



4207 SUMMIT AVENUE

OFFICE SPACE FOR LEASE  
4207 SUMMIT AVENUE, GREENSBORO NC 27405



# THE SPACE

Location	4207 Summit Avenue Greensboro, NC 27405
County	Guilford
APN	0045329
Square Feet	720
Lease Type	Full Service

**Notes** \$1,050.00 per month.

# HIGHLIGHTS

- 720 +/- SF available for lease in small 2 tenant building
- Adjacent to JAS Floor Coverings & Renovations
- Surrounding businesses include Clark Farm Lawn & Garden, Dominion Air & Machine Co., O’Henry Income Tax Service and Community Churches
- Ideal for small business retail or office
- Ample parking spaces
- Shared conference room may be rented
- Security system in place

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,442	57,472	129,011

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,441	\$82,268	\$90,376

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,386	22,818	51,595



## PROPERTY FEATURES

BUILDING SF	5,000
LAND ACRES	.97
YEAR BUILT	1990
ZONING TYPE	LI - Light Industrial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

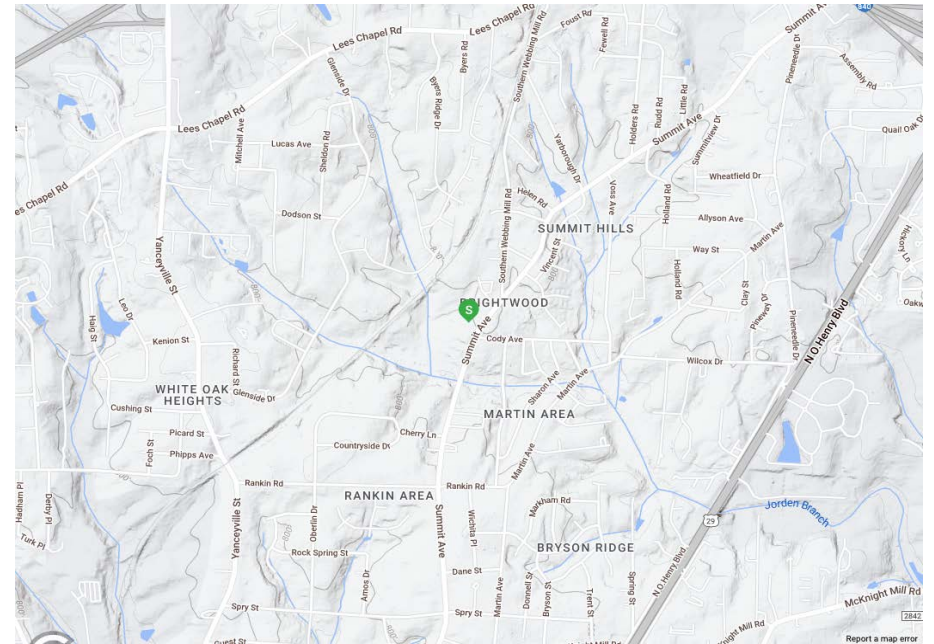




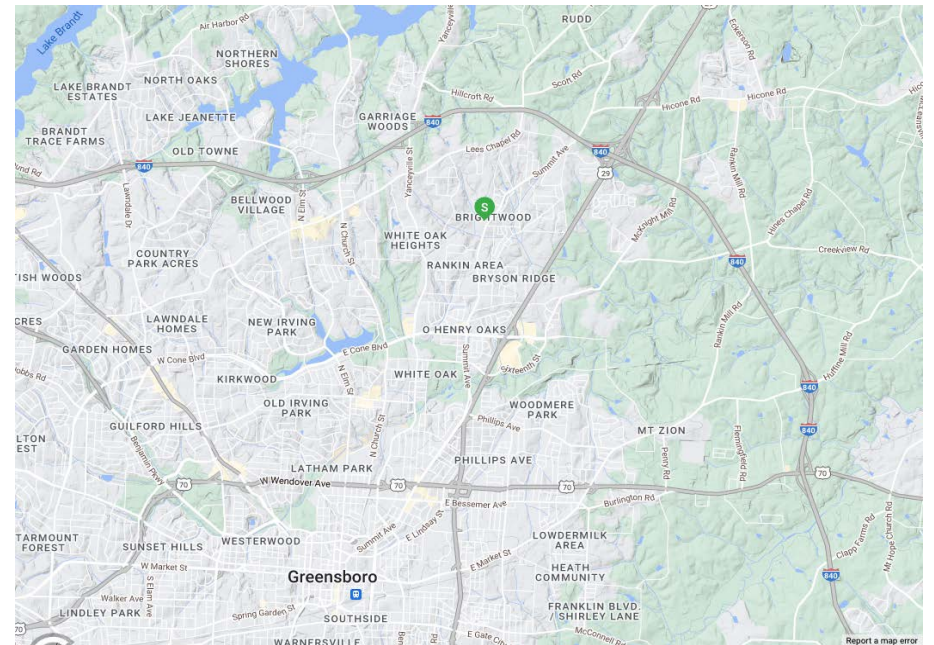
## About Greensboro, NC

- Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.
- The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.
- The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.
- Greensboro is known for its beautiful parks and green spaces. Notable ones include the Greensboro Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.
- The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.
- Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.
- Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

