

Chapman St. Flex for Lease

946 S Chapman Street
Greensboro, NC 27403





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KEY HIGHLIGHTS

- In between Gate City Blvd and Spring Garden.
- Close Proximity to I-40.

PROPERTY HIGHLIGHTS

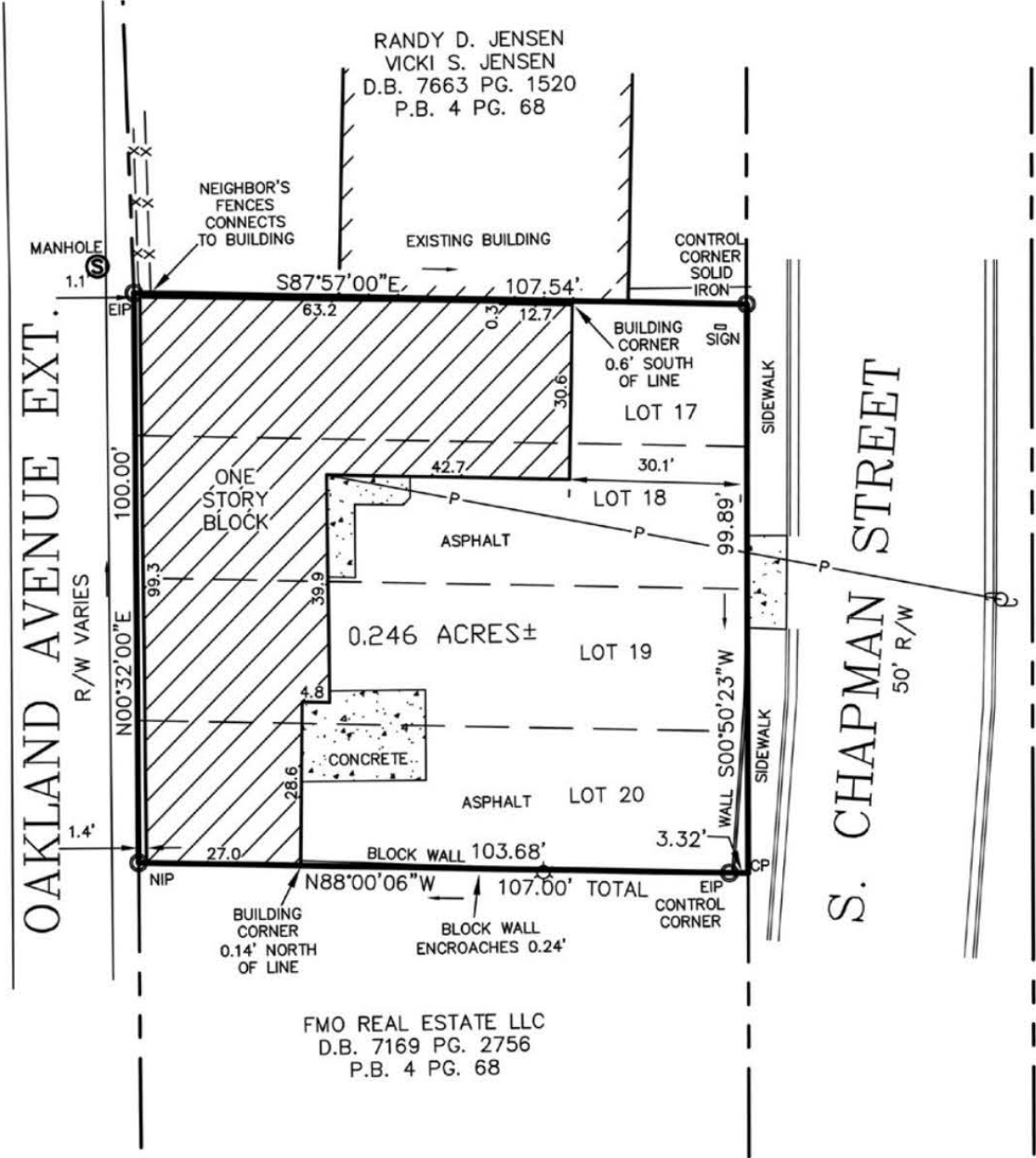
Lease Price	\$6,500/ mo NNN
Lease Term	5 Years
Lot Size	0.25 acre
Building Size	4,218 SF
Year Built	1950
Tenancy Type	Single
Use	Flex
Zoning	GB
Key Amenities	2 Drive ins 10 Parking spaces



