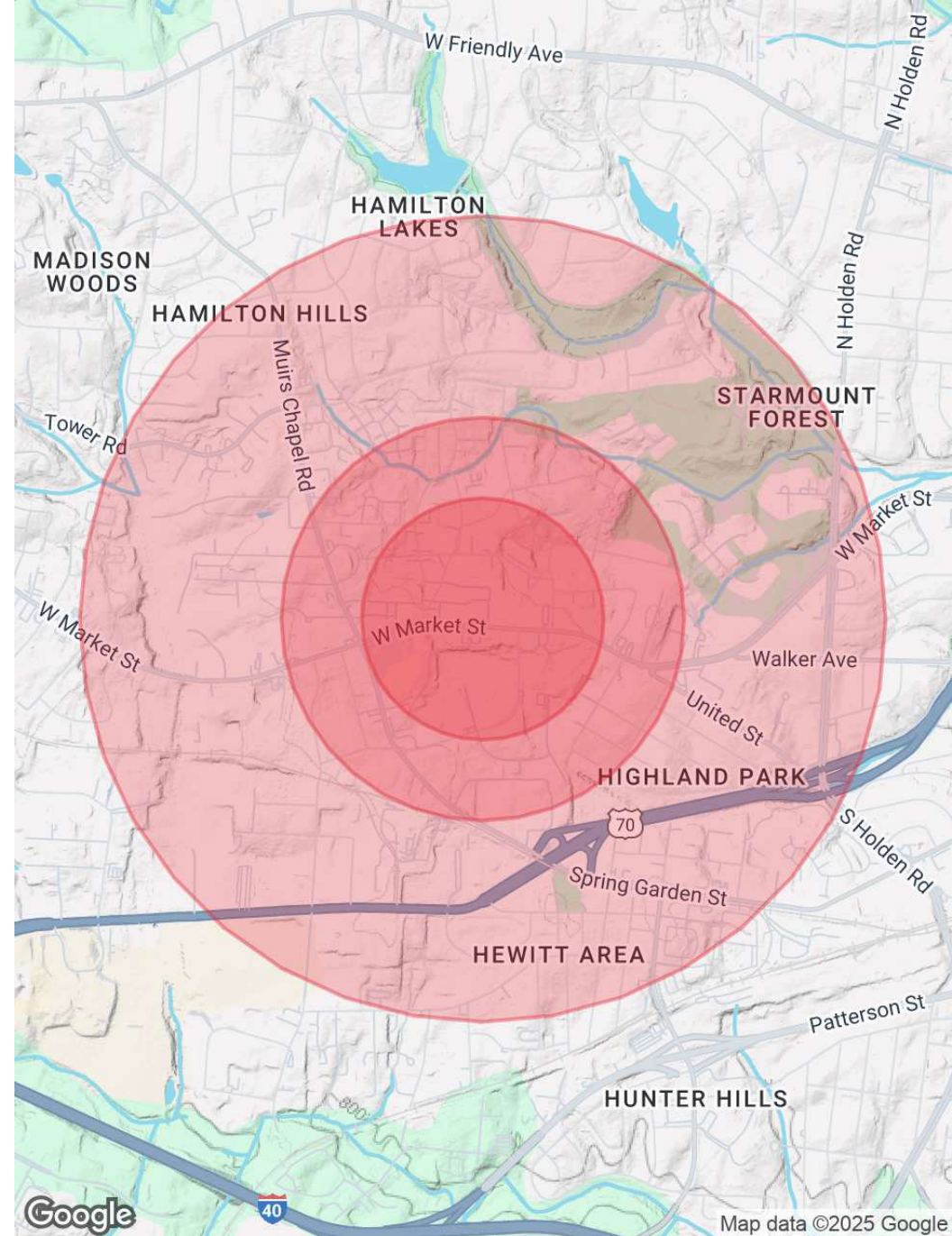
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 798 | 2,998 | 9,010 |
| Average Age | 36 | 36 | 38 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 36 | 37 | 38 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 325 | 1,265 | 3,977 |
| # of Persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH Income | \$79,983 | \$78,587 | \$79,882 |
| Average House Value | \$508,575 | \$456,890 | \$347,454 |

