

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



Lindsay Commercial Properties
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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

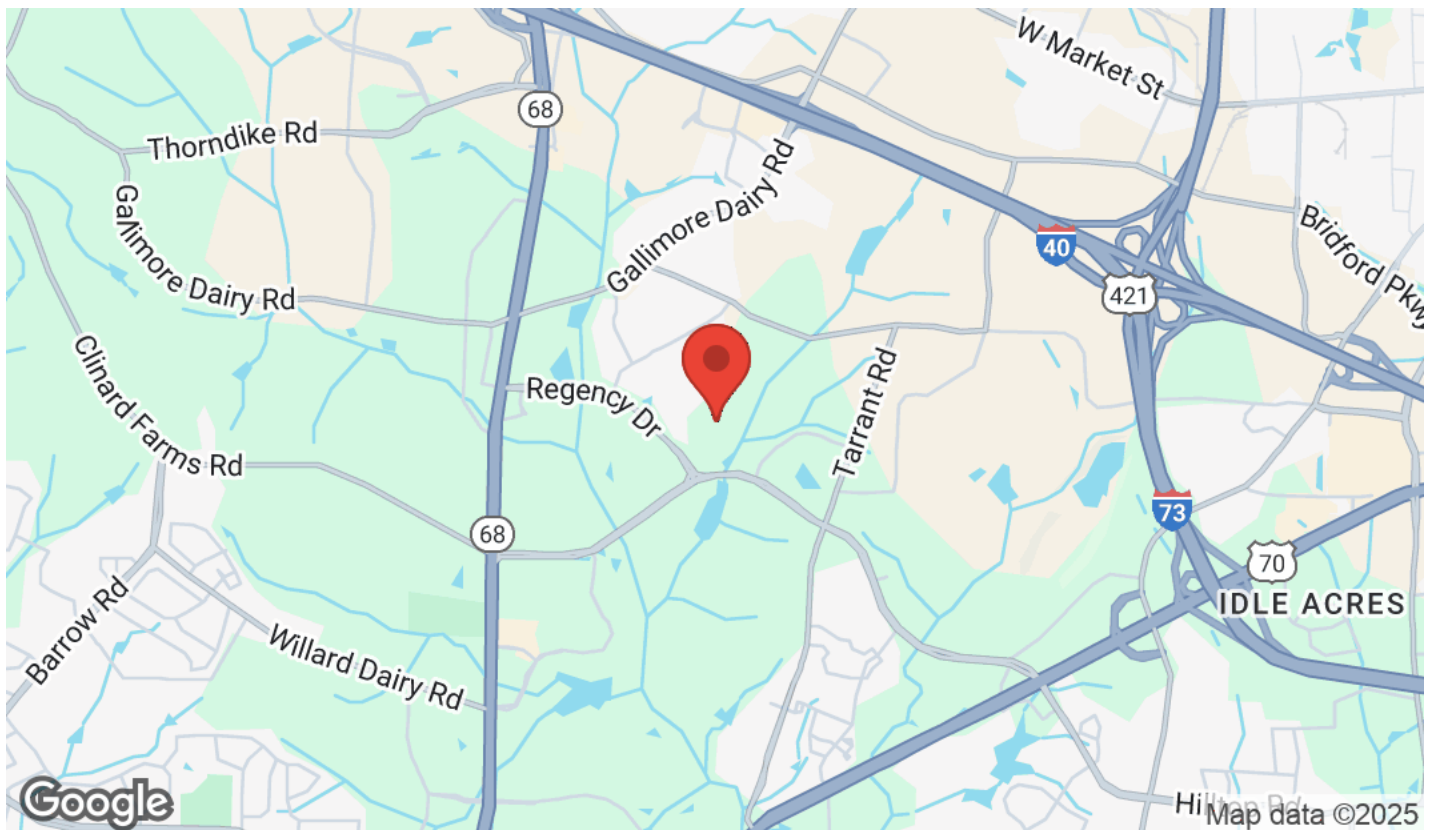