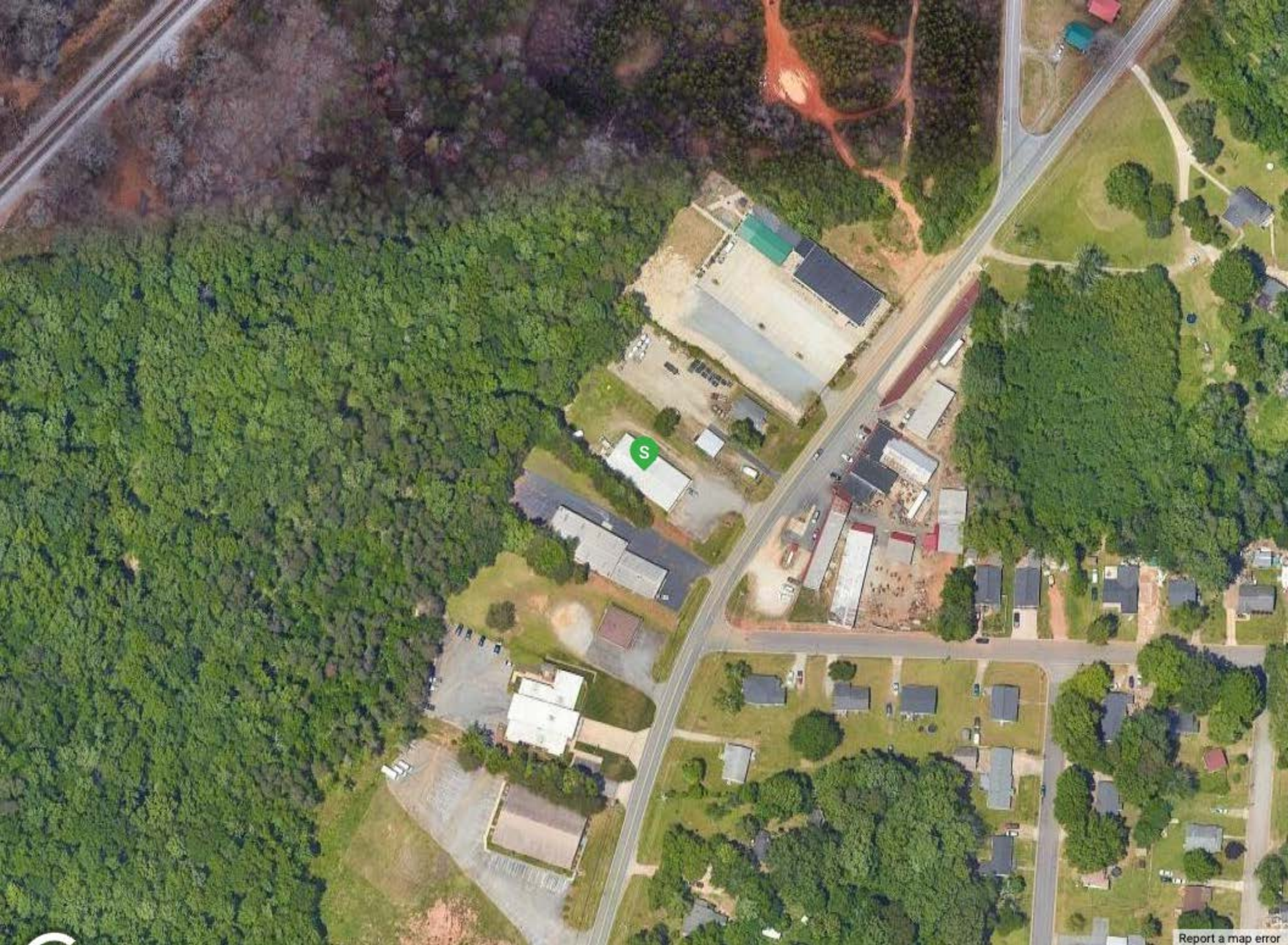
Locator Map



Regional Map







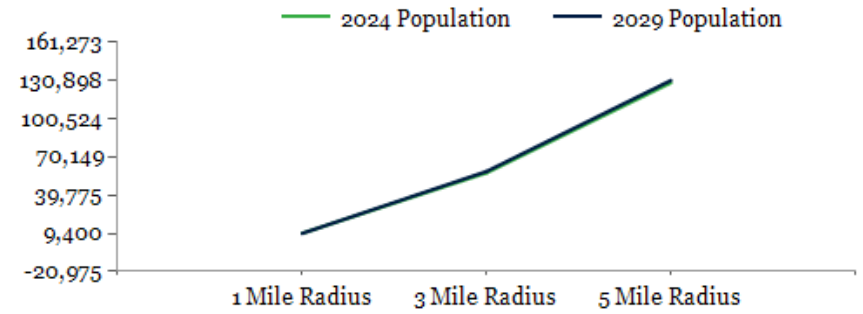
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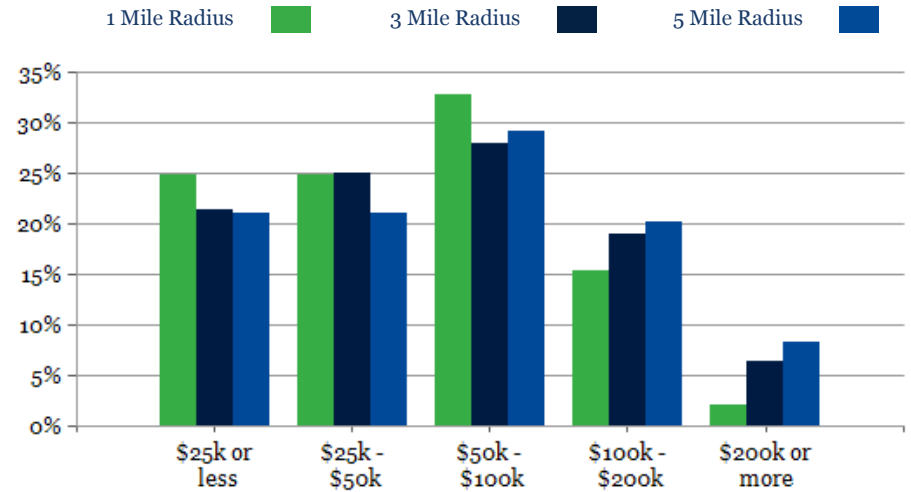
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,611	41,792	102,706
2010 Population	8,714	50,503	115,994
2024 Population	9,442	57,472	129,011
2029 Population	9,400	58,652	130,898
2024-2029: Population: Growth Rate	-0.45%	2.05%	1.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	609	3,485	7,699
\$15,000-\$24,999	232	1,399	3,190
\$25,000-\$34,999	299	2,361	4,283
\$35,000-\$49,999	545	3,371	6,597