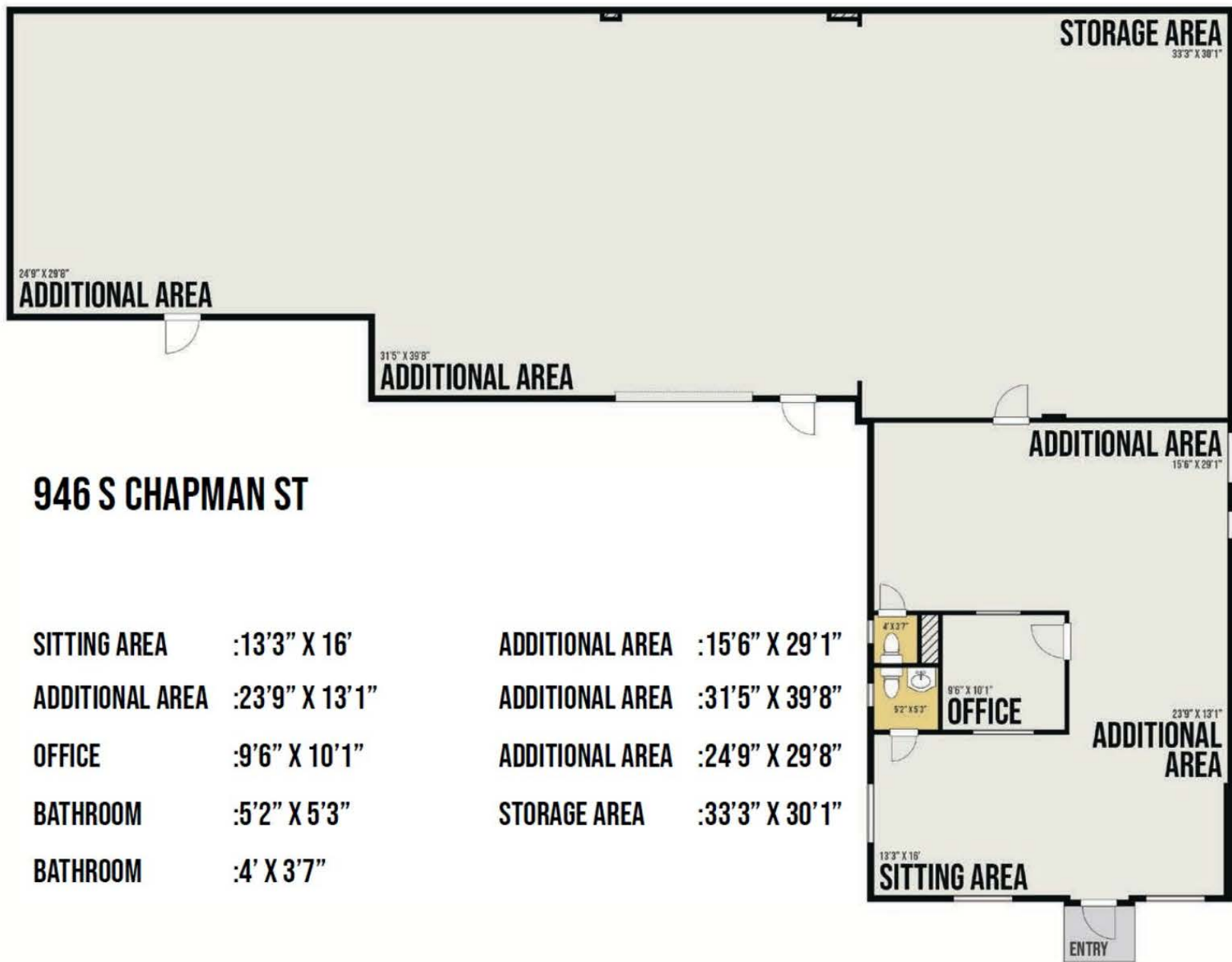




PROPERTY SURVEY

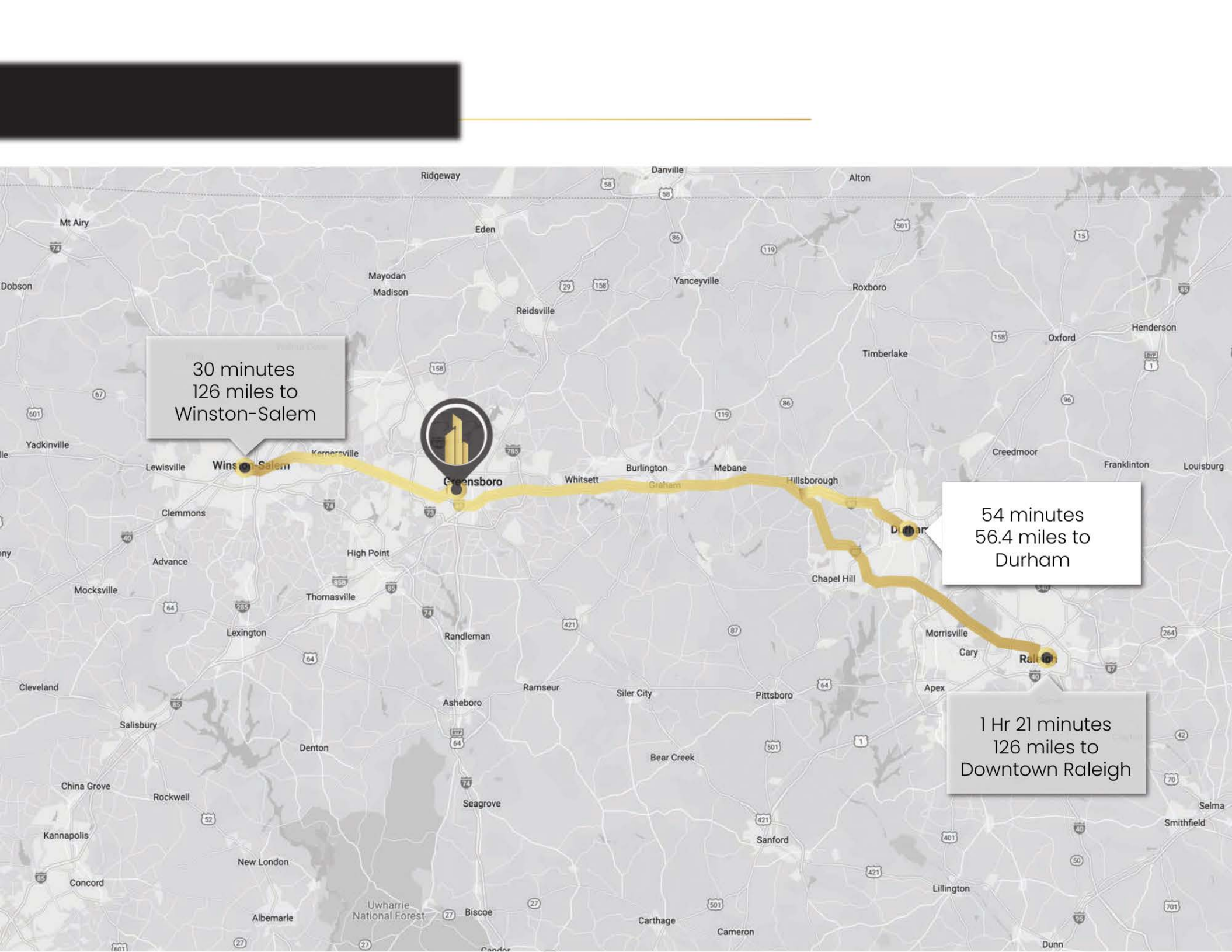


FLOOR PLAN



PARCEL MAP





A map of the Greensboro, North Carolina area, centered on Greensboro. A yellow line traces a route from Greensboro to Winston-Salem, then to Durham, and finally to Raleigh. Three callout boxes provide travel time and distance information for each leg of the journey. The map shows major highways and surrounding towns.

