

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Current owner has submitted plans for hotel use (in review), but the building's layout and location make it equally well-suited for a medical facility, corporate headquarters, or creative office campus. Located minutes from PTI airport and adjacent to existing hotel, retail and restaurant nodes, 2 Pai Park delivers exceptional access and market demand for hospitality and healthcare uses.

30,340± SF two-story building – flexible floor plates (~15,170 SF per level).

Good parking ratio – ~120 surface spaces (~4/1,000 SF).

Adaptable zoning/uses – currently zoned as LI/office; ideal conversion to hotel, medical/healthcare, or office

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	30,340 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	86	274
Total Population	60	201	616
Average HH Income	\$115,205	\$99,795	\$104,813

2 PAI PARK

GREENSBORO, NC 27409



**SOHAIB REHMAN**

Broker

336.456.1442

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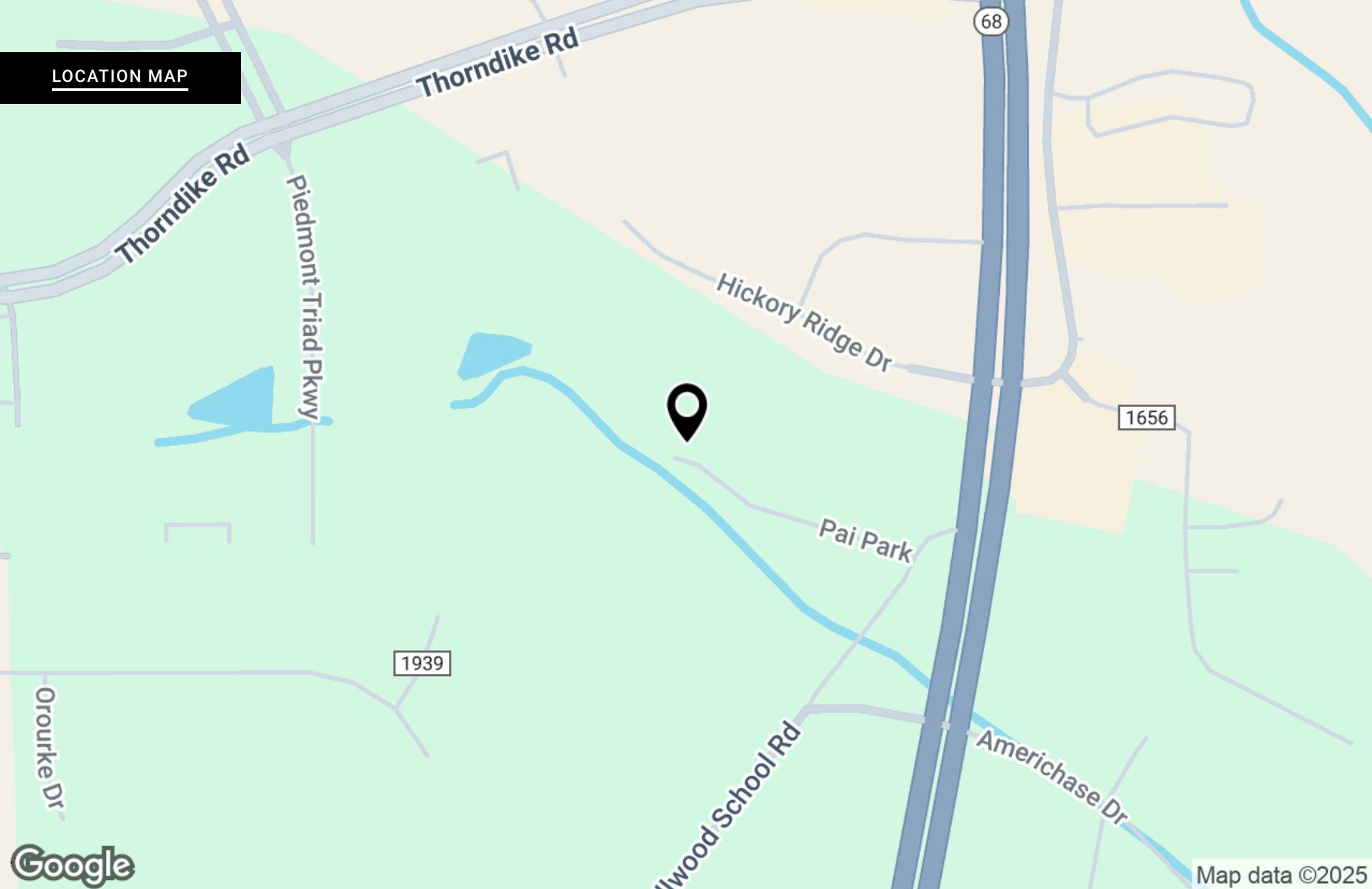
**IRON HAND REALTY**

