

# Mixed Use Retail - Restaurant Redevelopment

1900 Spring Garden Street | Greensboro, NC 27403



- ♦ Available For Lease
- ♦ From 1,000 SF - 5,216 SF
- ♦ Excellent Visibility & Access
- ♦ High Traffic Area
- ♦ Great Demographics
- ♦ Onsite and Offsite Parking
- ♦ High Ceilings - up to 12' 6" clear

Conveniently located at the corner of Spring Garden and Chapman Street and minutes from The University of North Carolina Greensboro and First Horizon Coliseum.

The Property is currently in the planning process for being redeveloped for as a mixed use retail and/or restaurant building with potential for an outside patio.

Call for more details.



**JJ Joubran, CCIM, SIOR**  
(336) 270-9775  
JJ@JoubranCommercial.com



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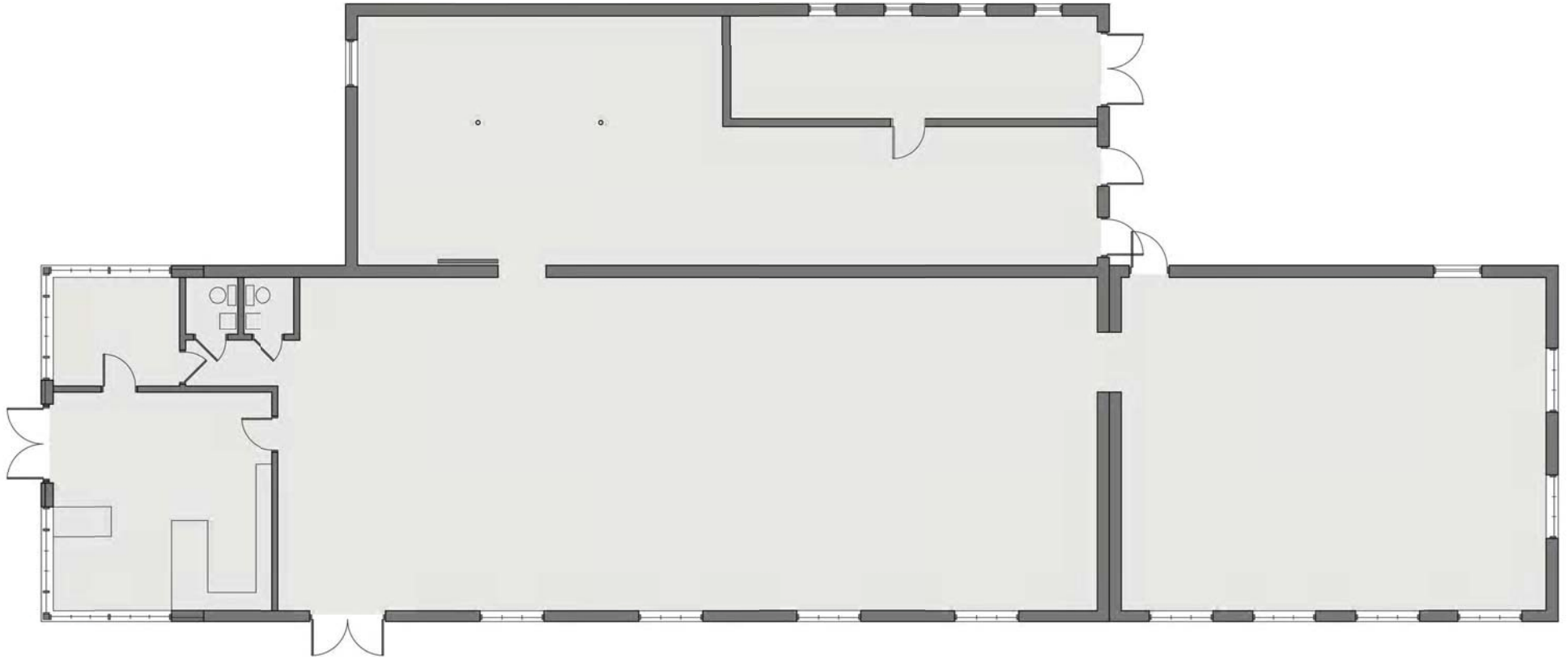