30 minutes
126 miles to
Winston-Salem

54 minutes
56.4 miles to
Durham

1 Hr 21 minutes
126 miles to
Downtown Raleigh

AERIAL LOOKING SOUTHWEST

W Gate City Blvd

Chapman St - 22,000 VPD

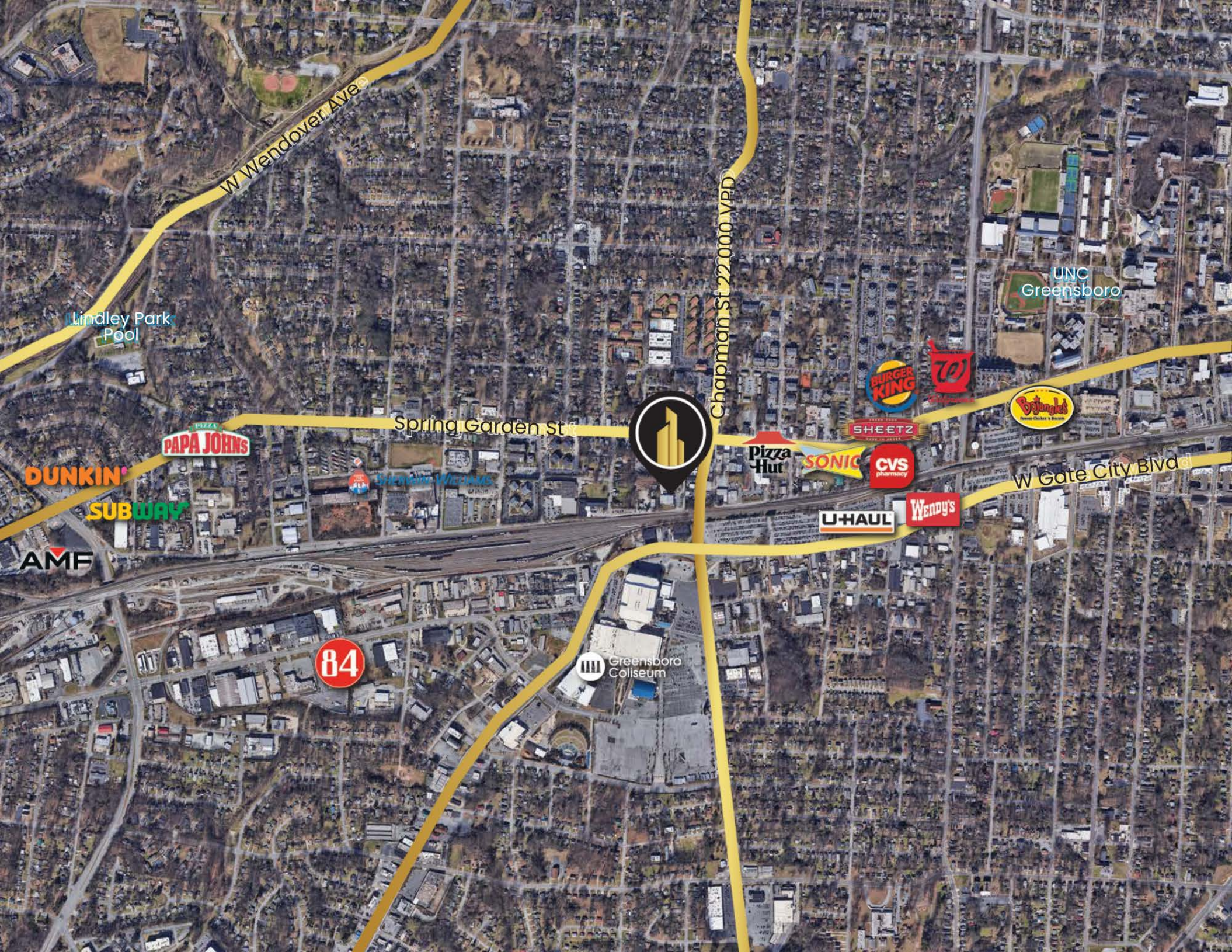


AERIAL LOOKING NORTHEAST

Spring Garden St

Chapman St - 22,000 VPD





W Wendover Ave

Chapman St 22000 VPD

UNC Greensboro

Lindley Park Pool

Spring Garden St



DUNKIN'

