

NEW DEVELOPMENT

NWC PISGAH CHURCH RD. & N. CHURCH ST | GREENSBORO, NC 27409

± 1.0 ACRE OUTPARCEL AVAILABLE FOR GROUND LEASE/BTS

1,400 SF IN-LINE RETAIL SPACE AVAILABLE FOR LEASE



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JOUBRAN
COMMERCIAL PROPERTIES



Duffy Ave

0.18 miles to


Dixon St

10,000 VPD

N Church St

Milikin St

Coltrain Dr

340 Multifamily Units on Site

OUTPARCEL #2
± 1.00 ACRE
P/N 144-00-0001
FD T16 PG 1/4
PB T16 PG 1/4
ZONING: GD-RM-26
USE: VACANT

SITE

SITE

21,000 VPD

24,000 VPD

12,500 VPD

Church Crossing

Ransom Rd

Pax Rd

Edgemoor Rd

Dixon St

Lees Chapel Rd

Pisgah Church Rd

Wind Rd

N Church St

JOUBRAN
COMMERCIAL PROPERTIES

WELLS FARGO

AAA

Bojangles

Go Gate City
ANIMAL HOSPITAL

Chick-fil-A

SECU

Skateland

AutoZone

SHERWIN WILLIAMS

POPCORN

K

reFuel

Advance Auto Parts

TACO BELL

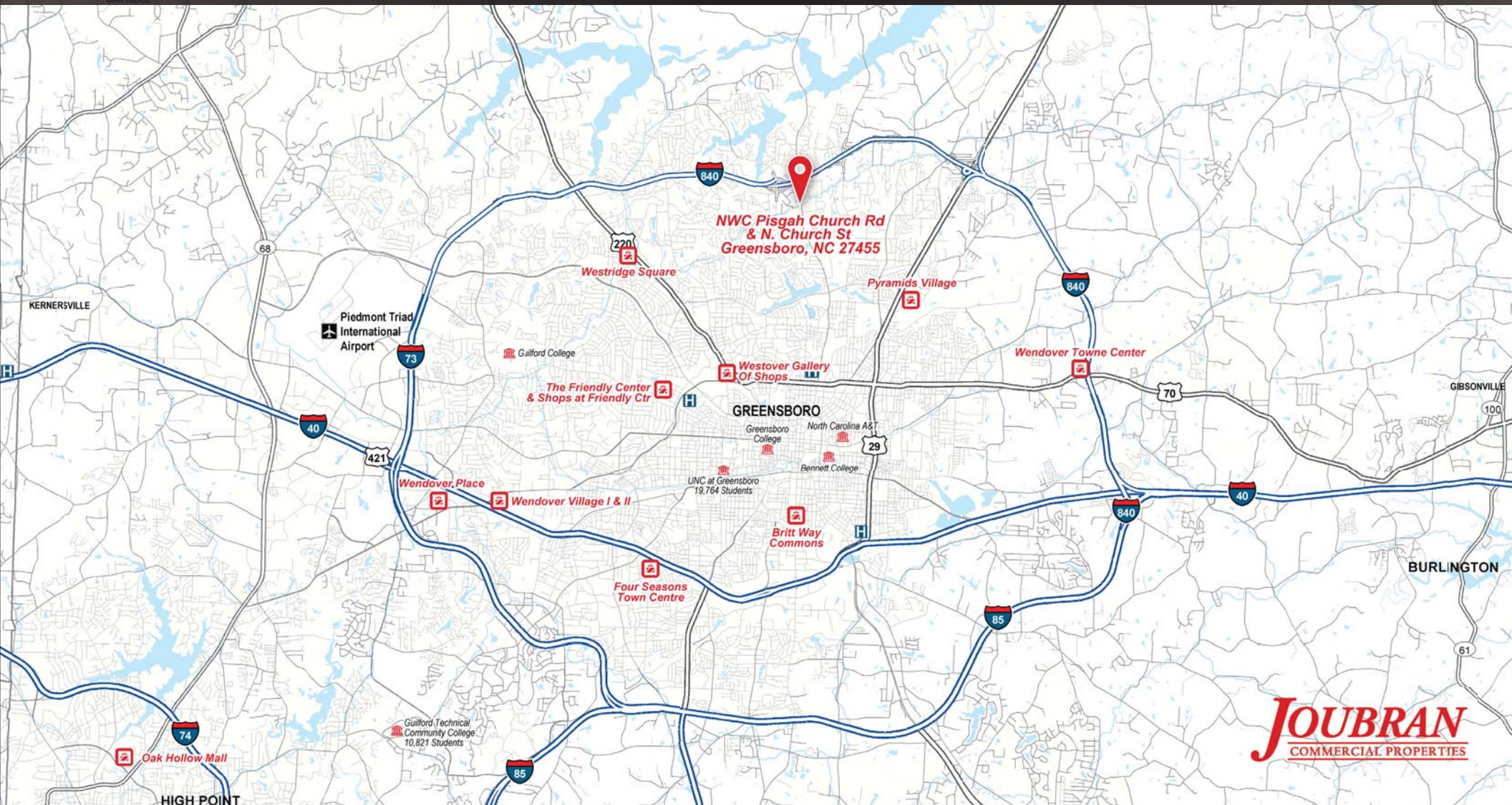
FAMILY DOLLAR

PROPERTY DETAILS

- ± 1.00 Acre Outparcel available for Ground Lease or Build-To-Suit
- 1,400 SF In-Line Retail Space Available for Lease (next to Dunkin')
- Sandwiched between Greensboro's most wealthy neighborhoods including Lake Jeanette/North Oaks to the North and Irving Park/Broadview neighborhoods to the South.
- Located 0.18 miles from the new Greensboro Urban Loop (I-840) providing easy access to the entire city of Greensboro and multiple Interstates including: I-840, I-40, I-85 & I-73.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	11,867	65,520	149,949
2022 Avg. Household Income	\$89,669	\$96,803	\$93,504
2022 Total Households	5,174	27,457	59,769
2022 Daytime Population	11,239	70,041	184,092



MARKET OVERVIEW

Greensboro, North Carolina

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Holda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root. Greensboro is home to many Colleges and Universities; most notably, University of North Carolina at Greensboro, North Carolina Agricultural & Technology, Guilford College and Guilford Technical Community College. Greensboro is also the headquarters for the ACC and has hosted the ACC Men's Basketball Tournament at The Greensboro Coliseum 23 times over the years.

