

Chapman St. Retail/Flex For Lease

934 CHAPMAN ST. GREENSBORO, NC 27403



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Property *Dashboard*

2,280 SF

Total Building Size

\$3,500

Monthly Rent

NNN

Lease Type

\$491.00/Month

(est.) TICAM

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	16,318	93,582	215,646
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$66,040	\$72,021	\$76,982

KEY AMENITIES

- Conveniently located between Gate City Blvd. and Spring Garden Rd.
- Close proximity to I-40 and W Wendover Ave.
- Near UNC Greensboro, Greensboro Colliseum, and White Oak Amphitheatre
- Idea for businesses such as service garage or window tinting

PROPERTY HIGHLIGHTS

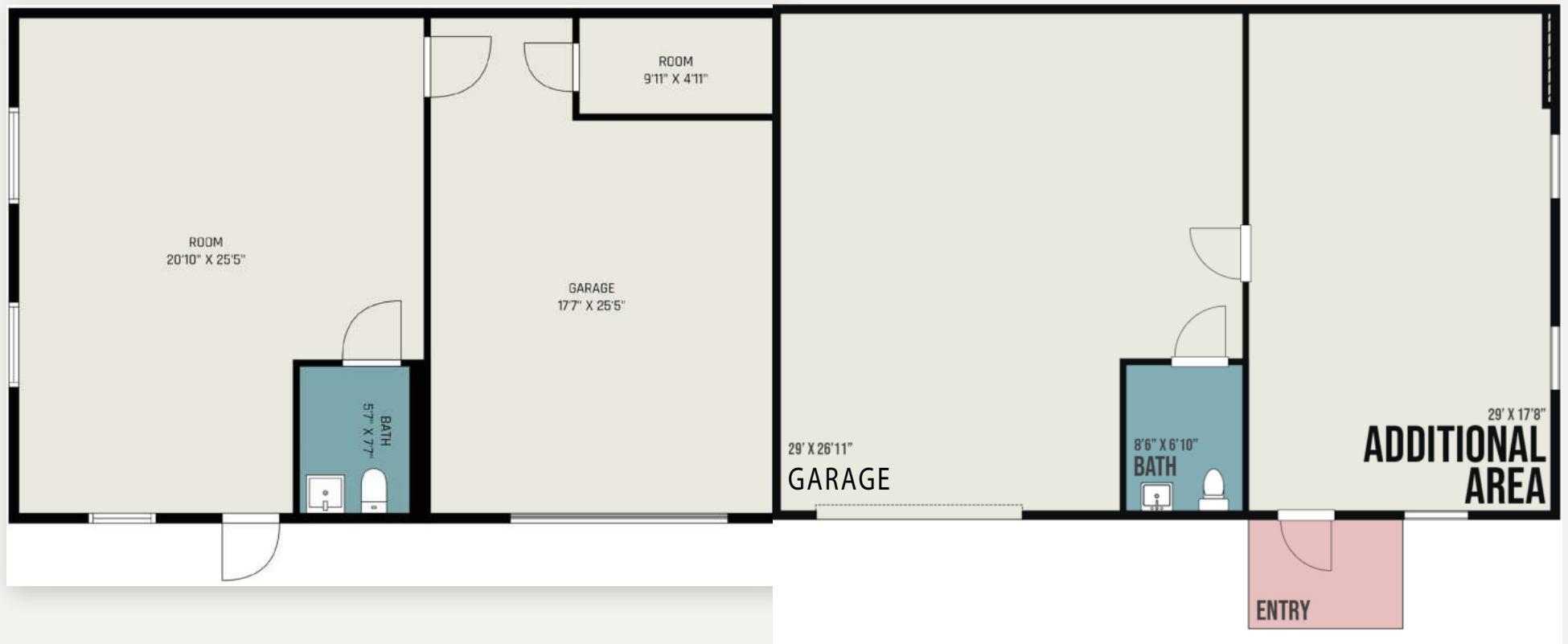
- 1 Suite available for lease
- 5- year lease renewal options available
- The property sits on 0.12 acres and was built in 1999
- Zoning allows for retail use
- C-M Zoning allows for various commercial uses
- Includes 10 parking spaces, providing ample parking for tenants and customers