\$50,000-\$74,999	671	3,756	8,640
\$75,000-\$99,999	439	2,617	6,410
\$100,000-\$149,999	381	2,940	6,741
\$150,000-\$199,999	139	1,410	3,686
\$200,000 or greater	71	1,479	4,349
Median HH Income	\$50,191	\$53,843	\$59,384
Average HH Income	\$64,441	\$82,268	\$90,376

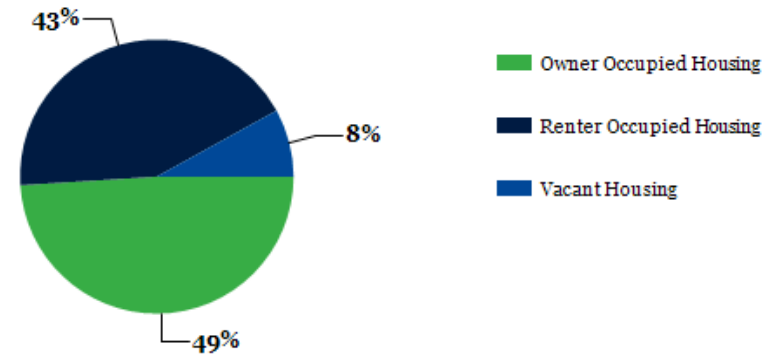
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,720	18,258	44,846
2010 Total Households	3,151	20,077	46,708
2024 Total Households	3,386	22,818	51,595
2029 Total Households	3,387	23,378	52,716
2024 Average Household Size	2.78	2.49	2.31
2024-2029: Households: Growth Rate	0.05%	2.45%	2.15%



