

For Lease



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VSTOL COMMERCIAL REAL ESTATE
2517 Duck Club Rd Greensboro
NC 27410

Property Description

Formerly the historic Music Barn—offers a truly unique creative space. Featuring an open floor plan, high ceilings, and expansive windows, the property is filled with natural light and character. With its blend of historic charm and modern updates, the space is ideal for a recording studio, performance venue, retail use, or event space. A rare opportunity in a prime

Highlights

Building Size: 9688 SF

Lease Rate: \$3500 NNN per month

Lot Size: 0.22

Zoning: C-M

Location Description

920 S. Chapman Street is centrally located in Greensboro, just minutes from Downtown, UNCG, and major business corridors. The property offers convenient access to Gate City Blvd, I-40, and I-85. Surrounded by established neighborhoods and growing commercial activity, the location supports a wide range of creative and retail uses.

INTERIOR PHOTO

Music Barn

920 South Chapman Street | Greensboro, NC 27403



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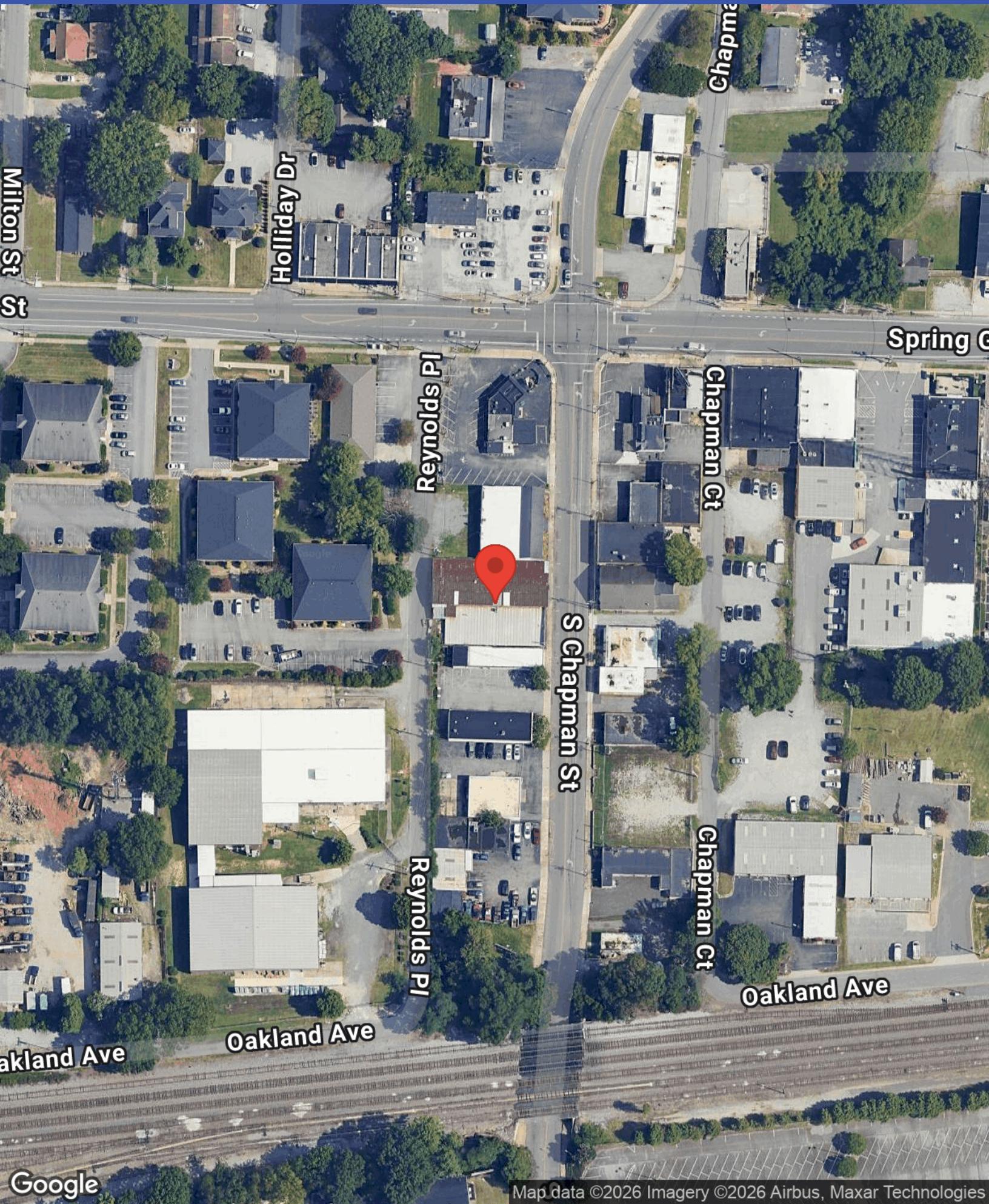
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AERIAL MAP