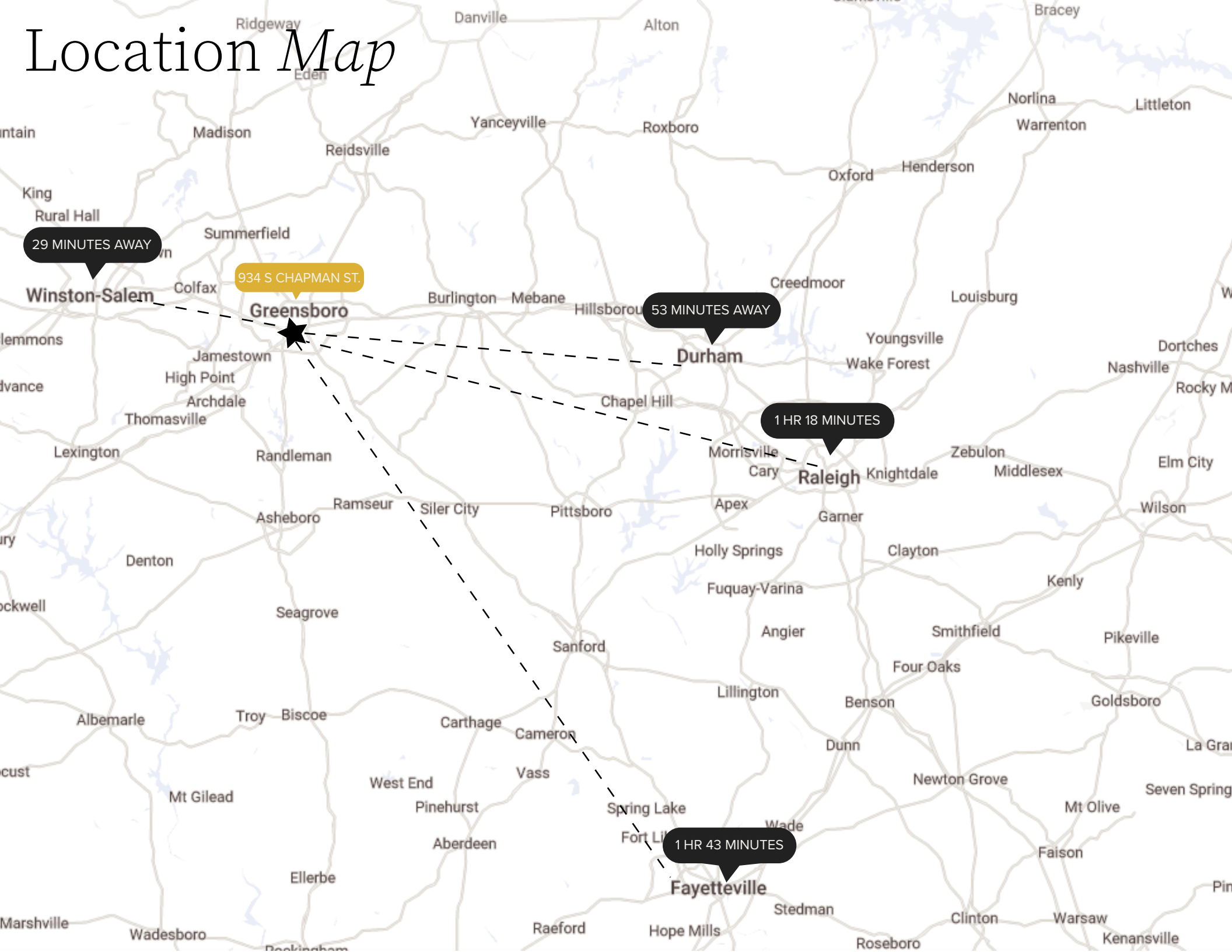




Floor Plan



Location Map



Parcel Map

934



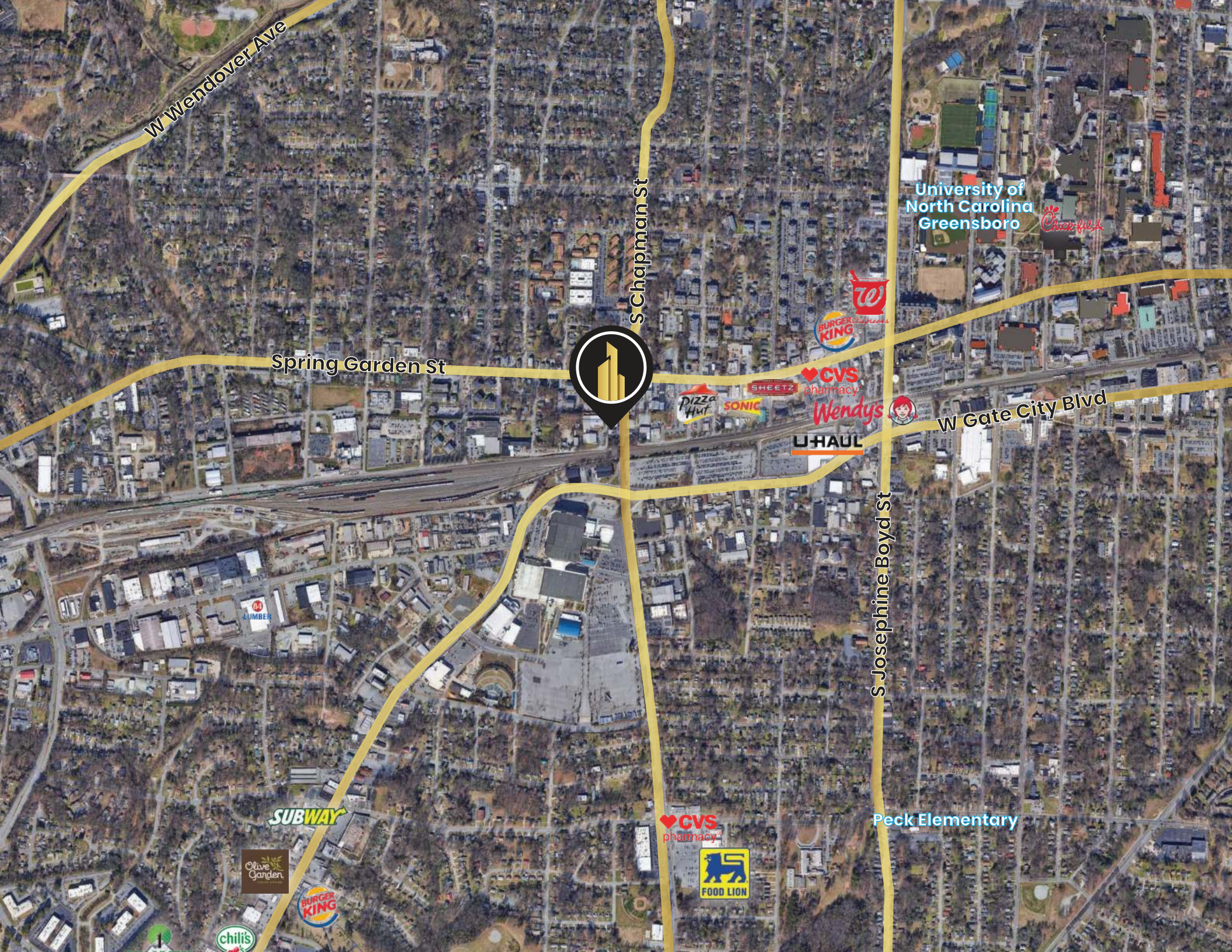
Site Plan



Spring Garden St

S Chapman St 22,000 VPD





W Wendover Ave

S Chapman St

Spring Garden St

University of
North Carolina
Greensboro

Chick-fil-A

BURGER
KING

CVS
pharmacy

Wendy's

U-HAUL

W Gate City Blvd

S Josephine Boyd St

SUBWAY

Olive
Garden

BURGER
KING

chili's

CVS
pharmacy

FOOD LION

Peck Elementary

Market Overview - Greensboro, NC



Greensboro is a city located in the state of North Carolina, in the United States. The city has a population of roughly 300,000 people and is the third-largest city in the state. It is known for its rich history, vibrant culture, and beautiful landscapes.