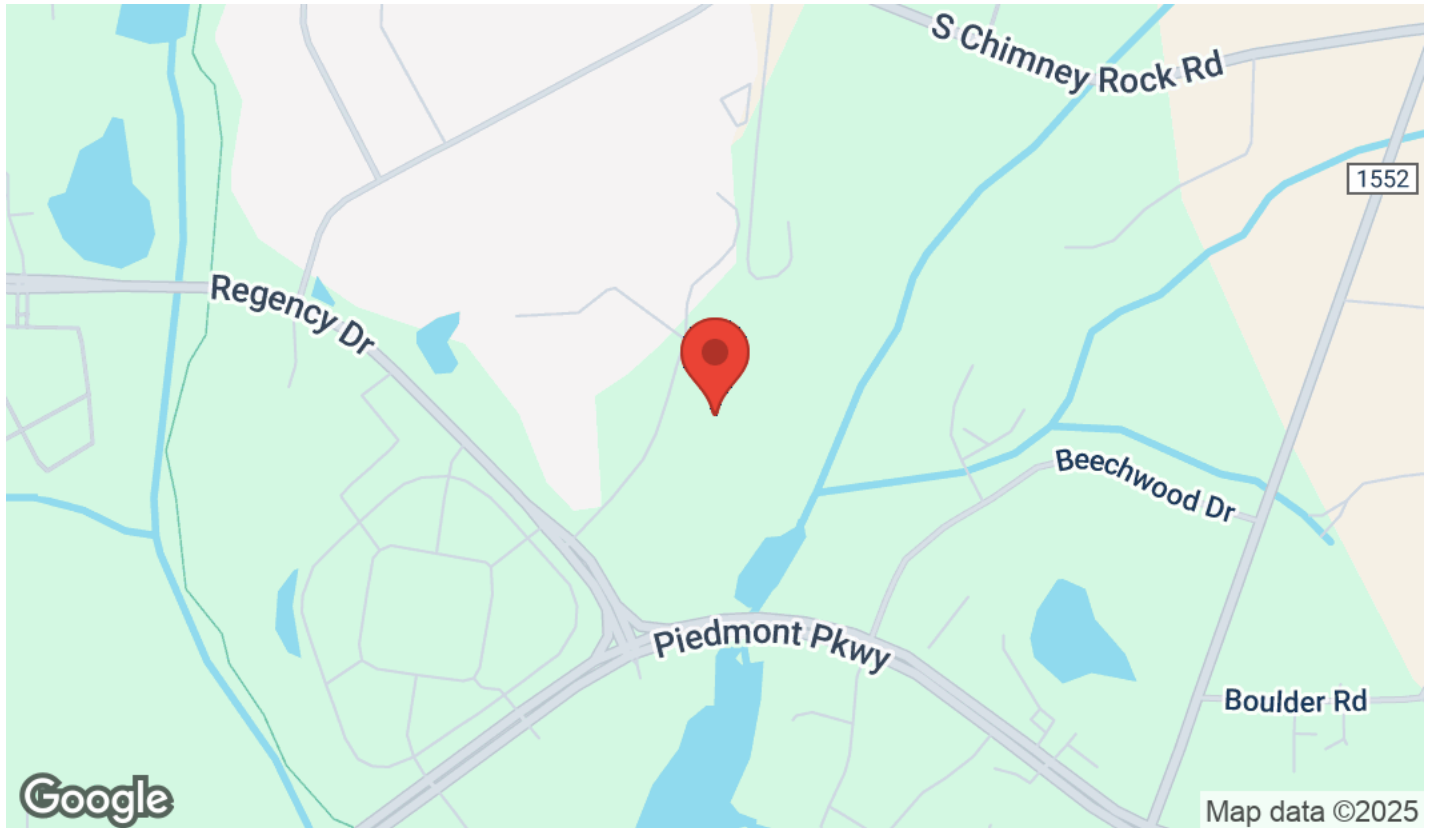
Exceptionally clean, new roof and well maintained. This property is occupied by an established Medical R&D tenant with a long history at this location with recently renewed lease. *NDA required.