2024 Household Income

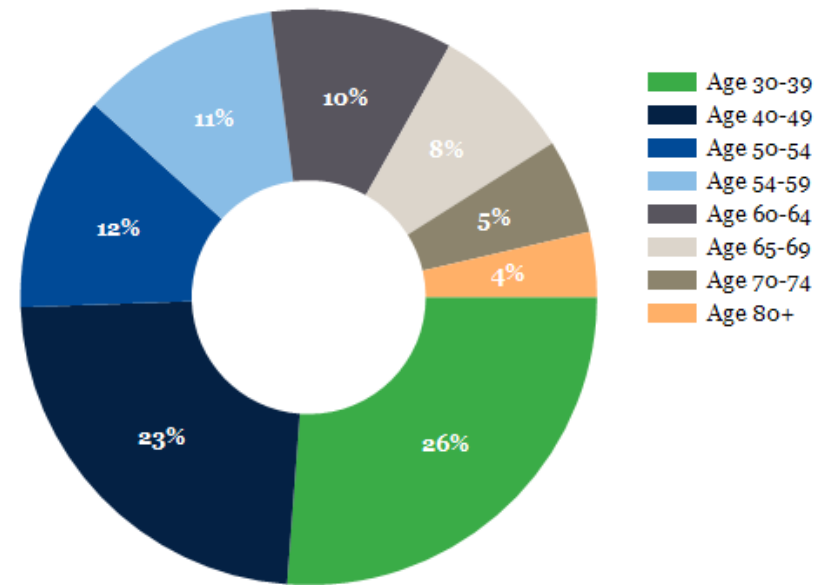


2024 Own vs. Rent - 1 Mile Radius

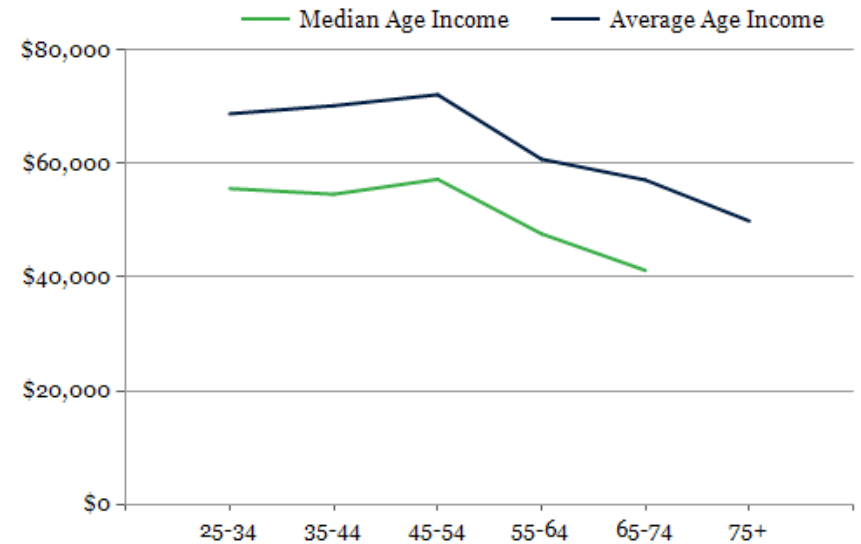


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	683	4,087	9,022
2024 Population Age 35-39	659	3,877	7,960
2024 Population Age 40-44	620	3,700	7,746
2024 Population Age 45-49	570	3,443	7,092
2024 Population Age 50-54	626	3,653	7,620
2024 Population Age 55-59	575	3,380	7,425
2024 Population Age 60-64	523	3,250	7,199
2024 Population Age 65-69	405	2,920	6,550
2024 Population Age 70-74	273	2,282	5,314
2024 Population Age 75-79	187	1,747	4,027
2024 Population Age 80-84	94	1,061	2,464
2024 Population Age 85+	104	1,057	2,293
2024 Population Age 18+	6,896	43,470	102,693
2024 Median Age	34	37	36
2029 Median Age	36	38	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,612	\$53,906	\$57,794
Average Household Income 25-34	\$68,790	\$75,275	\$80,398
Median Household Income 35-44	\$54,610	\$59,468	\$69,951
Average Household Income 35-44	\$70,209	\$85,510	\$98,747
Median Household Income 45-54	\$57,244	\$64,043	\$75,682
Average Household Income 45-54	\$72,145	\$94,992	\$108,561
Median Household Income 55-64	\$47,634	\$58,242	\$66,740
Average Household Income 55-64	\$60,779	\$90,762	\$102,210
Median Household Income 65-74	\$41,176	\$46,197	\$53,796
Average Household Income 65-74	\$57,116	\$78,327	\$86,511
Average Household Income 75+	\$49,889	\$69,661	\$72,179





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*Exclusively Listed By*



**Cindy Rosasco**

Broker  
(336) 954-7582  
(704) 765-4620  
cindy@onealliancecompanies.com

