

4160 PIEDMONT PARKWAY, GREENSBORO, NC 27410
MULTIPLE SUITES AVAILABLE

Office Center Suites For Lease in Greensboro

CONTACT BROKER FOR PRICING



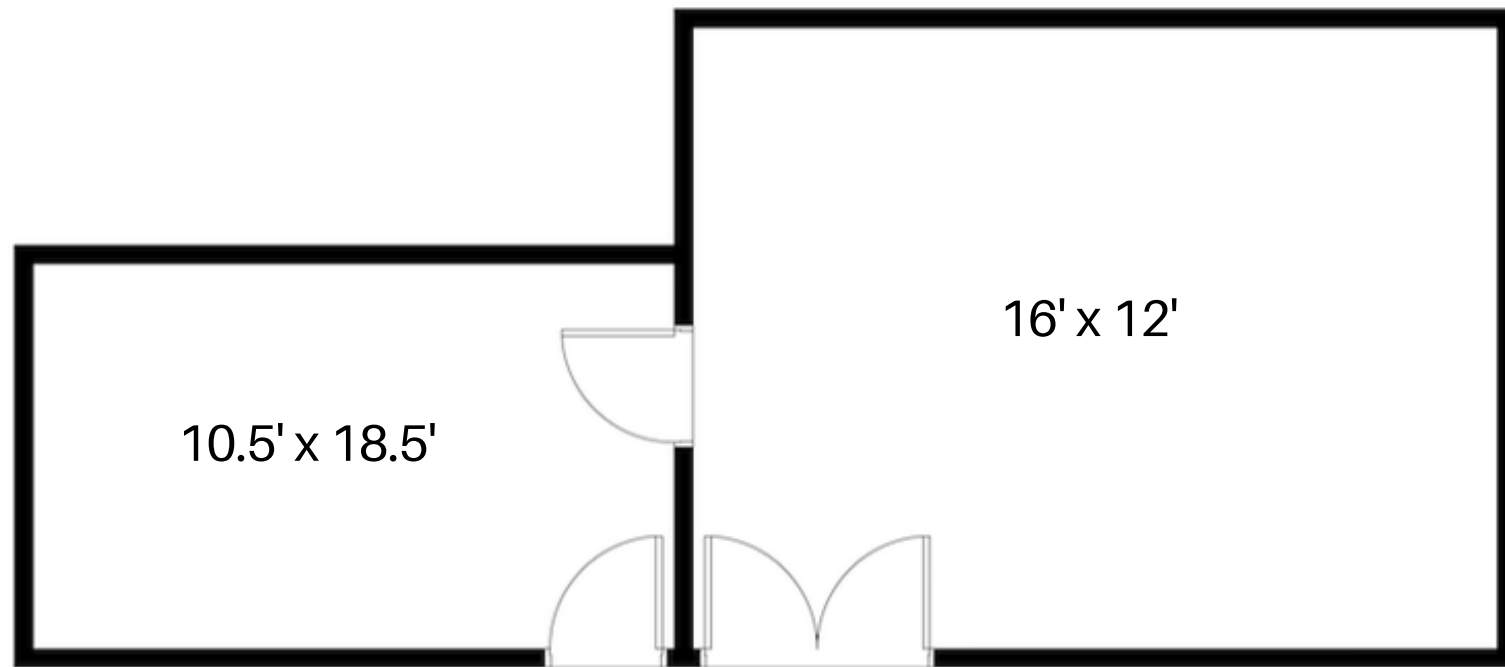
Property Details



Lease Rate	Contact Broker for Price
Total Square Footage	Suite 101: ±2141 SF Suite 106: ± 707 SF
Lot Size	2.58 Acres
Zoning	LI (Light Industrial)
Year Built	1991