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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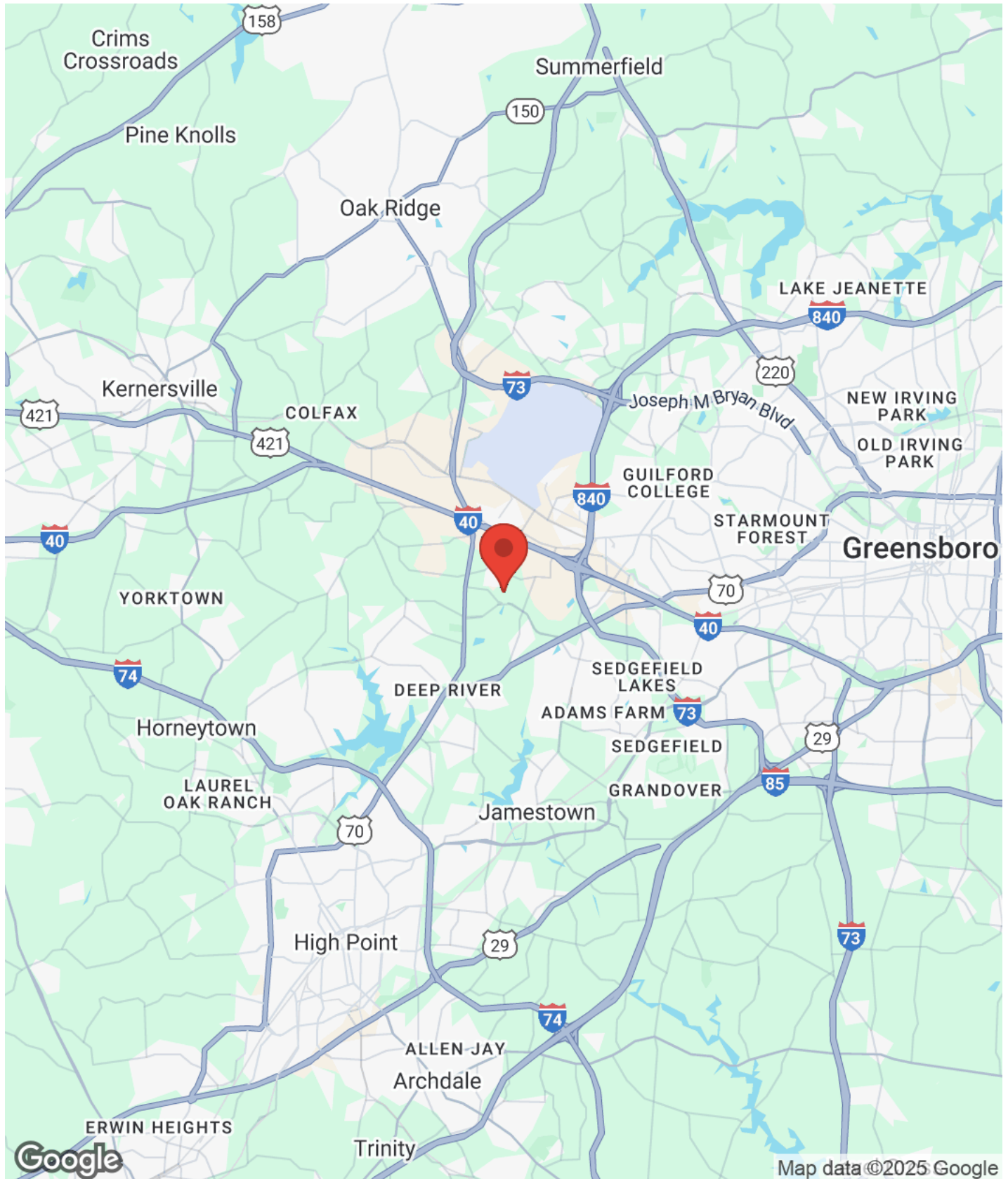
BUSINESS MAP