PAPA JOHN'S

BURGER KING



Bruegger's

SHEETZ

Pizza Hut

SONIC

CVS pharmacy

W Gate City Blvd

SUBWAY

AMF

U-HAUL

Wendy's

84

Greensboro Coliseum

GREENSBORO, NC



Greensboro is a city in North Carolina. Greensboro is the 3rd most populous city in North Carolina and the 68th most populous in the United States. Greensboro is the county seat and the largest city in the Guilford County and the surrounding Piedmont Triad metropolitan area. Greensboro and the surrounding Piedmont Triad area economies traditionally have been centered around textiles, tobacco, and furniture. Greensboro's central proximity in the state has made it a popular place for families and businesses. Interstate 85, Interstate 40 and Interstate 73 were built to intersect at this city, helping Greensboro evolve into a logistics hub. FedEx invested \$300 million in Greensboro with its mid-Atlantic air-cargo and sorting hub at Piedmont Triad International Airport. City leaders have been working to attract new businesses in the nanotech, high-tech, aviation and transportation/logistics sectors. The University of North Carolina at Greensboro and North Carolina A&T State University opened a joint research park, Gateway University Research Park. The city's workforce benefits from its many institutions of higher education, including Bennett College, Elon University School of Law, Greensboro College, Guilford College, North Carolina Agricultural and Technical State University, and the University of North Carolina at Greensboro. Downtown Greensboro has attracted development investment in recent years with such new construction as Yadkin Bank Park. The Southside neighborhood has been redeveloped as an award-winning, neotraditional-style neighborhood featuring walkability, compact blocks, and local amenities and services. Among Greensboro's many notable attractions, some of the most popular include the Wet 'n Wild Emerald Pointe water park, the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, and the Greensboro Coliseum Complex, which hosts various sporting events, concerts, and other events.

DEMOGRAPHIC OVERVIEW

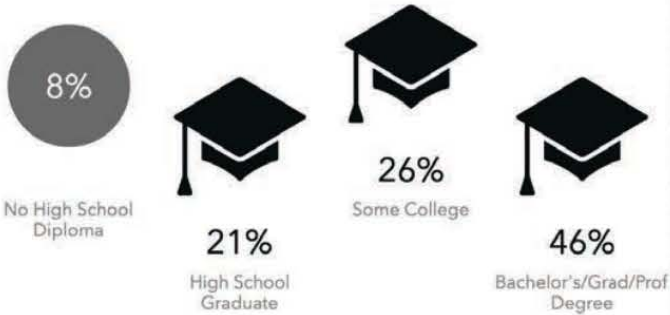
2022	Summary	Population	1 Mile	3 Miles	5 Miles	
Households	Families	Average	16,560	93,078	214,002	
Household	Size	Owner	4,638	36,272	86,736	
Occupied	Housing	Units	1,656	17,307	44,998	
Occupied	Housing	Units	2.38	2.20	2.25	
Median Age	Median	Household	1,942	14,969	40,916	
Income	Average	Household	2,696	21,304	45,820	
Income			23.2	30.7	34.2	
Population		Households	\$46,672	\$44,796	\$51,092	
Families	Average	Household	\$63,940	\$71,719	\$77,162	
Size	Owner	Occupied	Housing			
Units	Renter	Occupied	Housing			
			1 Mile	3 Mile	5 Mile	
Units	Median	Age	Median	16,596	93,492	217,336
Household	Income	Average	4,664	36,534	88,309	
Household	Income		1,649	17,312	45,598	
			2.37	2.20	2.25	
			1,996	15,380	42,640	
			2,668	21,154	45,669	
			23.3	31.1	35.3	
			\$56,521	\$54,871	\$61,668	
			\$77,312	\$85,189	\$91,561	

DEMOGRAPHIC OVERVIEW

KEY FACTS



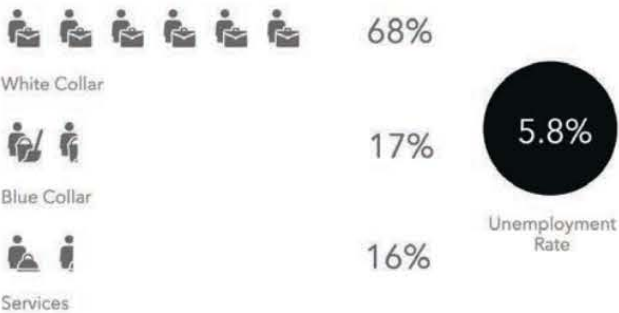
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income
The largest group: \$50,000 - \$74,999 (20.6%)
The smallest group: \$200,000+ (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	20.1%	+9.6%	
\$15,000 - \$24,999	9.3%	+0.8%	
\$25,000 - \$34,999	8.5%	-0.4%	
\$35,000 - \$49,999	14.6%	+0.7%	
\$50,000 - \$74,999	20.6%	+3.8%	
\$75,000 - \$99,999	11.0%	-2.0%	
\$100,000 - \$149,999	9.8%	-5.9%	
\$150,000 - \$199,999	3.6%	-2.8%	
\$200,000+	2.5%	-3.8%	

Bars show deviation from Guilford County

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