

4210 TUDOR LANE

Investment Opportunity

Greensboro, NC 27410



Price: \$4,899,000

Property Highlights

- 30,876+/- SF
- Established Medical R&D tenant
- Newly renewed lease
- New roof
- Exceptionally Well Maintained
- Great Location
- 8% Cap Rate



Mark Lindsay
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PROFESSIONAL BIO

4210 TUDOR LANE | GREENSBORO, NC 27410



MARK LINDSAY

Owner



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Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President

Mark leads our firm as President and founder. With more than 17 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 & 2020 Past President of HPRAR Board, Past President and 2012 Past President of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

PROPERTY SUMMARY

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Property Summary

Price:	\$4,899,000
Building SF:	30,876
Rentable SF:	30,876
Occupancy:	100%
NOI:	\$375,683
CAP Rate:	7.6
Floors:	2
Lot Size:	2.25 Acres
Year Built:	1991
Renovated:	2005
Building Class:	B
Zoning:	CLI

Property Overview

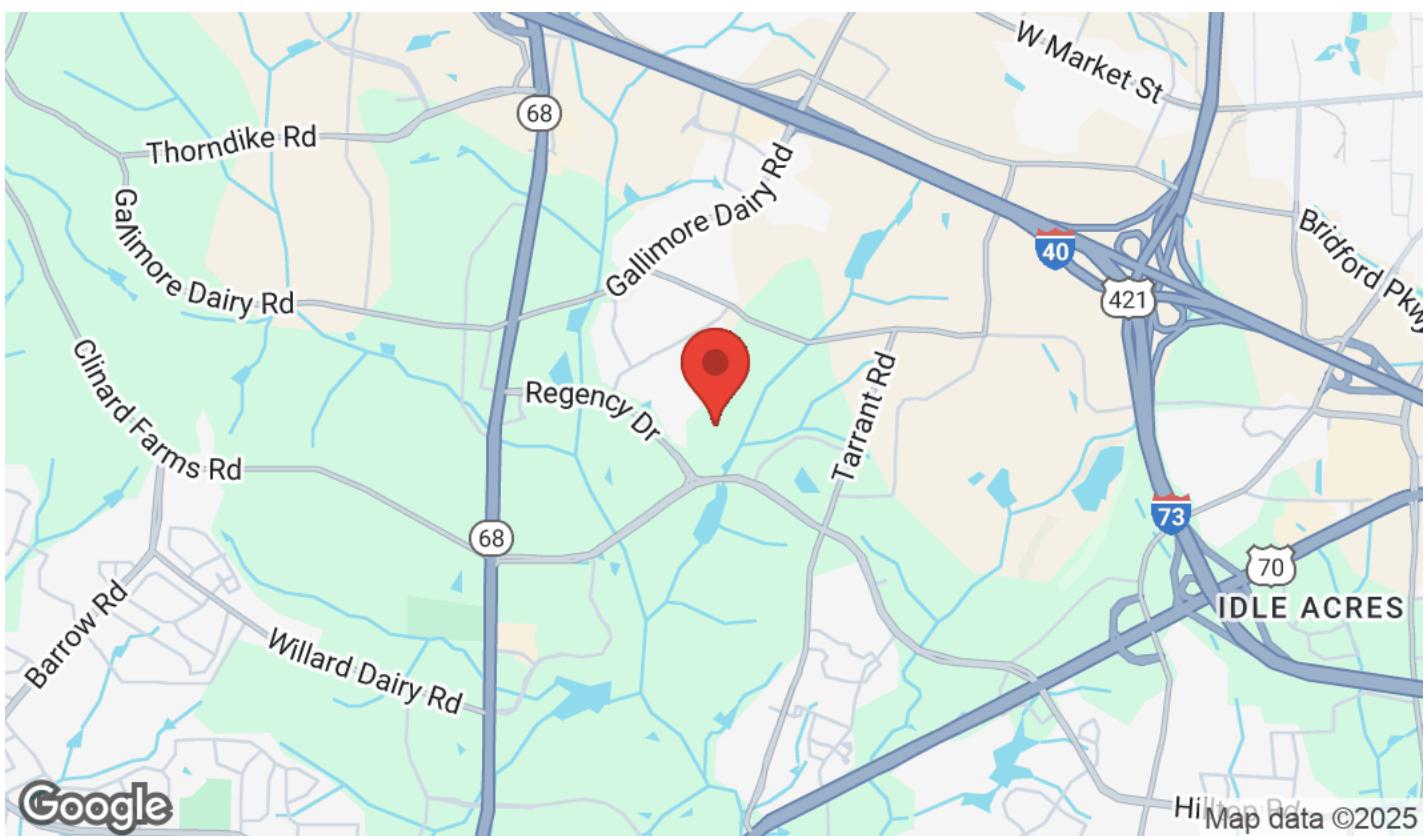
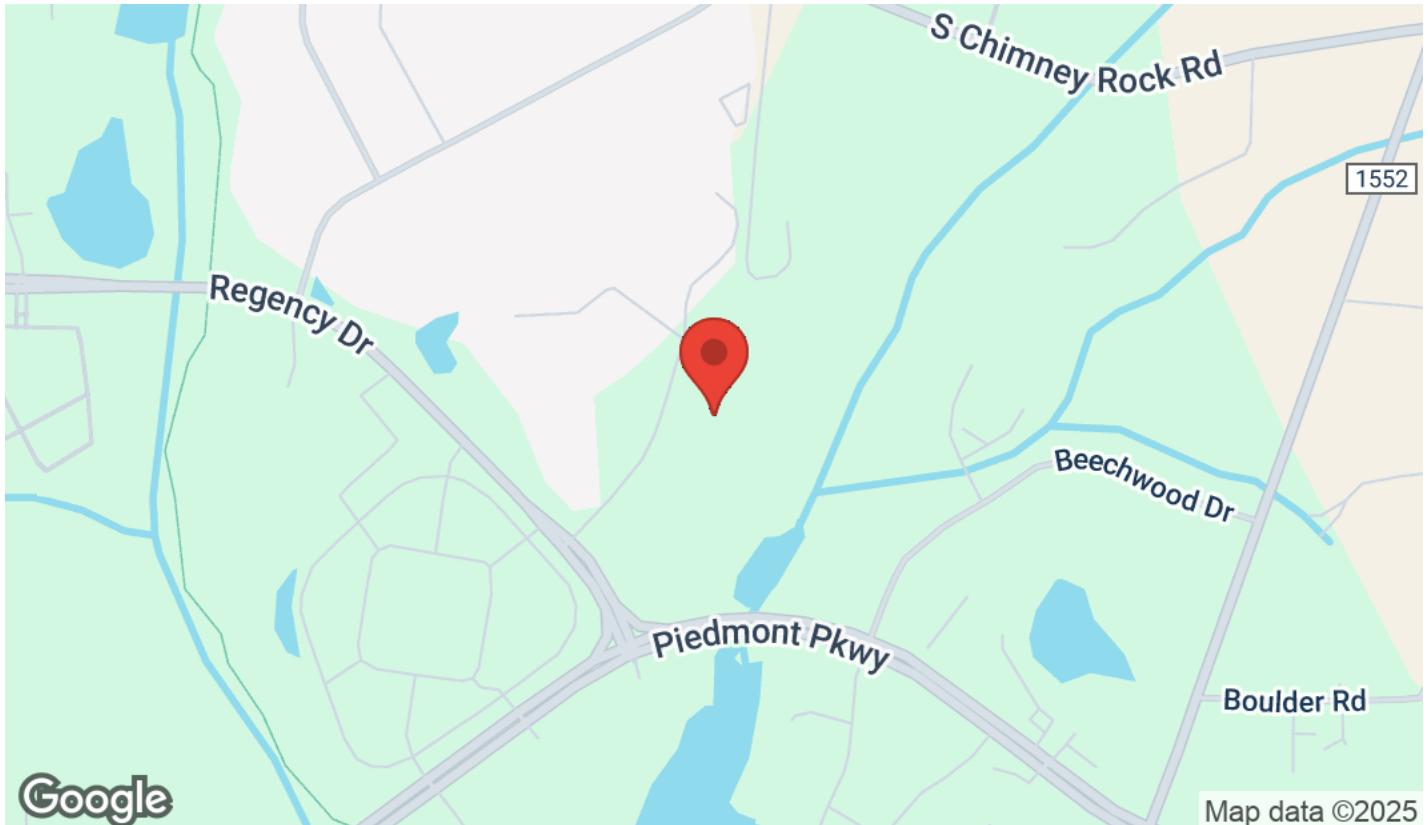
Exceptionally clean, new roof and well maintained. This property is occupied by an established Medical R&D tenant with a long history at this location with recently renewed lease. *NDA required.

Location Overview

Close proximity to I-40 and PTI Airport in an established office and industrial sector of Greensboro.

