

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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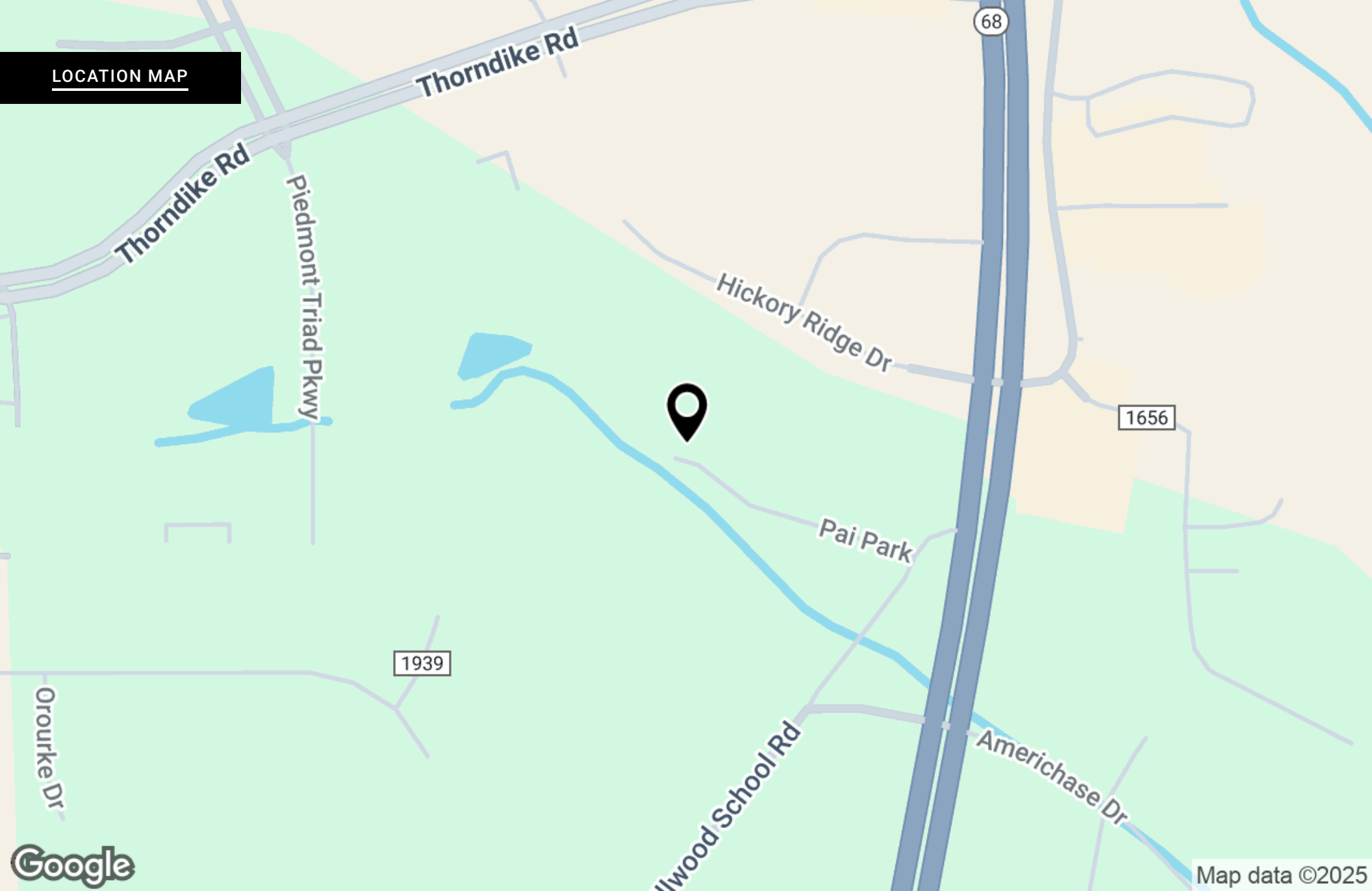
IRON HAND REALTY