Music Barn

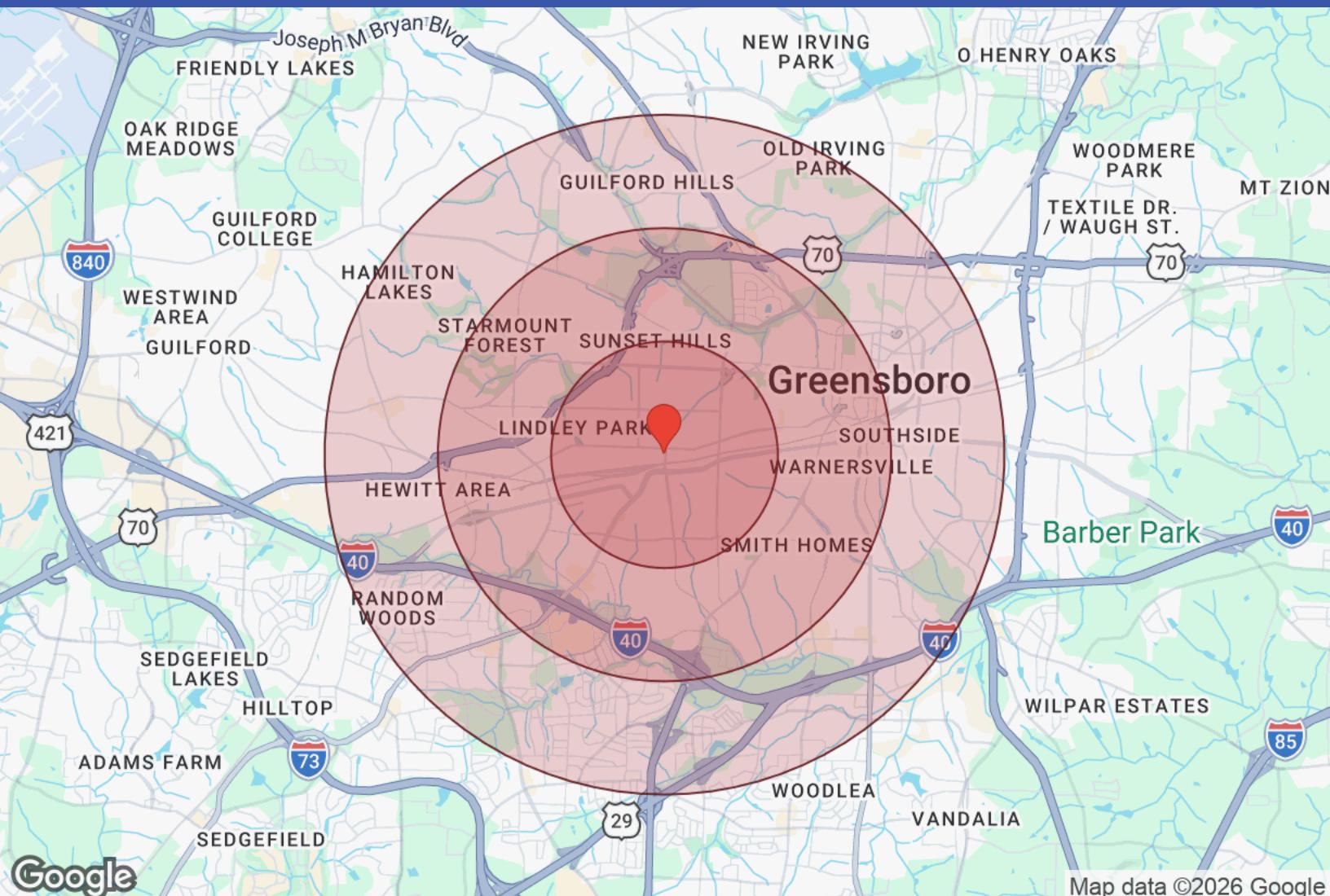
920 South Chapman Street | Greensboro, NC 27403



DEMOGRAPHICS

Music Barn

920 South Chapman Street | Greensboro, NC 27403



Legend: ● 1 Mile ● 2 Miles ● 3 Miles

Population	1 Mile	2 Miles	3 Miles
Male	10,887	29,178	52,631
Female	5,564	20,017	42,005
Total Population	16,451	49,195	94,636
Race / Ethnicity	1 Mile	2 Miles	3 Miles
White	7,609	20,008	36,265
Black	5,912	19,737	40,428
Am In/AK Nat	41	133	227
Hawaiian	12	25	38
Hispanic	1,637	5,638	10,798
Asian	647	2,081	4,164
Multiracial	545	1,456	2,508
Other	48	118	199
Housing	1 Mile	2 Miles	3 Miles
Total Units	5,562	19,459	40,075
Occupied	5,067	17,666	36,499
Owner Occupied	1,821	6,479	14,479
Renter Occupied	3,246	11,187	22,020
Vacant	495	1,793	3,576

Age	1 Mile	2 Miles	3 Miles
Ages 0 - 14	1,503	6,620	14,375
Ages 15 - 24	7,731	16,111	25,055
Ages 25 - 54	4,800	16,609	33,924
Ages 55 - 64	1,179	4,444	9,308
Ages 65+	1,239	5,414	11,975
Income	1 Mile	2 Miles	3 Miles
Median	\$55,656	\$54,166	\$55,971
Under \$15k	867	2,756	4,797
\$15k - \$25k	432	1,691	3,305
\$25k - \$35k	402	1,484	3,344
\$35k - \$50k	523	2,223	4,719
\$50k - \$75k	984	3,195	6,789
\$75k - \$100k	774	2,300	4,349
\$100k - \$150k	515	2,270	4,851
\$150k - \$200k	284	876	1,827
Over \$200k	283	871	2,519

**Rani Hussami, CCIM****Principal, Broker**

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.

**Chelsea Reynolds, MBA****Broker**

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.