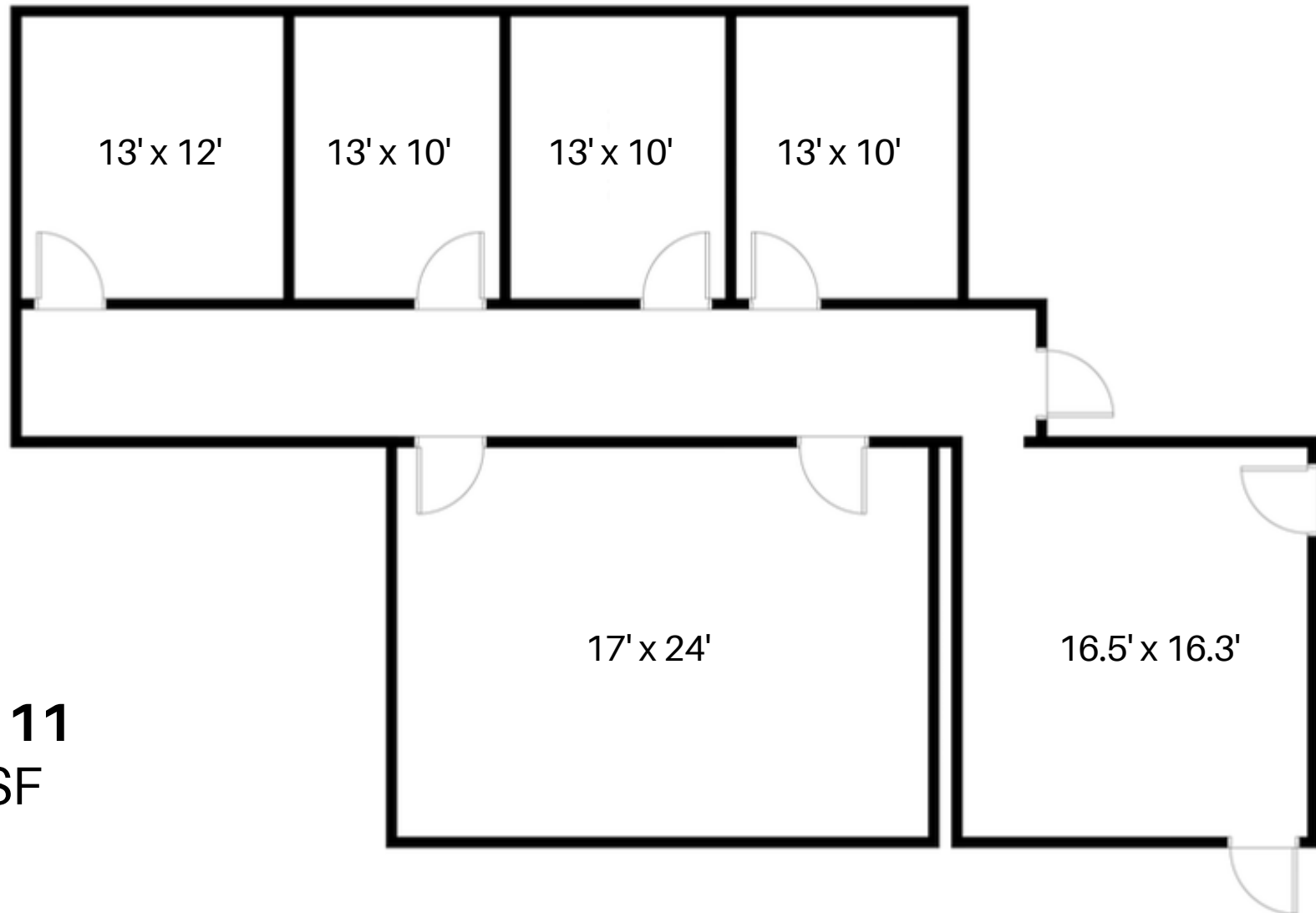
Piedmont Office Center offers a clean, secure office environment in a convenient yet quiet location. The property features flexible office suites with keycard access, ample parking, and a straightforward layout ideal for office-related professional and service businesses. With easy access to major roadways and nearby amenities, this well-maintained office space provides a practical, high-quality setting for day-to-day operations.