The Greensboro Urban Loop (I-840) is nearing completion and will soon completely encircle the city of Greensboro. The final portion of the Urban Loop will connect N. Elm St to US-29 in North Greensboro just over 0.4 miles from the Subject Property. The available ± 0.91 ac outparcel and 1,400 SF space are situated on the northern boundary of the upscale 'New Irving Park' neighborhood with Average Home Values in excess of \$428,000.



● 1604 Birch Ln, Greensboro, NC 27408

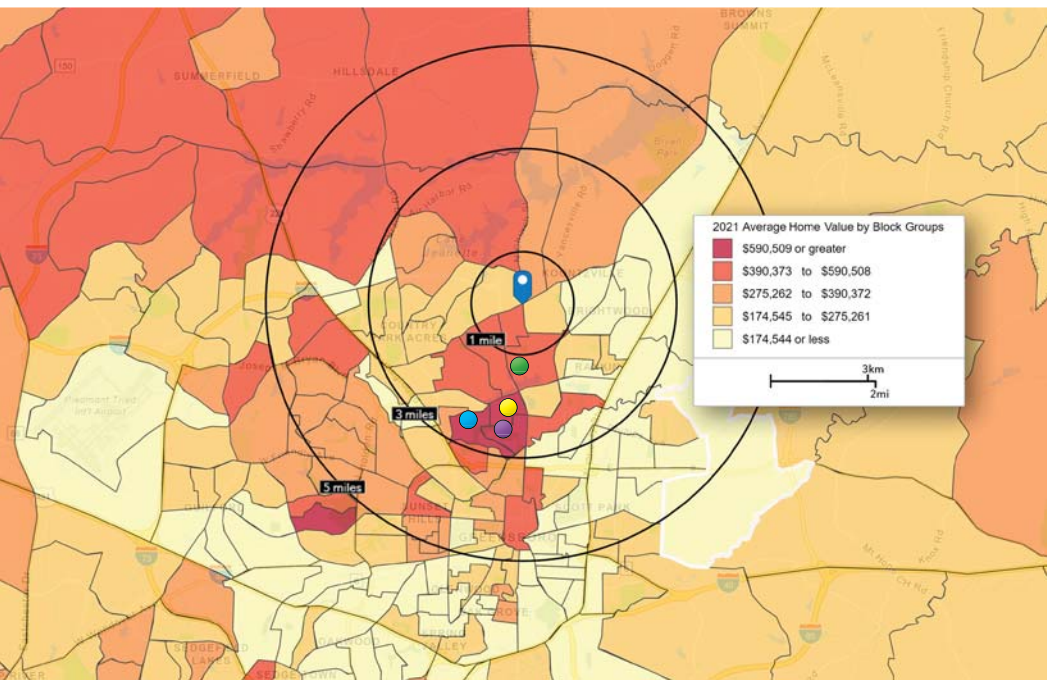
● 3106 Saint Regis Rd, Greensboro, NC 27408

Examples of Homes Currently for Sale in Irving Park & Broadview Neighborhoods



● 2011 Granville Rd, Greensboro, NC 27408

● 2309 Lafayette Ave, Greensboro, NC 27408



PIEDMONT TRIAD FAST FACTS

North Carolina's Piedmont Triad comprises 12 counties in central NC surrounding the cities of Greensboro, Winston-Salem and High Point.

More than 1.8 million residents live in the Piedmont Triad

The Piedmont Triad's (11) four-year Colleges & Universities have a total enrollment of nearly 63,000, while (9) community colleges serve an additional 34,500 students.

The regional workforce is more than 800,000 strong with Greensboro-High Point serving as an employment center drawing in 145,000 commuting workers.



840

840

Garden Valley Farmers Market

Drewsbury Dr

340 Multifamily Units on Site

Duffy Ave

Milikin St

SITE

O'Reilly

refuel

Wind Rd

Church Crossing

FOOD LION

FAMILY DOLLAR

Kenneth Rd

Whitefield Dr

Baylor St

Princess Rd

Prince Rd

Kids R Kids

McDonald's

DOLLAR TREE

Firestone COMPLETE AUTO CARE

First Citizens Bank

WELLS FARGO

Bojangles

Chick-fil-A

Starbucks

12,500 VPD

Advance Auto Parts

TACO BELL

Mitchell Rd

North Elm Village

Panera EAST COAST SUBS BARBERITOS

MEDITERRANEO

Matt Pl

Collinswood Ln

Village at North Elm

Harris Teeter DUCK DONUTS Jersey Mike's

Greenbriar Rd

Walgreens

STARBUCKS COFFEE

Arby's

goodwill

SUNTRUST Little Caesars

New Irving Park
Avg. Home Value
\$428,692

16,500 VPD

Spicewood Dr

N Elm St

VF Corporation
Corporate Offices

17,000 VPD

GREENSBORO

JOURBRAN
COMMERCIAL PROPERTIES





CONTACT FOR PRICING & LEASING DETAILS

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