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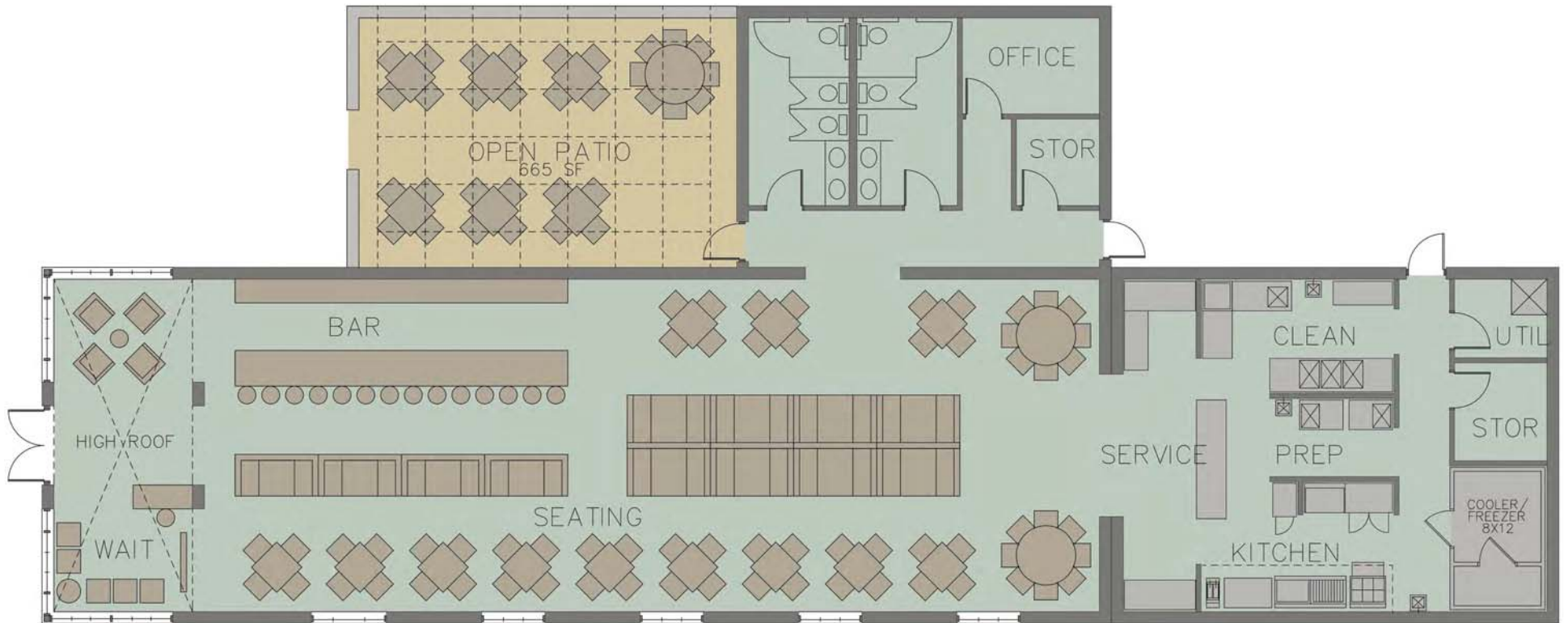
[JJ@JoubranCommercial.com](mailto:JJ@JoubranCommercial.com)

# Existing Floor Plan



EXISTING FLOOR PLAN  
SCALE 1/4" = 1'-0"

