



FANTA CITY INTERNATIONAL SHOPPING CENTER

CONDO FOR SALE OR LEASE
4925 W MARKET ST SUITE 1116, GREENSBORO NC 27407

Fanta City International Shopping Center

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Exclusively Listed By

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ONE ALLIANCE
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OFFERING SUMMARY

ADDRESS	4925 W Market St Suite 1116 Greensboro NC 27407
COUNTY	Guilford
CONDO SF	984 SF
LAND ACRES	.02
YEAR BUILT	1970
APN	7844-14-3463-017

FINANCIAL SUMMARY

PRICE	\$74,500
PRICE PSF	\$75.71

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	10,031	75,816	179,165
2024 Median HH Income	\$55,119	\$60,186	\$63,140
2024 Average HH Income	\$71,912	\$83,574	\$90,615

Property Highlights

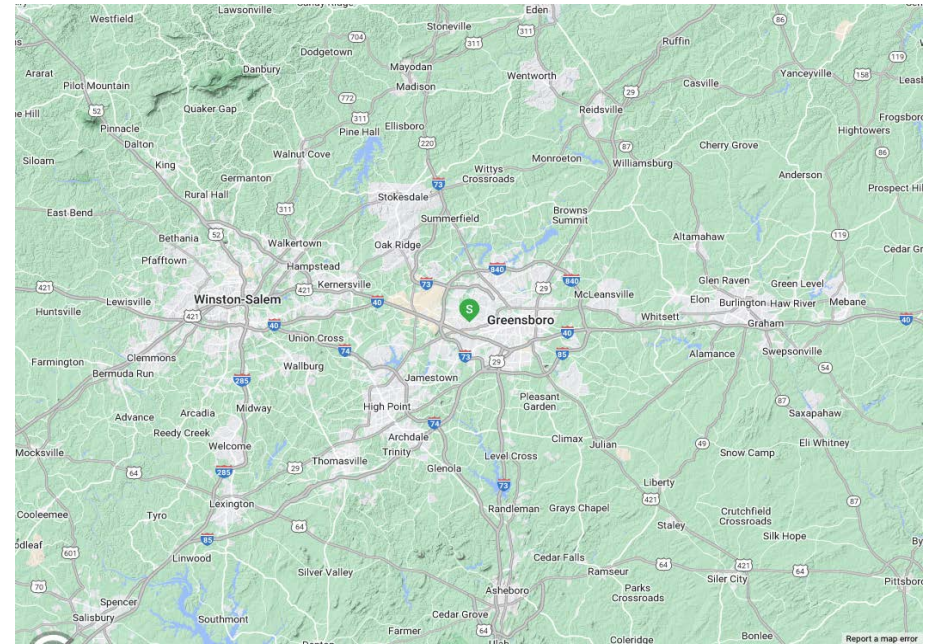
- Sales Price: \$74,500
- For Lease: \$650/month MG
- Association Fees: \$285.68/month
- Unit Description: Open concept office/retail condo in a corner location with large windows that provide ample natural light
- Shopping Center Description: Greensboro's first international shopping mall, featuring retail spaces, a food court, offices, and a community center
- Anchor Tenant: Super Global Mart, a premier international grocery store
- Property Managed by: Fanta City Condominium Association
- Foot Traffic: Attracts heavy daytime foot traffic
- Automobile Traffic: High traffic location on West Market Street. AADT: 23,000 VPD
- Amenities: On-site property manager, pylon signage, ample parking, and a nearby bus stop for added accessibility
- Location: Near the intersection of West Market Street and Spring Garden Street
- Accessibility: Conveniently located near I-40 and I-73