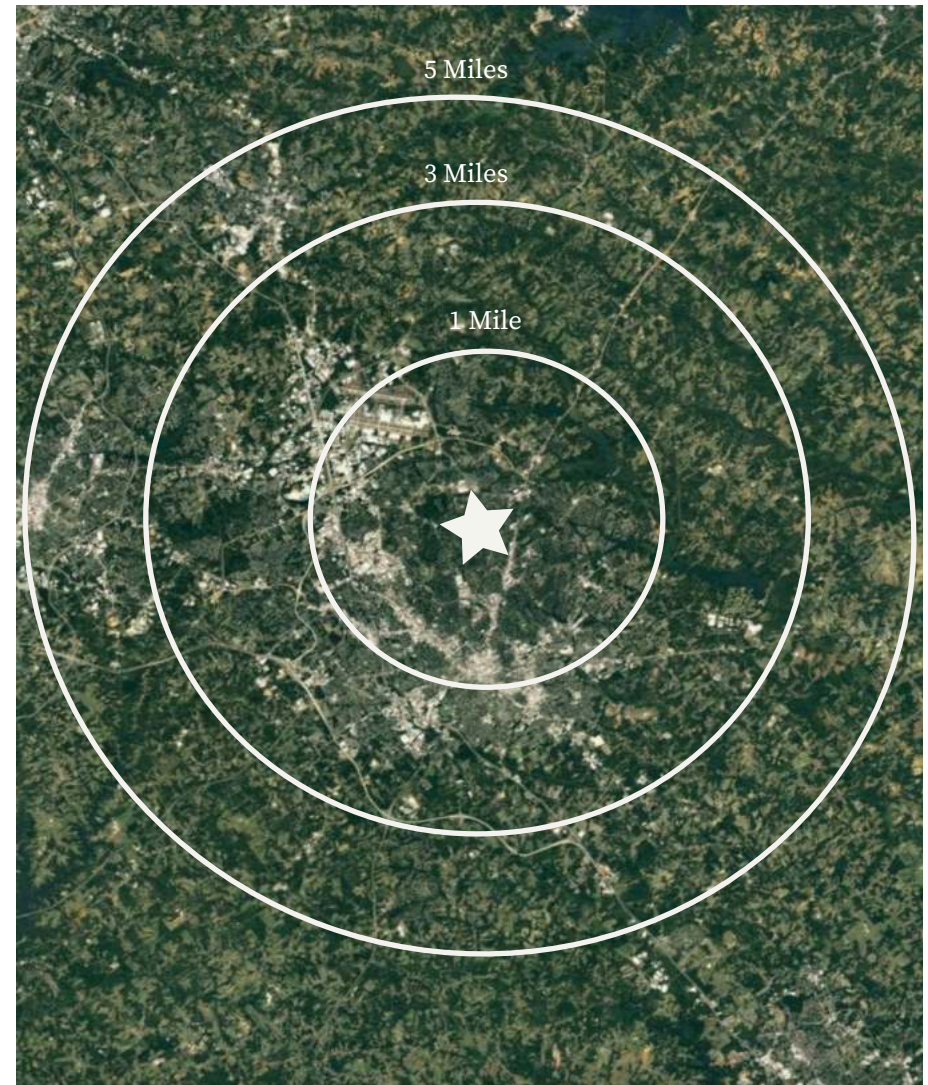
One of the major attractions in Greensboro is the International Civil Rights Center & Museum, which is located in the heart of downtown. The museum is dedicated to preserving the history of the Civil Rights Movement, and visitors can explore exhibits that feature powerful images, artifacts, and interactive displays. Greensboro is also home to several other museums, including the Greensboro Science Center, the Weatherspoon Art Museum, and the Greensboro Historical Museum.

Beyond museums and cultural attractions, Greensboro is a great place to enjoy the great outdoors. The city is home to several parks and green spaces that provide ample opportunities for hiking, biking, picnicking, and more. Overall, Greensboro is a wonderful place to visit or call home, filled with history, culture, and plenty of natural beauty.

Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	16,318	93,582	215,646
Households	4,550	36,161	87,585
Families	1,603	17,238	45,358
Average Household Size	2.37	2.20	2.25
Owner Occupied Housing Units	1,918	14,943	41,177
Renter Occupied Housing Units	2,632	21,219	46,408
Median Age	23.2	30.3	34.2
Median Household Income	\$47,683	\$44,839	\$50,974
Average Household Income	\$66,040	\$72,021	\$76,982

2027 Summary	1 Mile	3 Mile	5 Mile
Population	16,352	94,064	218,991
Households	4,576	36,434	89,165
Families	1,596	17,250	45,957
Average Household Size	2.37	2.20	2.25
Owner Occupied Housing Units	1,969	15,361	42,914
Renter Occupied Housing Units	2,606	21,074	46,252
Median Age	23.3	30.7	35.3
Median Household Income	\$57,330	\$54,931	\$61,580
Average Household Income	\$79,370	\$85,551	\$91,405



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The logo for CityPlat Commercial Real Estate. The word "CITYPLAT" is in a large, white, sans-serif font. The letter "I" in "CITY" is replaced by a stylized yellow graphic of three vertical bars of increasing height, resembling a city skyline. Below "CITYPLAT", the words "COMMERCIAL REAL ESTATE" are written in a smaller, white, sans-serif font.

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