LOCATION MAPS

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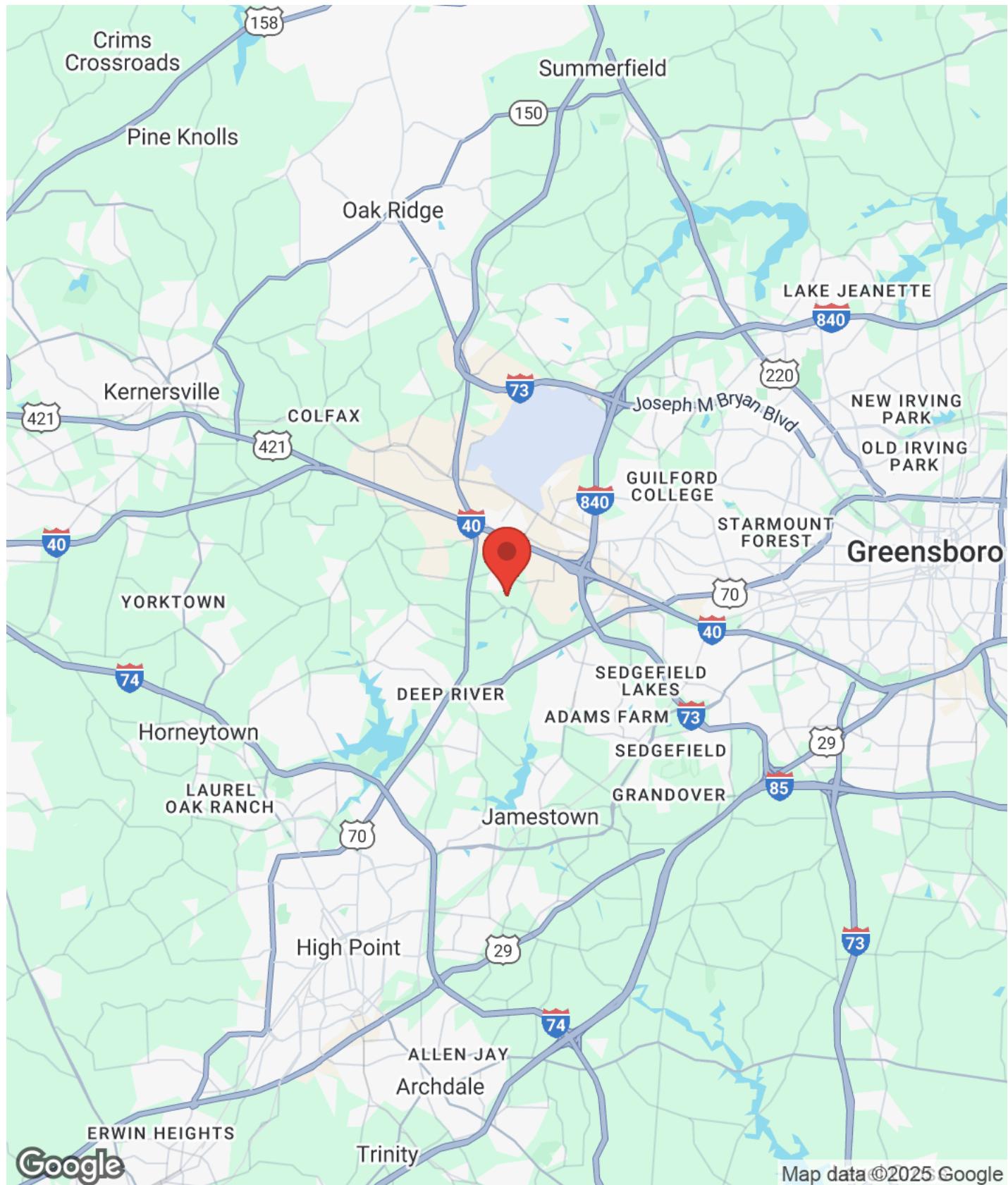
BUSINESS MAP