1293 New Garden Road

Greensboro, NC 27410

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LOCATION MAP



2 PAI PARK

GREENSBORO, NC 27409

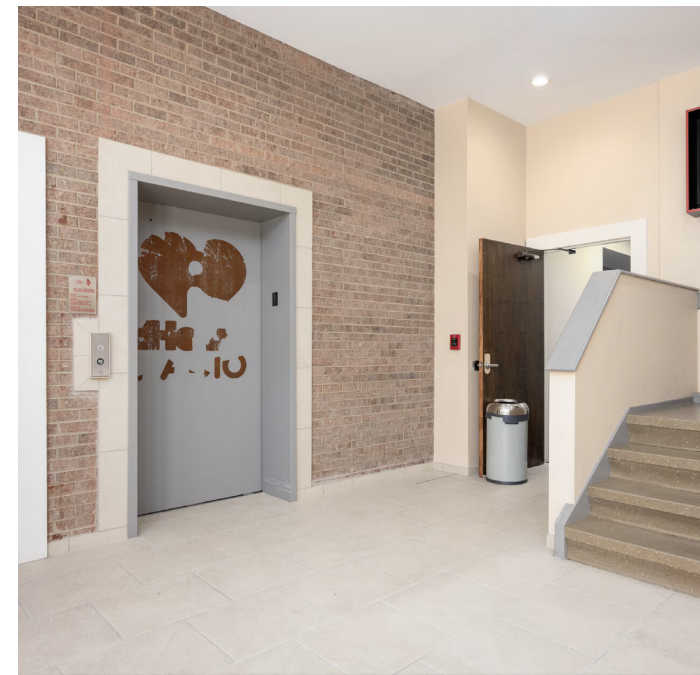


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2 Pai Park

ADDITIONAL PHOTOS



2 PAI PARK

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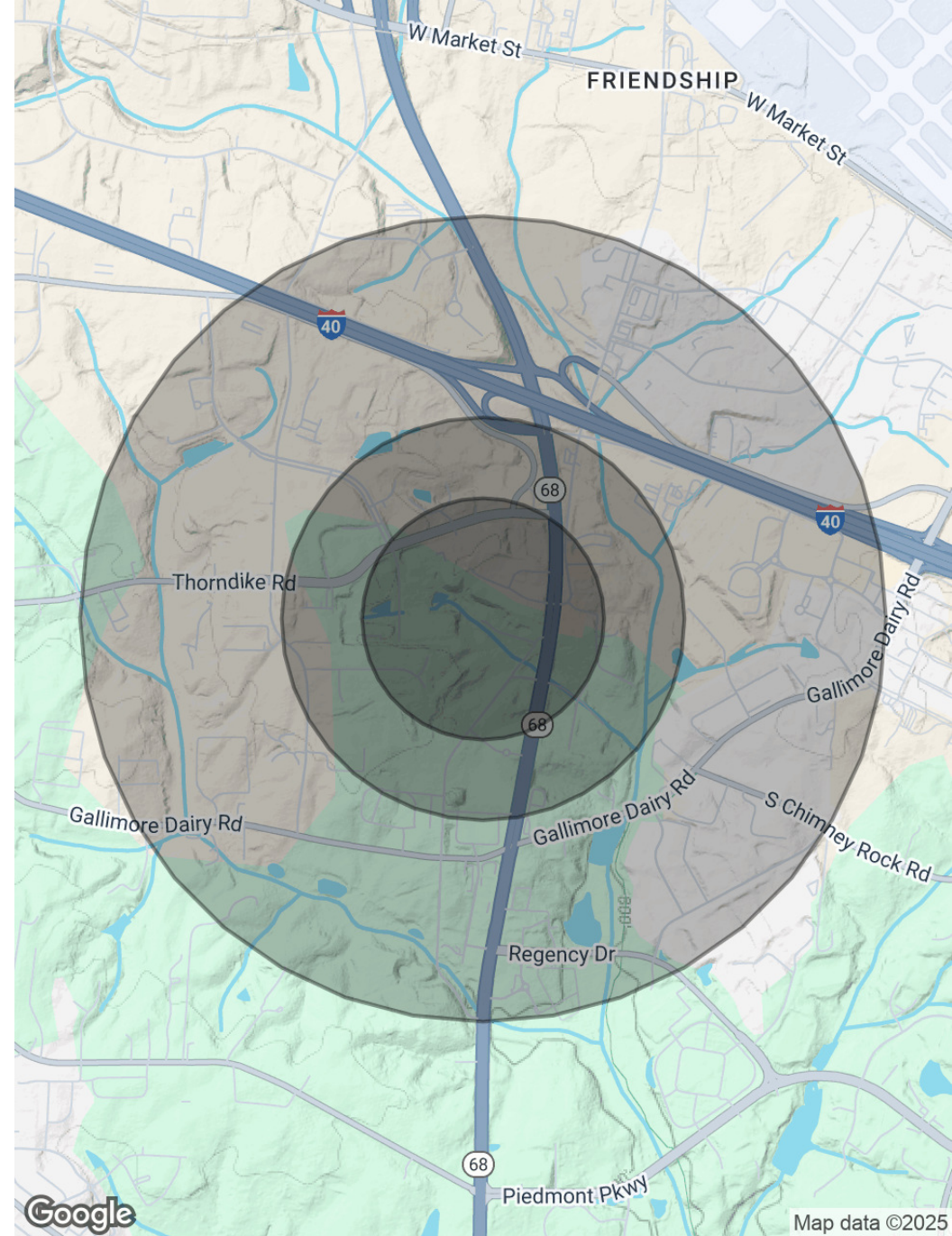
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DEMOGRAPHICS MAP & REPORT

| 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



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