

5106-5112

W. Market St.

GREENSBORO, NC

Development Opportunity

For Sale
\$650,000



PROPERTY HIGHLIGHTS

One of the few remaining developable land parcels on West Market Street, located in the path of progress and a growing sub-market. The subject property is located at 5106 & 5112 W Market Street, Greensboro NC, totaling 2.96 acres. The property contains 600 feet of road of frontage on W Market Street, providing excellent visibility to the market. Vehicle traffic in front of the property is 21,000 per day. Public Utilities are near the site. Commercial Development requires rezoning; Future Land use plan supports many commercial uses for this parcel.

The site contains both flood plain and flood way, resulting in approximately ¼ of an acre which is currently unaffected by both impacts. Ability to increase buildable area is possible.

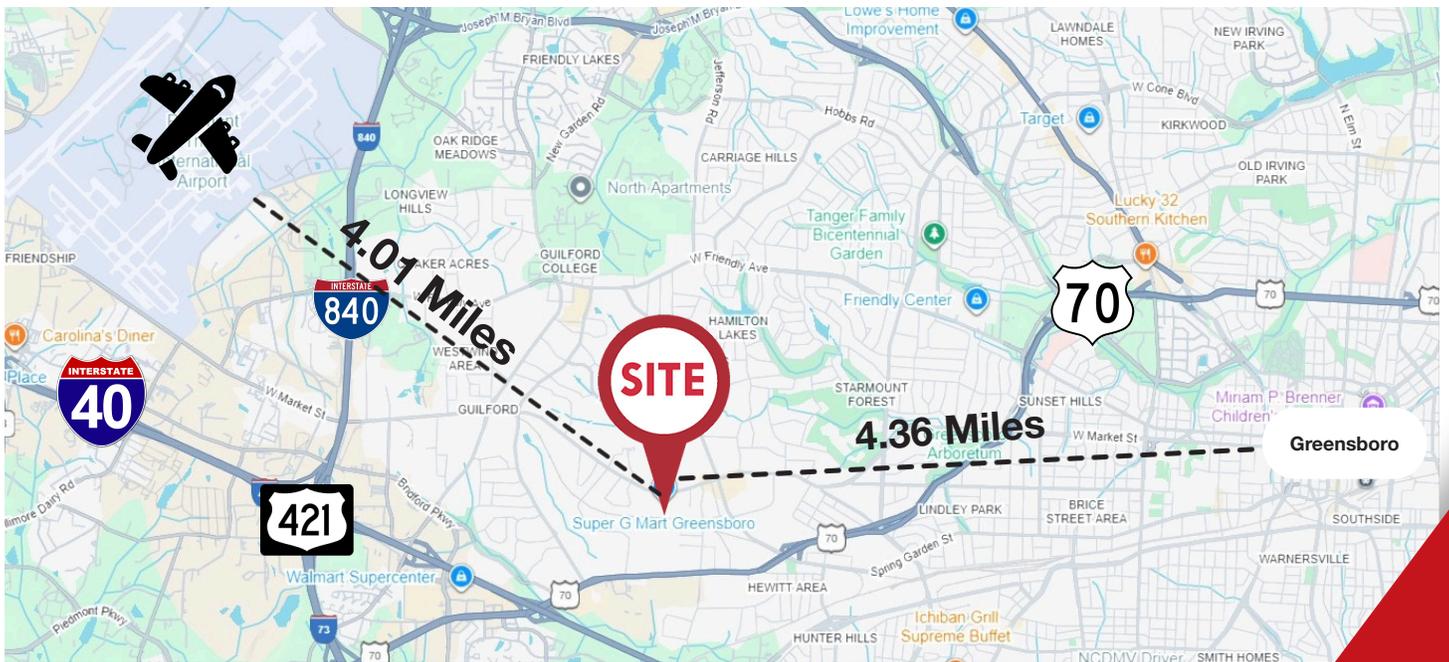
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,990	74,403	175,399
Total Households	4,802	33,676	74,020
Total HH Income	63,307	74,463	80,421

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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