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REGIONAL MAP

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AERIAL MAP

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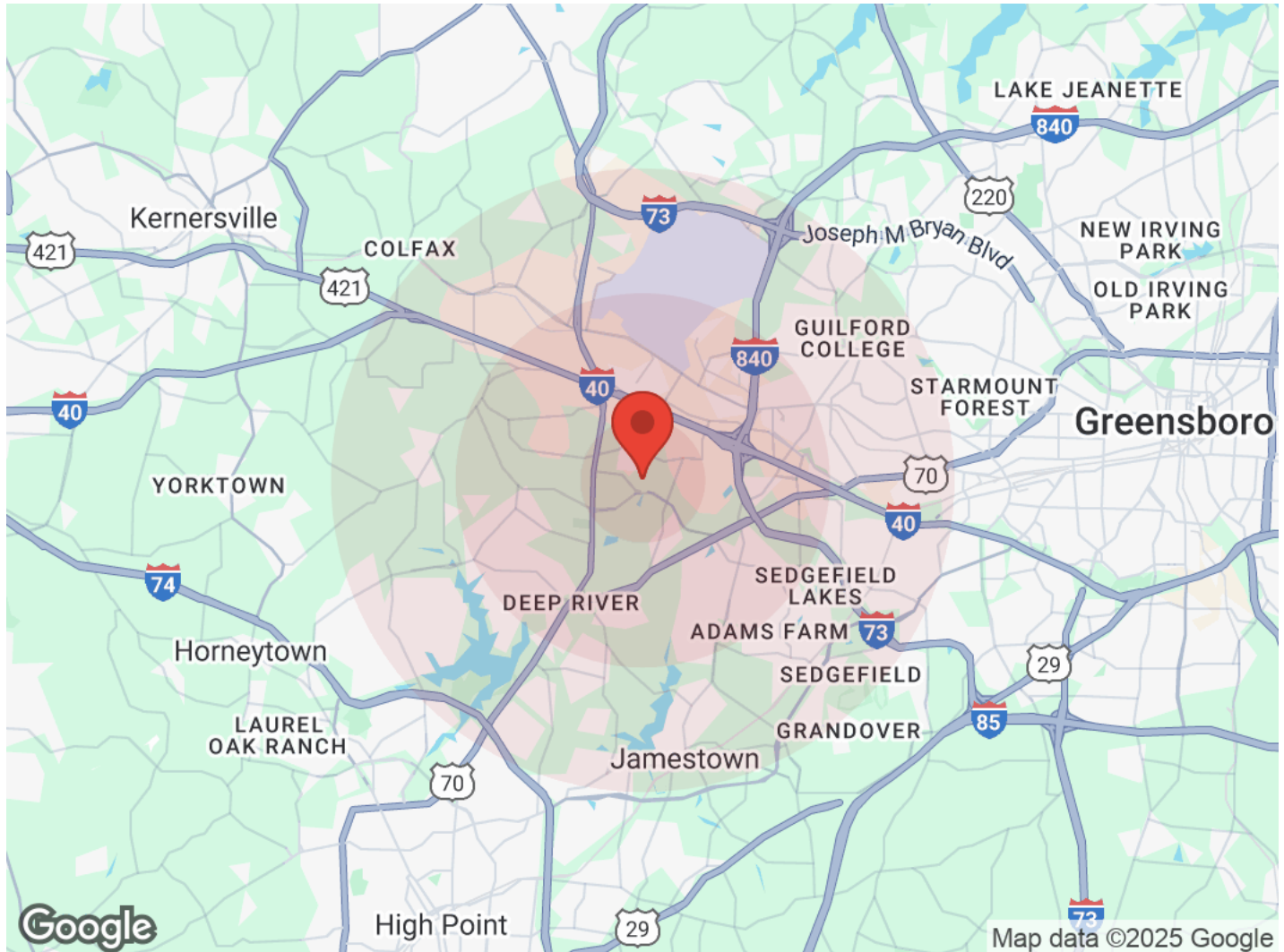


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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male | 2,713 | 19,894 | 48,921 | Median | \$45,407 | \$64,429 | \$62,123 |
| Female | 3,060 | 20,610 | 51,624 | < \$15,000 | 265 | 1,661 | 3,866 |
| Total Population | 5,773 | 40,504 | 100,545 | \$15,000-\$24,999 | 427 | 1,708 | 3,886 |
| Age | 1 Mile | 3 Miles | 5 Miles | \$25,000-\$34,999 | 493 | 2,148 | 4,865 |
| Ages 0-14 | 912 | 7,593 | 18,085 | \$35,000-\$49,999 | 620 | 2,746 | 6,821 |
| Ages 15-24 | 550 | 5,078 | 12,500 | \$50,000-\$74,999 | 763 | 3,611 | 8,760 |
| Ages 25-54 | 2,197 | 16,999 | 40,739 | \$75,000-\$99,999 | 123 | 2,233 | 6,204 |
| Ages 55-64 | 852 | 4,797 | 12,654 | \$100,000-\$149,999 | 297 | 2,486 | 5,600 |
| Ages 65+ | 1,262 | 6,037 | 16,567 | \$150,000-\$199,999 | 40 | 948 | 2,091 |
| Race | 1 Mile | 3 Miles | 5 Miles | > \$200,000 | 49 | 489 | 1,346 |
| White | 3,254 | 24,608 | 66,172 | Housing | 1 Mile | 3 Miles | 5 Miles |
| Black | 2,014 | 10,847 | 23,667 | Total Units | 3,320 | 19,656 | 48,057 |
| Am In/AK Nat | 4 | 28 | 98 | Occupied | 2,976 | 17,949 | 44,180 |
| Hawaiian | N/A | N/A | 1 | Owner Occupied | 1,534 | 9,414 | 26,077 |
| Hispanic | 315 | 2,751 | 7,574 | Renter Occupied | 1,442 | 8,535 | 18,103 |
| Multi-Racial | 466 | 3,970 | 11,064 | Vacant | 344 | 1,707 | 3,877 |

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DISCLAIMER

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PRESENTED BY:

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