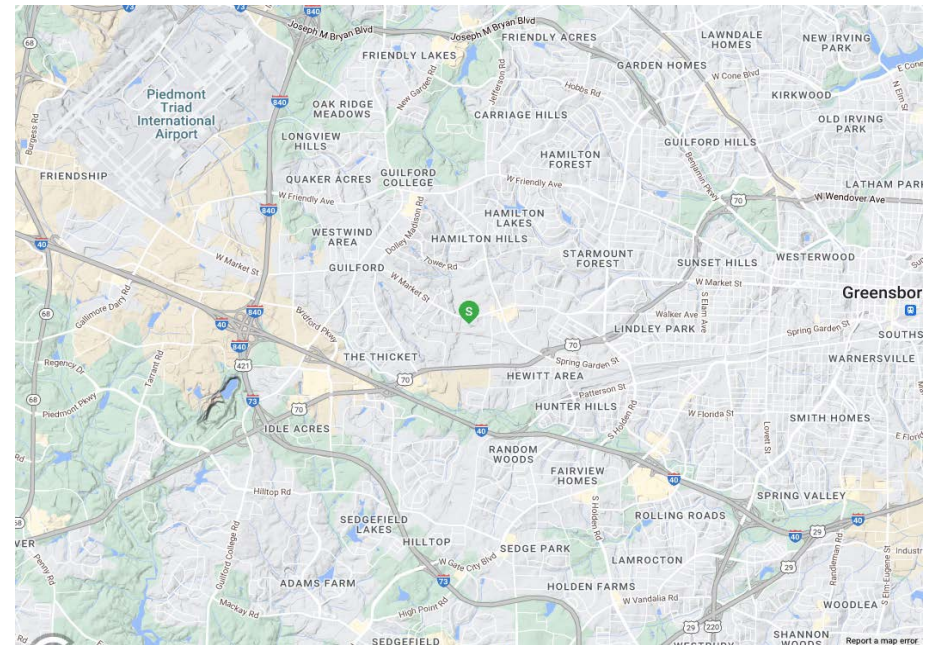
About Greensboro, NC

- 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.
- 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.
- Greensboro is known for its beautiful parks and green spaces. Notable ones include the Greensboro 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.

Regional Map



Locator Map



GLOBAL

CONDO SF	984
LAND ACRES	.02
YEAR BUILT	1970
ZONING TYPE	CD-C-M
LOCATION CLASS	Urban
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1
PARKING RATIO	10/1000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