Floorplan



Suite 106
707 SF

Floorplan



Suite 111
2,171 SF





POPULATION

	2 miles	5 miles	10 miles
2020 Population	14,673	106,748	416,013
2024 Population	14,666	106,927	418,393
2029 Population Projection	14,633	106,739	420,139
Annual Growth 2020-2024	0%	0%	0.1%
Annual Growth 2024-2029	0%	0%	0.1%
Median Age	39.1	39.6	37.9
Bachelor's Degree or Higher	49%	43%	36%
U.S. Armed Forces	48	96	429

HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	6,309	46,902	170,478
2024 Households	6,288	46,946	171,677
2029 Household Projection	6,270	46,851	172,444
Annual Growth 2020-2024	0.7%	0.8%	0.8%
Annual Growth 2024-2029	-0.1%	0%	0.1%
Owner Occupied Households	3,604	25,464	94,374
Renter Occupied Households	2,666	21,386	78,070
Avg Household Size	2.3	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$203.3M	\$1.4B	\$4.9B



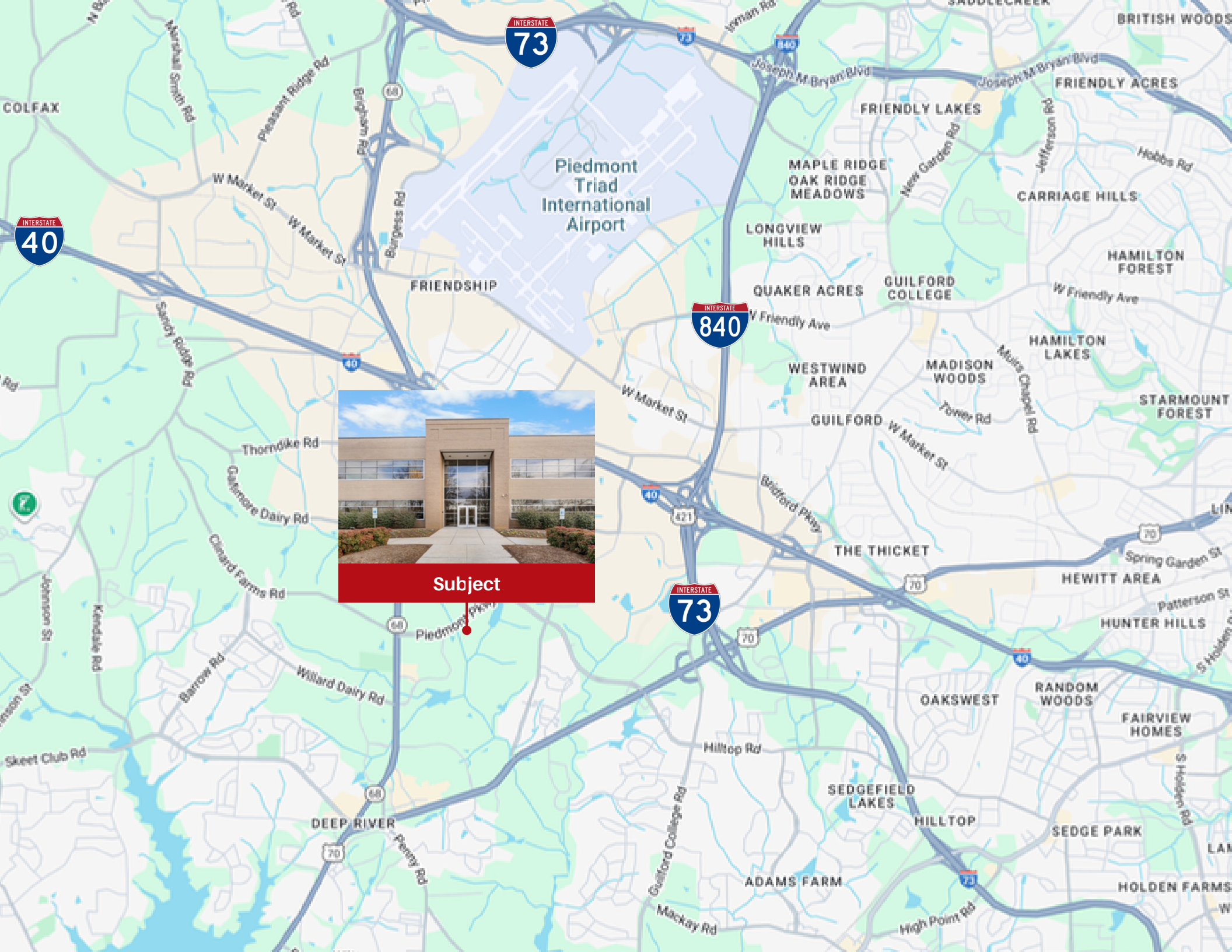
4,200 Cars/Day

3,900 Cars/Day

Subject

Sheraton Court

Piedmont Parkway



Subject



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