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REGIONAL MAP

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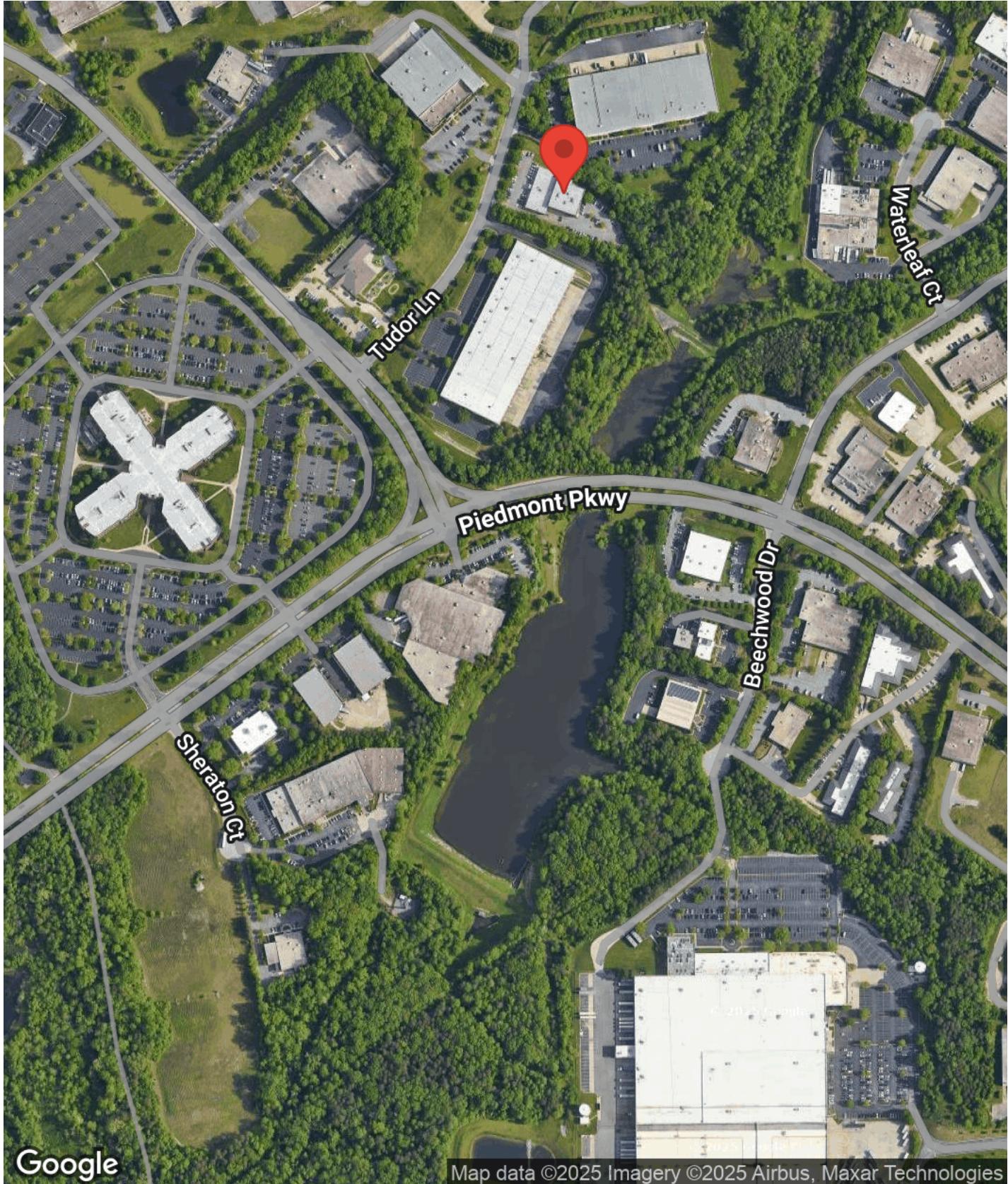
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Map data ©2025 Google

