

RETAIL PROPERTY FOR LEASE

# DUDLEY-LEE CENTER

709 E Market St | Greensboro, NC 27401

**GRAHAM STOREY**  
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**CITYPLAT**  
COMMERCIAL REAL ESTATE



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## PROPERTY DESCRIPTION

Presenting a prime leasing opportunity at 709 E Market St, Greensboro, NC, 27401. This property boasts a versatile layout suitable for retail, medical-office, or restaurant use. The modern design lends itself to showcasing your brand in a dynamic setting, while the strategic location ensures high visibility and foot traffic. With its adaptable floor plan, this space is ready to be tailored to meet your business needs, offering a promising foundation for success.

## PROPERTY HIGHLIGHTS

- High foot traffic area
- Ample parking available
- Short distance to NCA&T and Downtown
- Available immediately
- Recent multi-family development nearby
- Restaurant space with full kitchen

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
TICAM	\$4.80 SF/yr (Estimated 2025)
Zoning:	C-M
Building Size:	29,792 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 205 A, B, & C	\$18.00 SF/yr	7,719 SF
Suite 101	\$18.00 SF/yr	2,242 SF
Suite 104/105	\$18.00 SF/yr	2,930 SF
Suite 106	\$18.00 SF/yr	2,261 SF
Suite 205 D	\$18.00 SF/yr	1,199 SF