# Potential Floor Plan - A



 F L O O R P L A N - A  
SCALE 1/8" = 1'-0" 4,500 SF

# Potential Floor Plan - B



 F L O O R P L A N - B  
SCALE 1/8" = 1'-0" RESTAURANT 3,800 SF

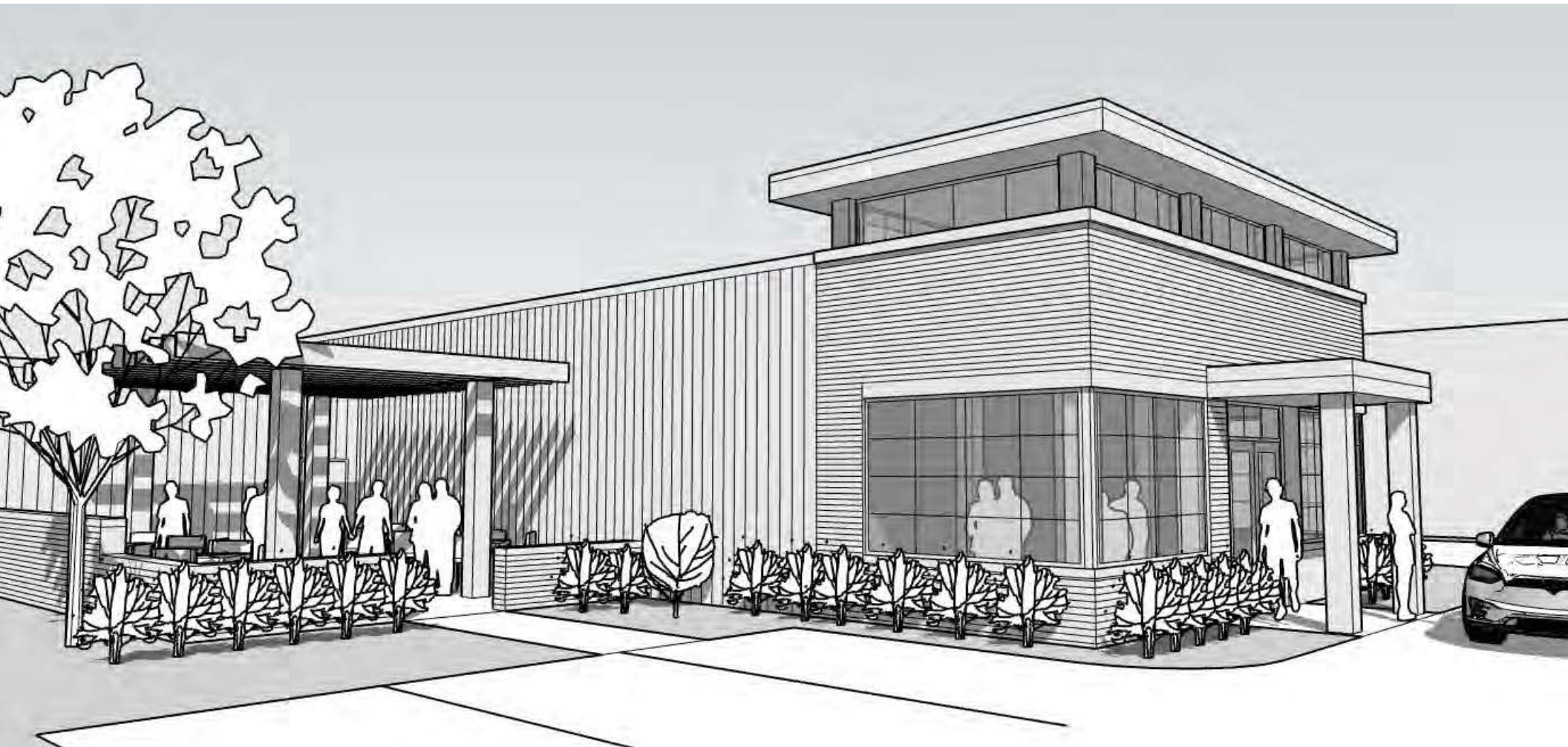


# Potential Floor Plan - C



 **FLOOR PLAN - C**  
SCALE 1/8" = 1'-0" RESTAURANT 3,500 SF

# Potential Elevations

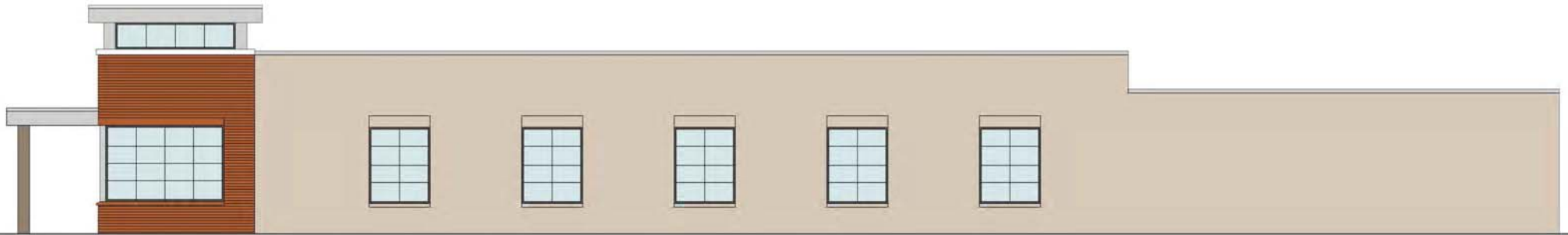




# Potential Elevations

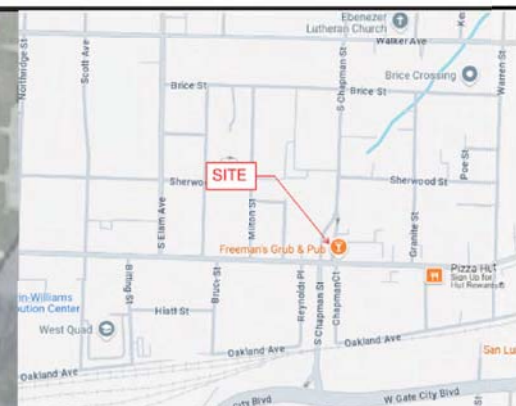


SOUTH ELEV  
SCALE 3/16" = 1'-0"



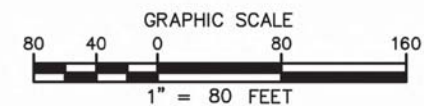
EAST ELEV  
SCALE 3/16" = 1'-0"

# Parking Plan



VICINITY MAP (NTS)

GENERAL NOTES:			
1	Site Address:	1900 SPRING GARDEN STREET	
2	Owner:	FOREHAM ENTERPRISES INC., 204 ERMINE DR E, GREENSBORO, NC 27430	
3	Latitude	36.064219	
4	Longitude:	79.823537	
5	Parcel Number:	15050	
6	Acreage:	0.34	Ac
7	Deed Reference	4938 / 2140	
8	Plat Reference	N/A	
9	Proposed Use:	RESTAURANT	