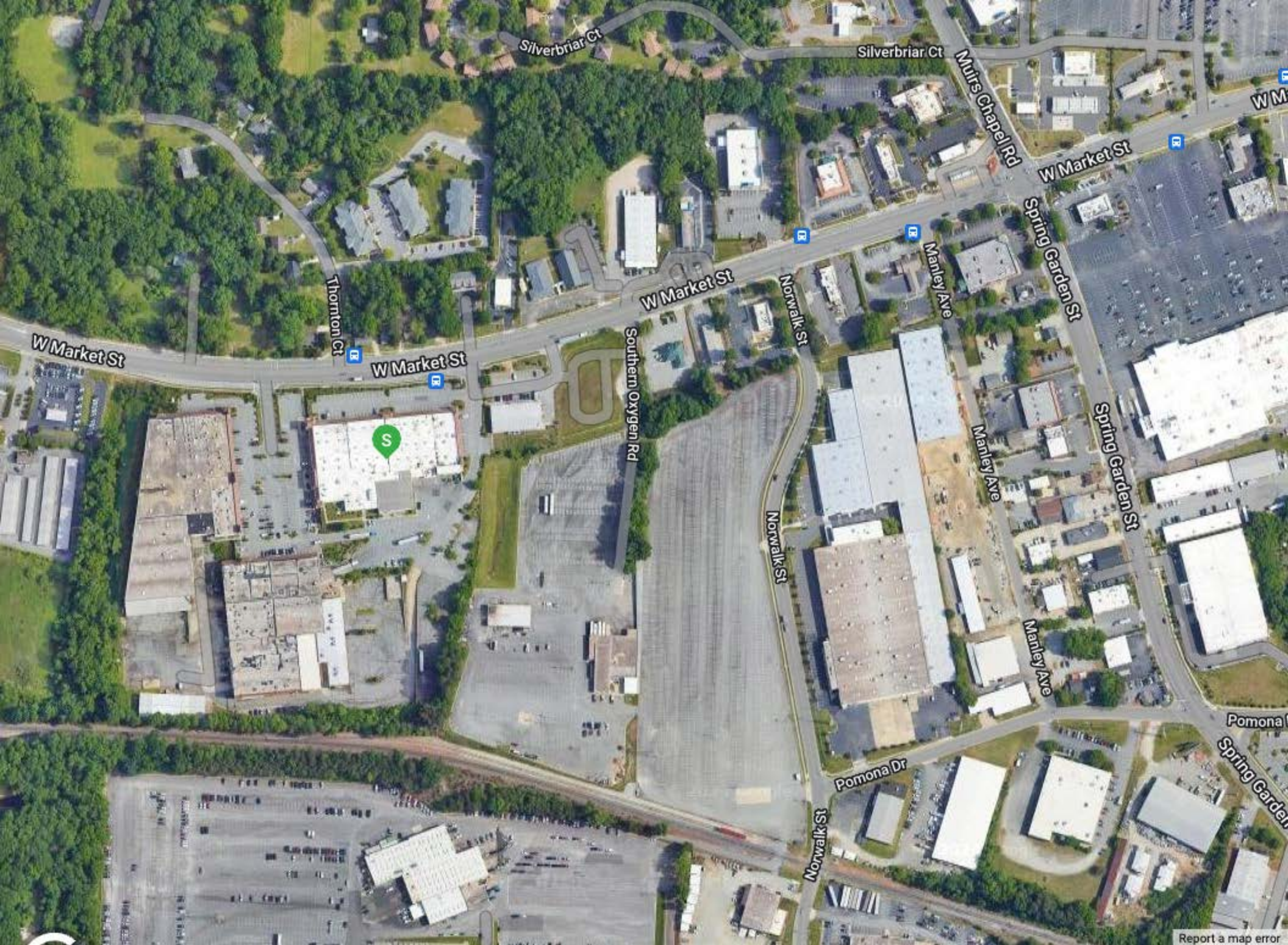
SHOPPING CENTER VITALS

NUMBER OF PARKING SPACES	160
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COMMERCIAL VITALS

LEASE TYPE	NNN
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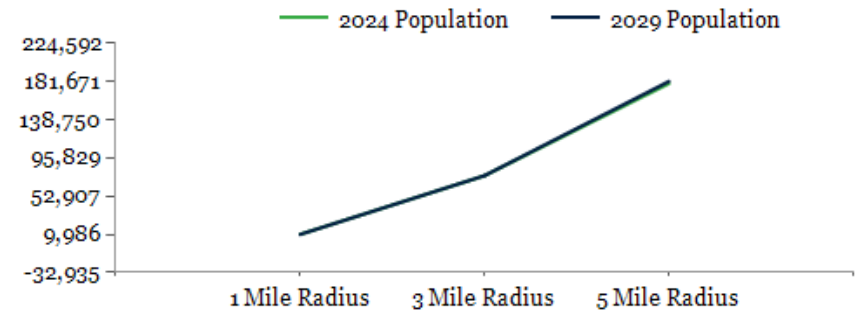


[Report a map error](#)