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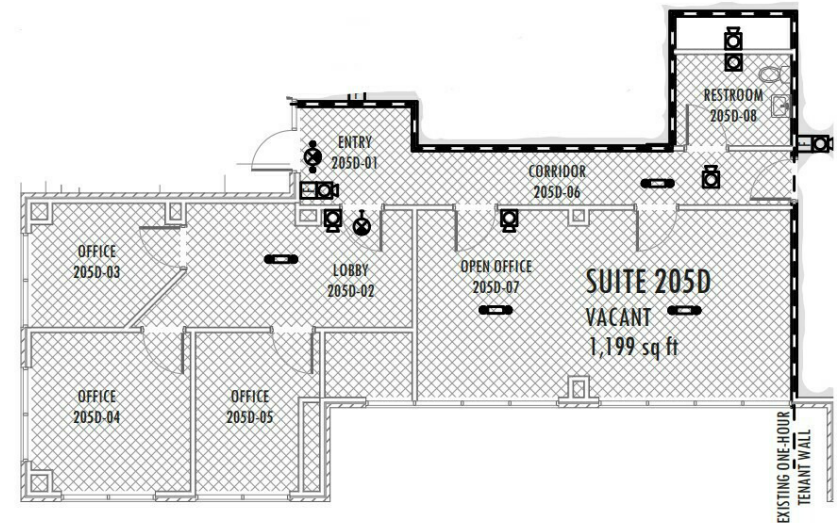
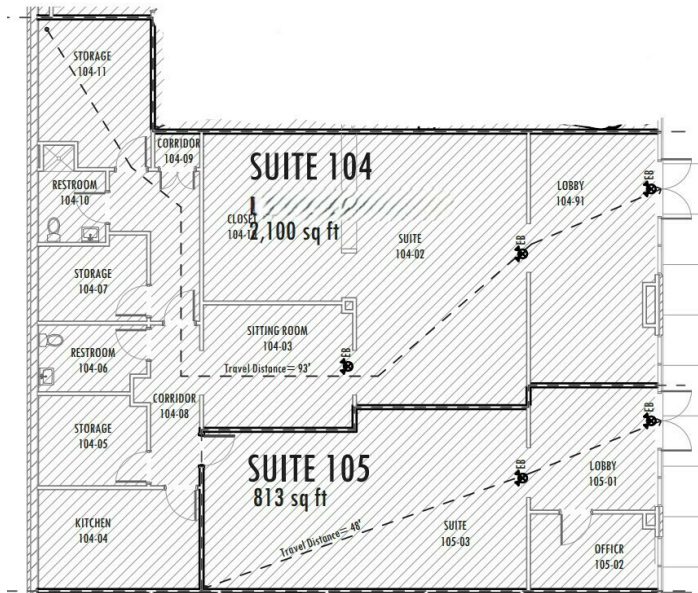
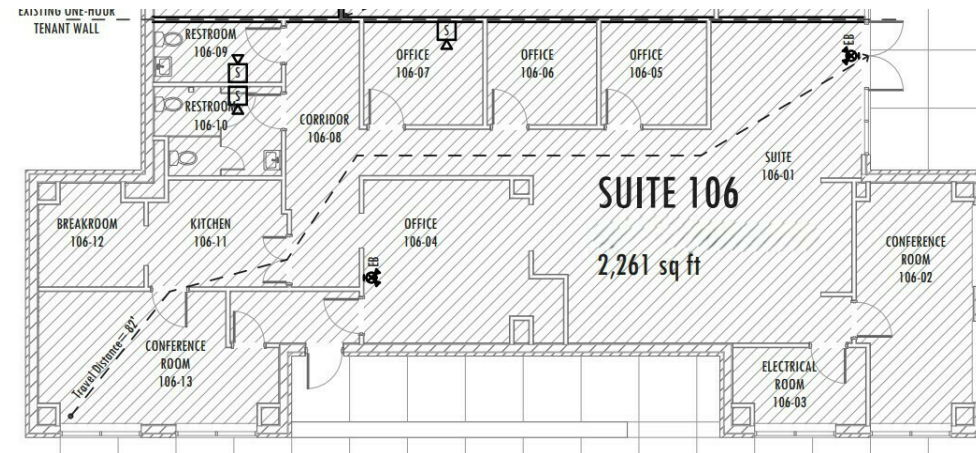
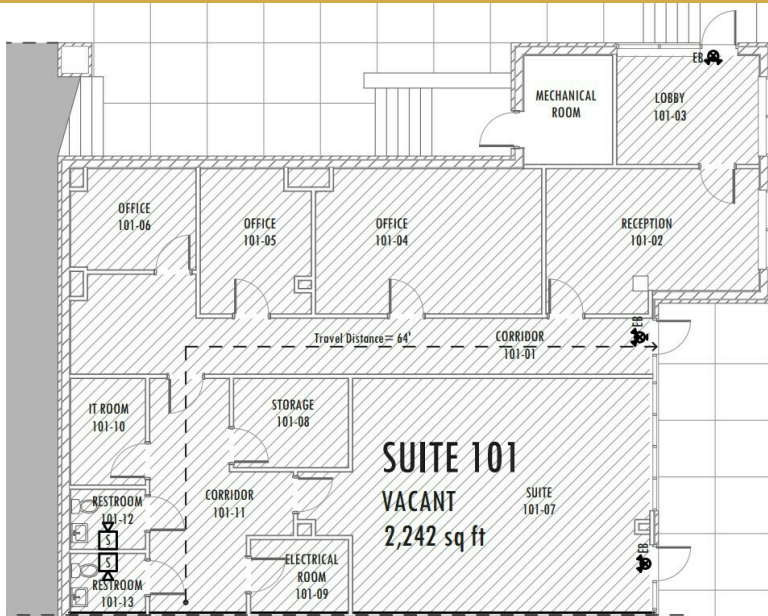
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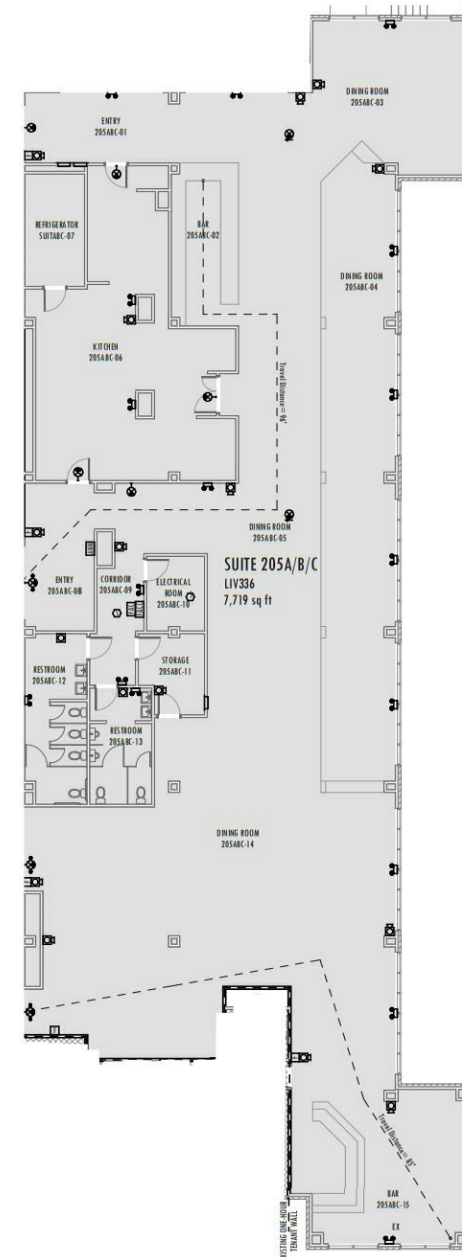
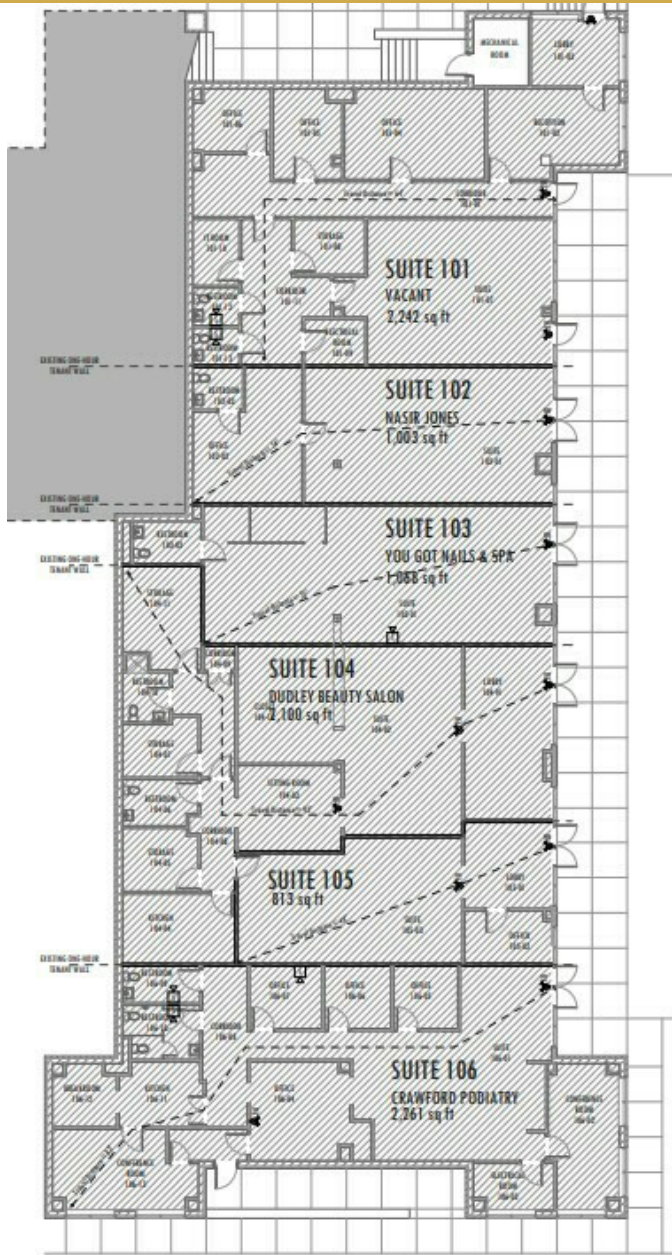
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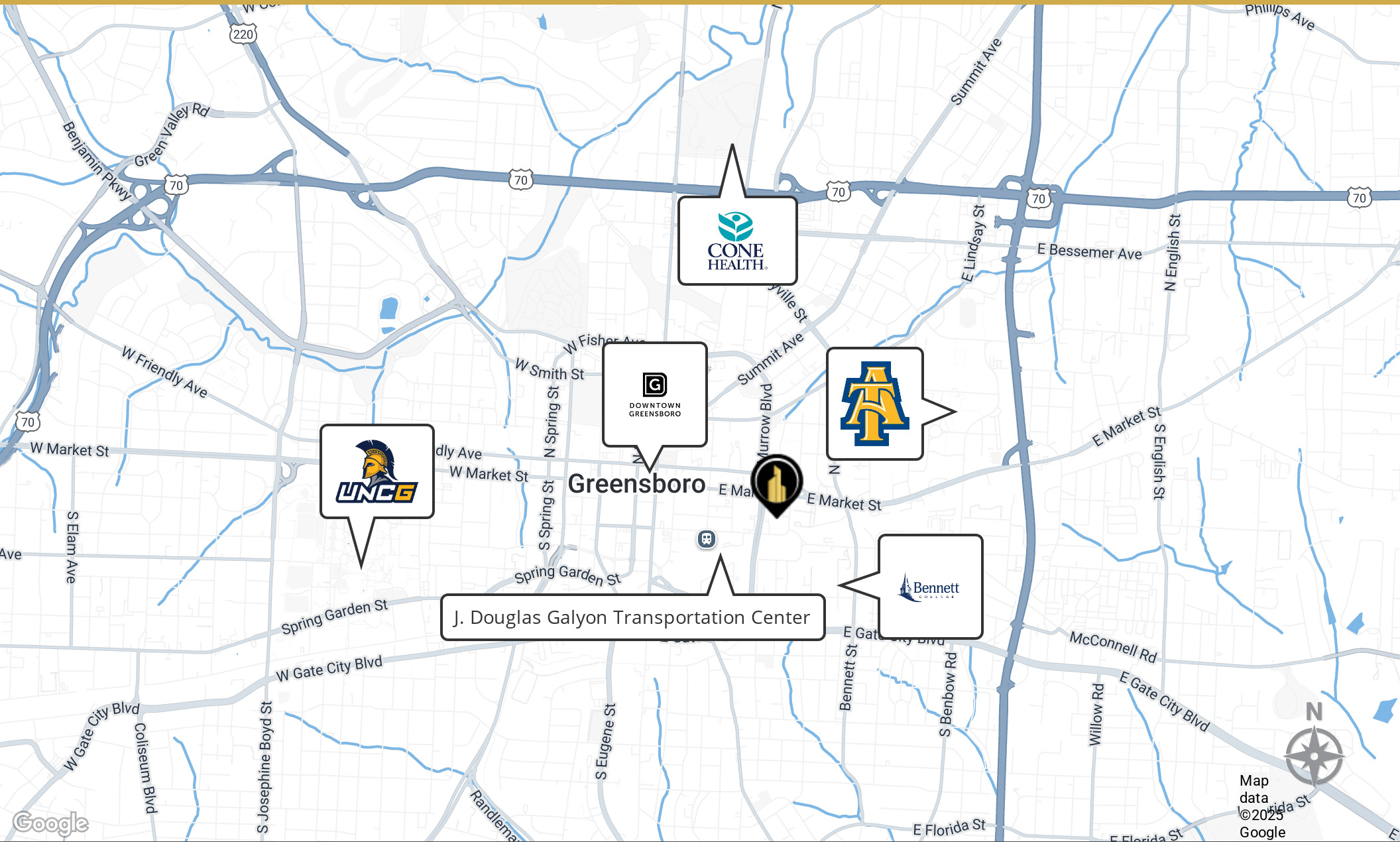