AERIAL MAP

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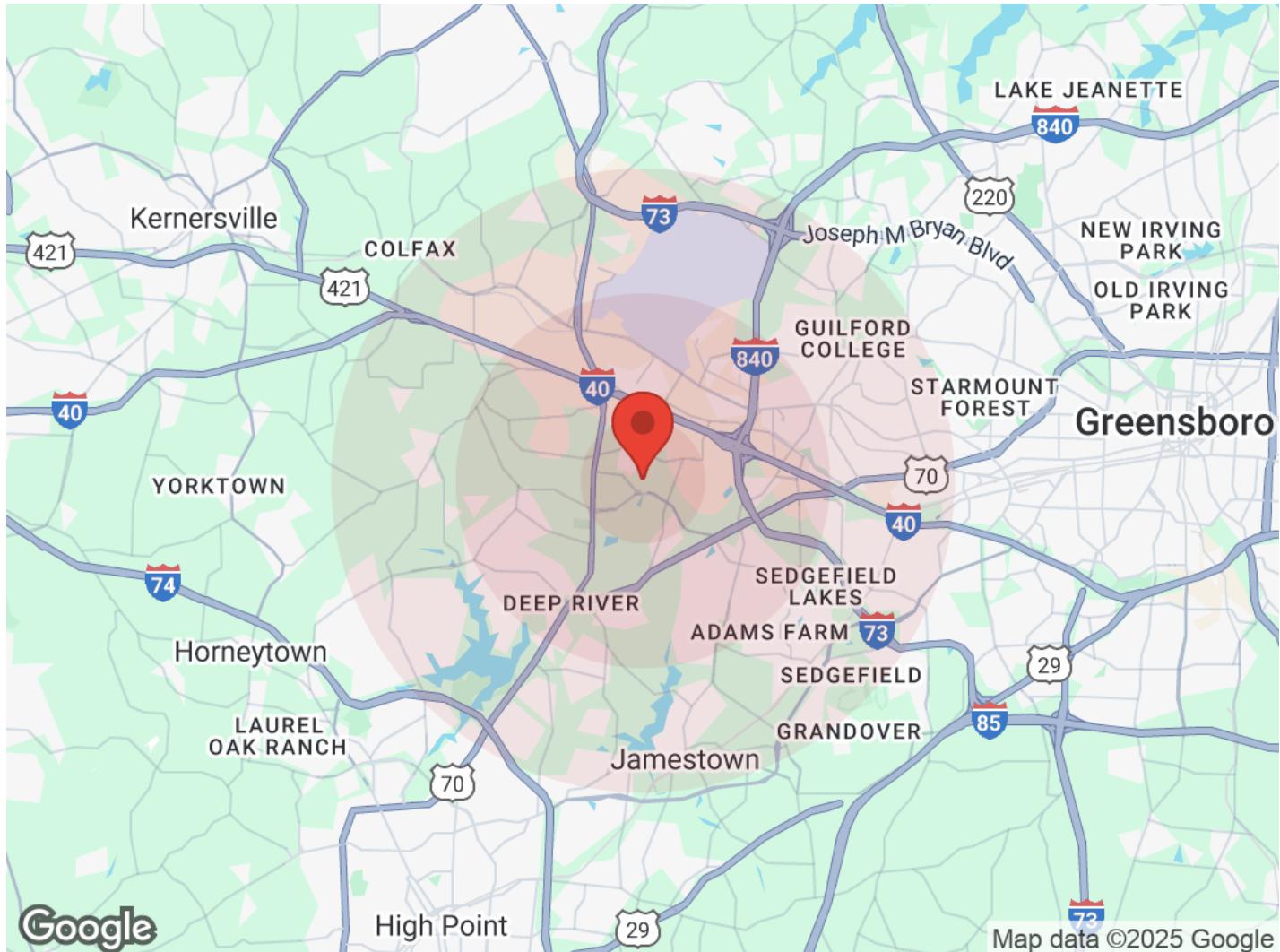


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DEMOCRAPHICS

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	1 Mile	3 Miles	5 Miles
Population			
Male	2,713	19,894	48,921
Female	3,060	20,610	51,624
Total Population	5,773	40,504	100,545
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	912	7,593	18,085
Ages 15-24	550	5,078	12,500
Ages 25-54	2,197	16,999	40,739
Ages 55-64	852	4,797	12,654
Ages 65+	1,262	6,037	16,567
Race	1 Mile	3 Miles	5 Miles
White	3,254	24,608	66,172
Black	2,014	10,847	23,667
Am In/AK Nat	4	28	98
Hawaiian	N/A	N/A	1
Hispanic	315	2,751	7,574
Multi-Racial	466	3,970	11,064

	1 Mile	3 Miles	5 Miles
Income			
Median	\$45,407	\$64,429	\$62,123
< \$15,000	265	1,661	3,866
\$15,000-\$24,999	427	1,708	3,886
\$25,000-\$34,999	493	2,148	4,865
\$35,000-\$49,999	620	2,746	6,821
\$50,000-\$74,999	763	3,611	8,760
\$75,000-\$99,999	123	2,233	6,204
\$100,000-\$149,999	297	2,486	5,600
\$150,000-\$199,999	40	948	2,091
> \$200,000	49	489	1,346
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,320	19,656	48,057
Occupied	2,976	17,949	44,180
Owner Occupied	1,534	9,414	26,077
Renter Occupied	1,442	8,535	18,103
Vacant	344	1,707	3,877

DISCLAIMER

4210 TUDOR LANE



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PRESENTED BY:

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