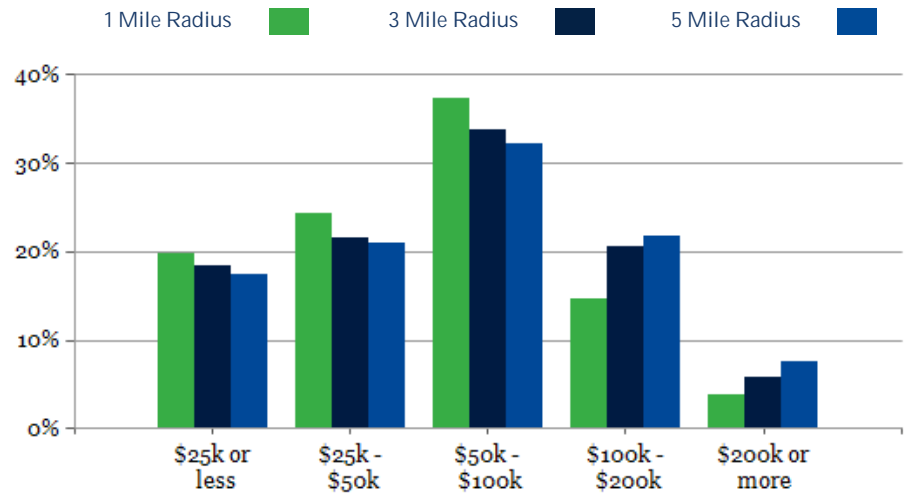
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,891	64,657	150,833
2010 Population	9,139	70,079	163,694
2024 Population	10,031	75,816	179,165
2029 Population	9,986	75,940	181,671
2024-2029: Population: Growth Rate	-0.45%	0.15%	1.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	561	3,974	8,645
\$15,000-\$24,999	451	2,291	4,718
\$25,000-\$34,999	601	3,080	6,373
\$35,000-\$49,999	640	4,317	9,821
\$50,000-\$74,999	1,036	6,774	14,451
\$75,000-\$99,999	863	4,747	10,393
\$100,000-\$149,999	571	4,963	11,369
\$150,000-\$199,999	177	2,058	5,374
\$200,000 or greater	193	1,990	5,869
Median HH Income	\$55,119	\$60,186	\$63,140
Average HH Income	\$71,912	\$83,574	\$90,615

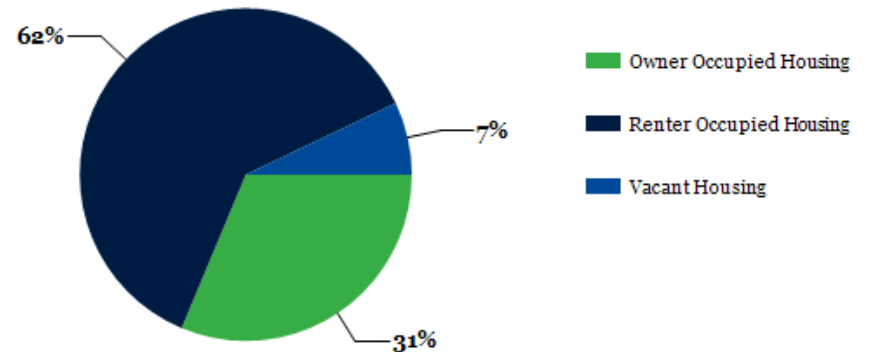
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,514	29,896	67,752
2010 Total Households	4,643	31,317	70,395
2024 Total Households	5,094	34,194	77,015
2029 Total Households	5,138	34,599	78,852
2024 Average Household Size	1.95	2.13	2.16
2024-2029: Households: Growth Rate	0.85%	1.20%	2.35%