Demographics data derived from AlphaMap



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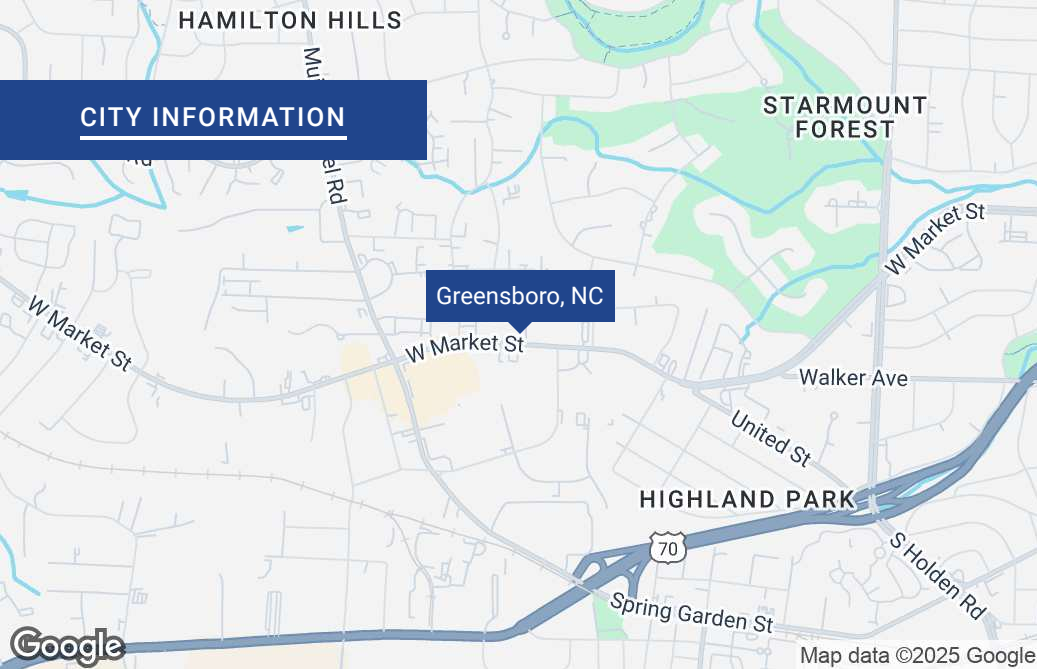
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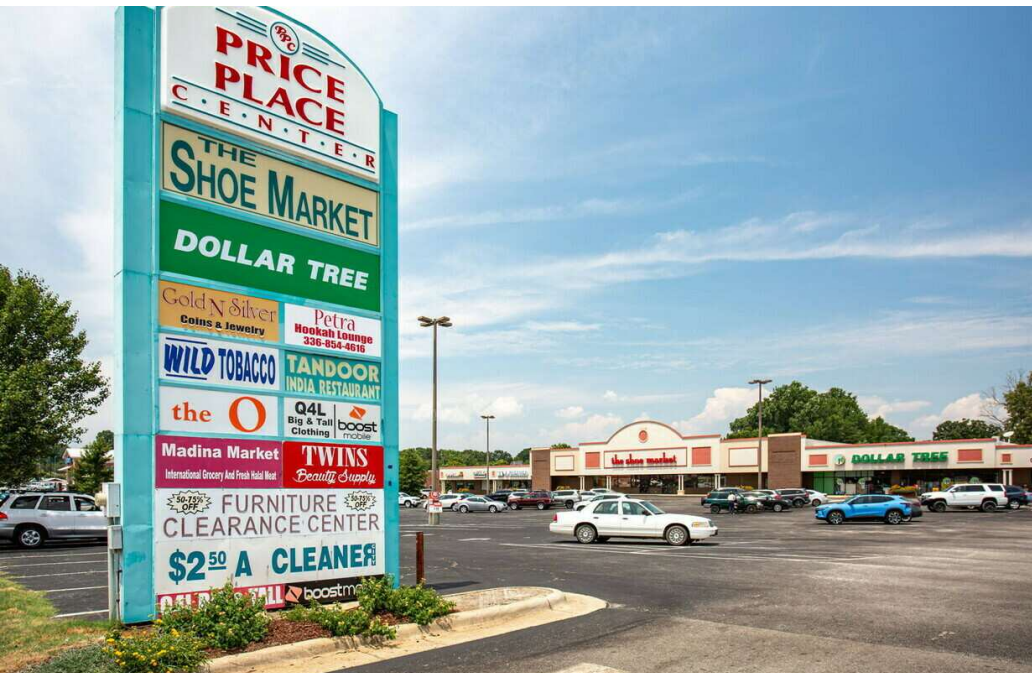


LOCATION DESCRIPTION

Nestled in bustling Greensboro, this vibrant area offers an array of amenities and attractions. The location provides convenient access to nearby landmarks such as Four Seasons Town Centre, offering a plethora of shopping and dining options, and Gillespie Golf Course for leisure activities. With its close proximity to major highways and public transport, the area ensures easy connectivity for both employees and visitors. The vibrant local community and diverse range of businesses in the vicinity create a dynamic and attractive environment, making it an ideal choice for office or office building investment. Join the thriving landscape of Greensboro and unlock the potential of this sought-after location.

LOCATION DETAILS

| | |
|--------|----------|
| County | Guilford |
|--------|----------|



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ADVISOR BIO 1



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