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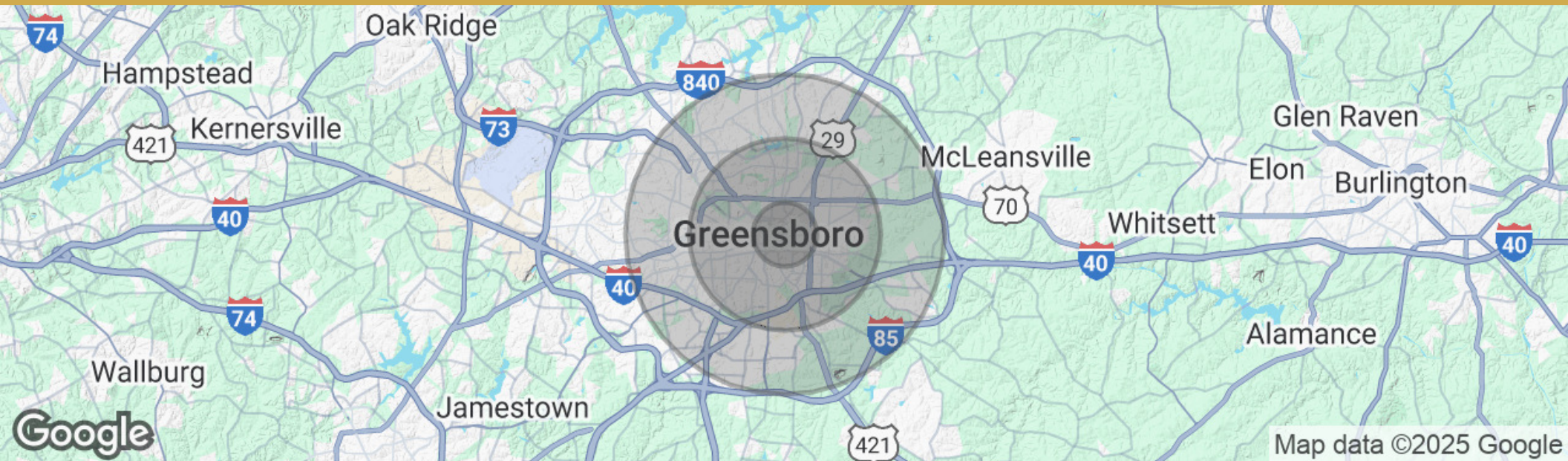
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,749	90,823	198,324
Average Age	32	36	38
Average Age (Male)	32	35	37
Average Age (Female)	32	36	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,468	33,331	78,230
# of Persons per HH	3.1	2.7	2.5
Average HH Income	\$52,999	\$65,460	\$73,850
Average House Value	\$304,894	\$267,255	\$256,288

Demographics data derived from AlphaMap

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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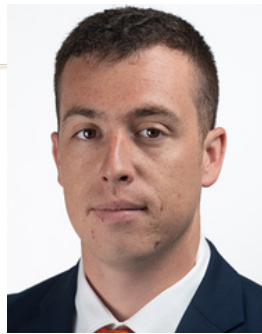
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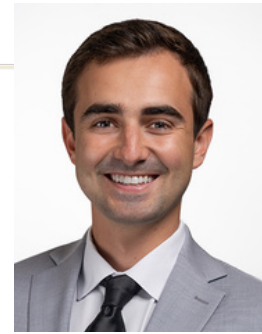
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