10	Existing Zoning:	C-M	
11	Proposed Zoning:	C-M	
12	Min. Setbacks:		
	Front / Street:	15	Feet
	Side:	15	Feet
	Rear:	15	Feet
13	Proposed Building Area:		SF
14	Watershed:	Other Watershed District	
15	<b>PARKING CALCULATIONS</b> 46.33 ± ± EXEMPTION/REDUCTION FOR SMALL LOTS (BASED ON PARKING BASED ON BUILDING AREA ABOVE 3000 SQ FT) SEE 2216 <b>USE FOR PARKING CALCULATIONS</b>		
	RESTAURANT PARKING (2236/300)	22	SPACES
	30-11.4.4 EXEMPTION FOR EX. BLDG ON CONSTRAINED SITE (TYPE 3 MODIFICATION 33%)	-7	SPACES
	30-11.13.11 TRANSIT ACCESSIBILITY 15%	-3	SPACES
	<b>TOTAL REQUIRED SPACES</b>	12	SPACES
	ON STREET PARKING	6	SPACES
	ON SITE PARKING	6	SPACES
	<b>TOTAL PROVIDED PARKING</b>	12	SPACES



**DAVIS • MARTIN • POWELL**  
ENGINEERS & SURVEYORS

6415 OLD PLANK RD, HIGH POINT, NC 27265  
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245

CONCEPT SITE PLAN  
1900 SPRING GARDEN STREET  
GREENSBORO, NORTH CAROLINA