2024 Household Income

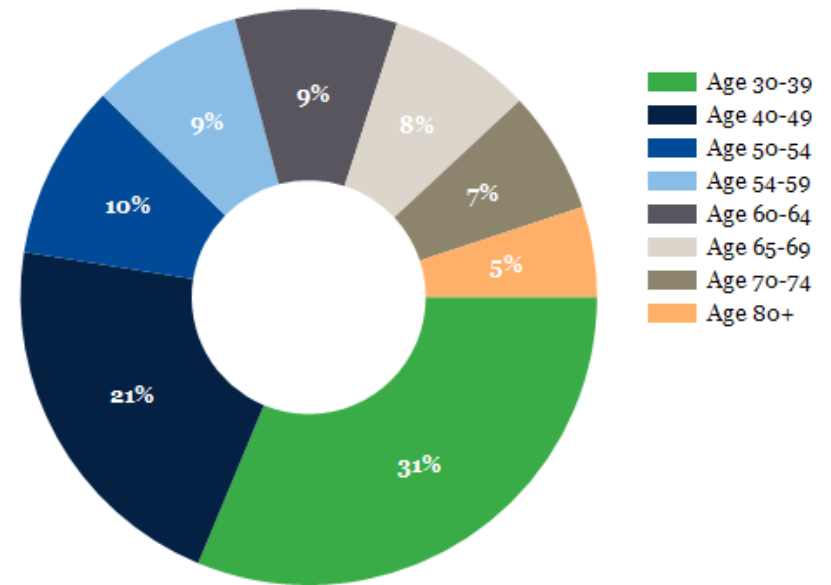


2024 Own vs. Rent - 1 Mile Radius

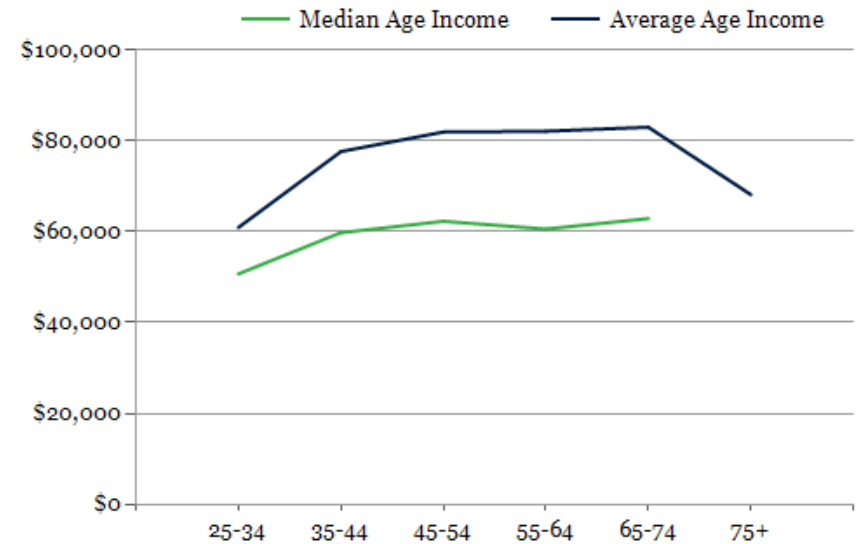


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	979	6,080	13,718
2024 Population Age 35-39	745	5,116	11,530
2024 Population Age 40-44	622	4,557	10,518
2024 Population Age 45-49	549	4,100	9,615
2024 Population Age 50-54	543	4,160	10,067
2024 Population Age 55-59	470	3,887	9,706
2024 Population Age 60-64	501	4,057	10,015
2024 Population Age 65-69	446	3,719	9,136
2024 Population Age 70-74	379	3,248	7,679
2024 Population Age 75-79	280	2,469	5,820
2024 Population Age 80-84	182	1,632	3,584
2024 Population Age 85+	237	1,902	3,681
2024 Population Age 18+	7,881	61,408	146,828
2024 Median Age	35	36	36
2029 Median Age	37	38	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,712	\$55,989	\$57,827
Average Household Income 25-34	\$60,936	\$70,984	\$76,494
Median Household Income 35-44	\$59,797	\$70,323	\$76,294
Average Household Income 35-44	\$77,657	\$91,800	\$101,274
Median Household Income 45-54	\$62,306	\$72,763	\$79,276
Average Household Income 45-54	\$81,969	\$98,816	\$109,253
Median Household Income 55-64	\$60,595	\$70,832	\$76,070
Average Household Income 55-64	\$82,143	\$98,048	\$107,171
Median Household Income 65-74	\$62,914	\$62,639	\$62,531
Average Household Income 65-74	\$83,028	\$89,831	\$92,399
Average Household Income 75+	\$68,185	\$71,252	\$73,631



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