1293 New Garden Road

Greensboro, NC 27410

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## LOCATION MAP



2 PAI PARK

GREENSBORO, NC 27409

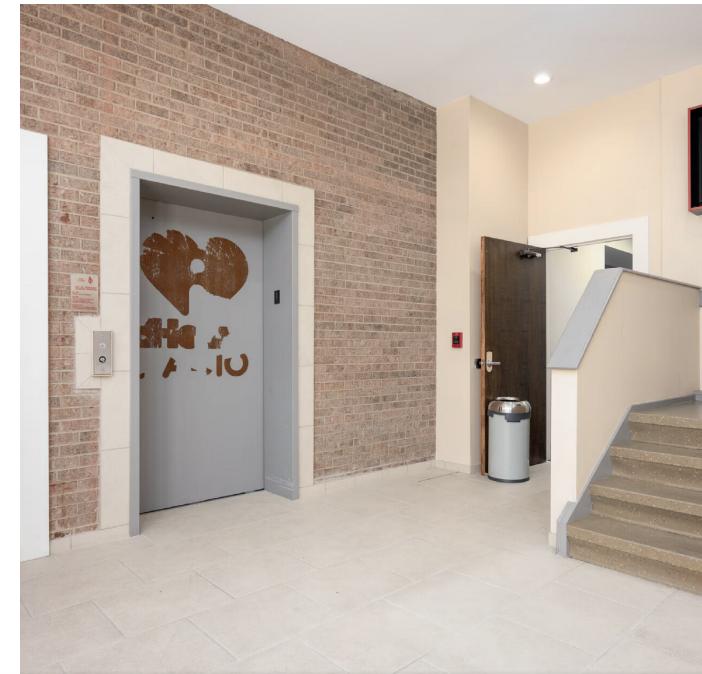


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## 2 Pai Park

### ADDITIONAL PHOTOS



## 2 PAI PARK

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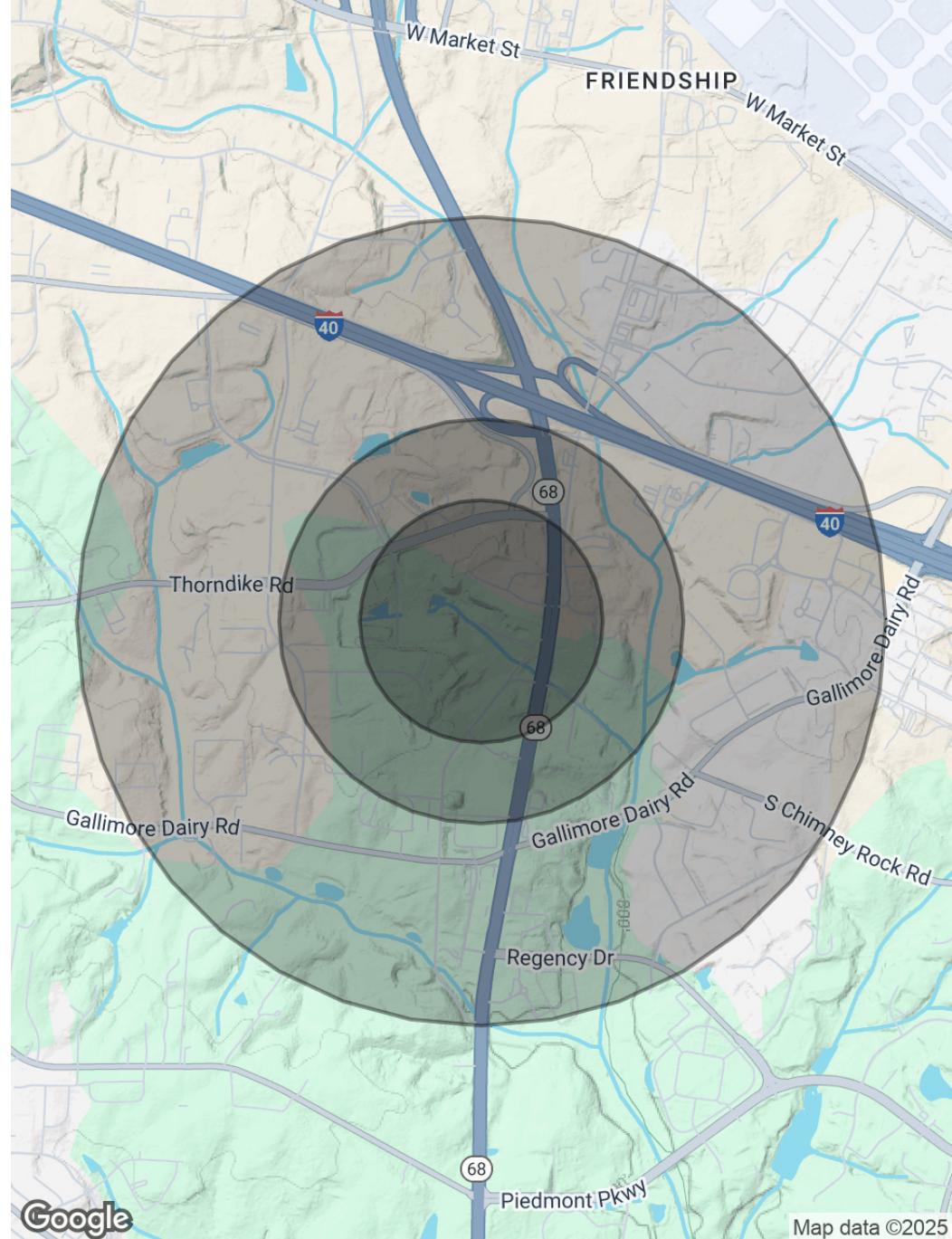
## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	201	616
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	86	274
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$115,205	\$99,795	\$104,813
Average House Value	\$321,420	\$279,081	\$283,702

Demographics data derived from AlphaMap



Map data ©2025

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