

Retail Suite Available in Busy Greensboro Neighborhood

2641 RANDLEMAN ROAD | GREENSBORO, NC 27406



Table Of Contents

3	<i>Property Dashboard</i>
4	<i>Photos</i>
7	<i>Floor Plan Options</i>
10	<i>Location Map</i>
11	<i>Parcel Map</i>
12	<i>Aerial View</i>
13	<i>Market Overview</i>
14	<i>Demographics</i>

Property *Dashboard*

1,250 SF

Total SF

\$16 | SF

Lease Rate

NNN

Lease Type

Retail

Use

LI

Zoning

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	4,437	36,562	91,352
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$84,168	\$94,036	\$92,290

KEY AMENITIES

- Fully-built-out retail building with one suite available for lease.
- Highly visible location on a heavily trafficked road.
- Proximity to downtown Greensboro, making it easily accessible for customers.
- Convenient access to major highways, just 0.5 mile from both I-40 and I-85.
- Located on the GTA route, ensuring good connectivity to public transportation.
- Ample parking available with 72 parking spaces.
- Lease term is for 5 years, providing stability for potential tenants.
- Lease commencement date is 60 days from now, allowing ample time for interested parties to plan and prepare.





NGER

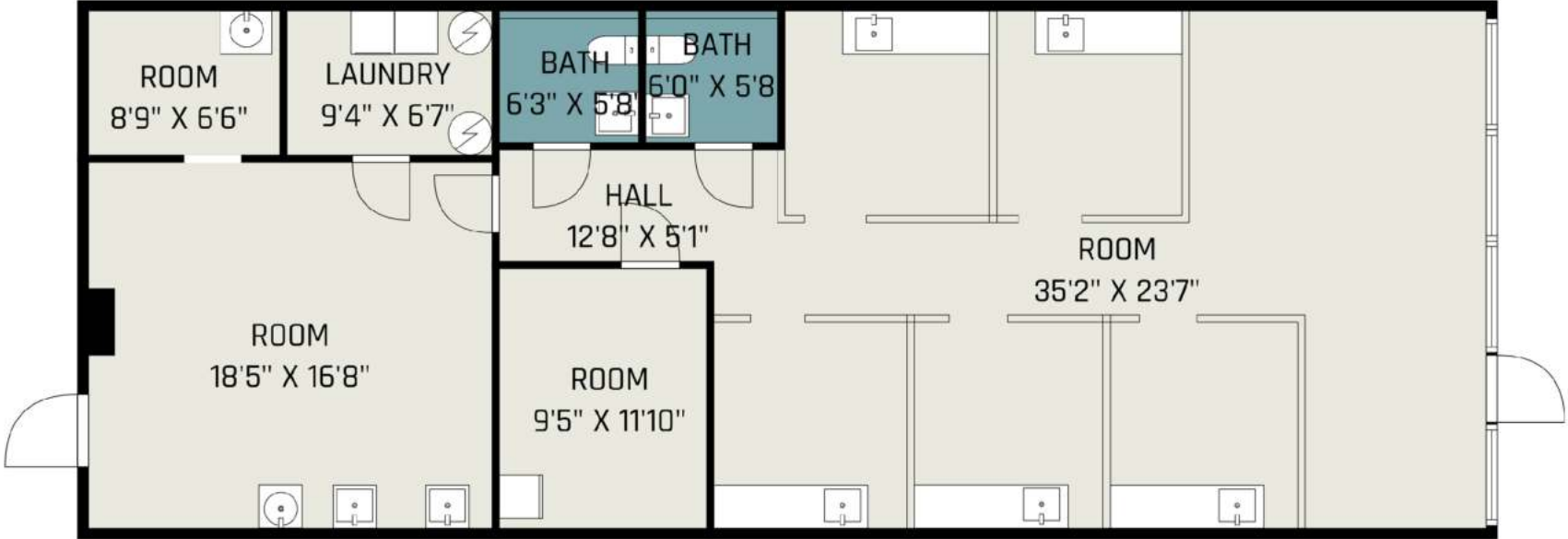


HAZELINE
HAIRDRESSING &
HAIR CENTER

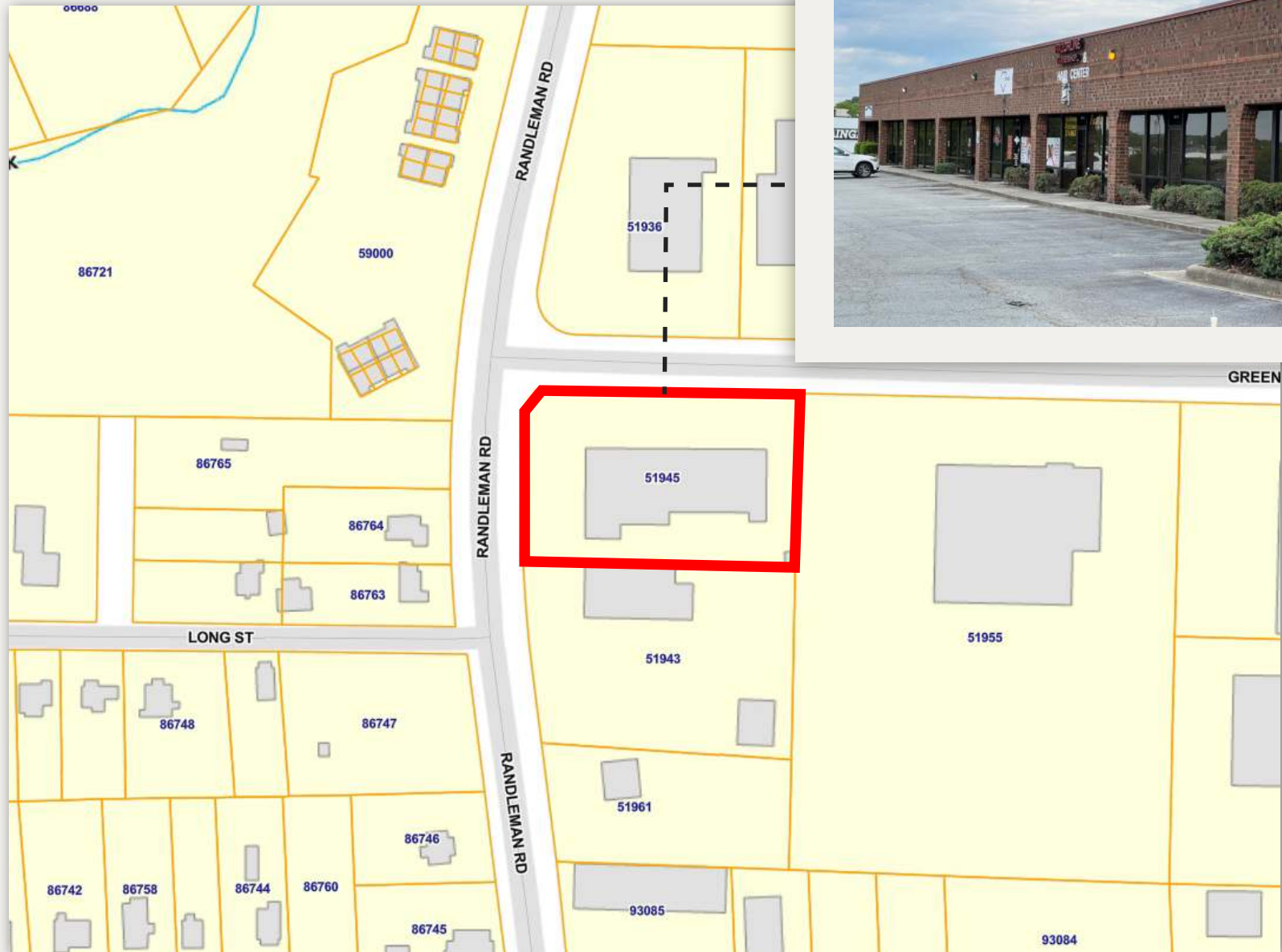
Level Up Parenting



Suite B: 1,250 SF



Parcel Map





Randleman Rd.



Market Overview: Greensboro, NC



Greensboro is the third-most populous city in North Carolina after Charlotte and Raleigh, the 69th-most populous city in the United States, and the largest city in the Piedmont Triad metropolitan region. Three major interstate highways (Interstate 40, Interstate 85, and Interstate 73) in the Piedmont region of central North Carolina were built to intersect at this city.

Downtown Greensboro has attracted development investment in recent years with such new construction as First National Bank Field, residential construction, and offices. The Southside neighborhood downtown exemplifies central-city reinvestment. The formerly economically depressed neighborhood has been redeveloped as an award-winning neotraditional-style neighborhood featuring walkability, compact blocks and local amenities and services.

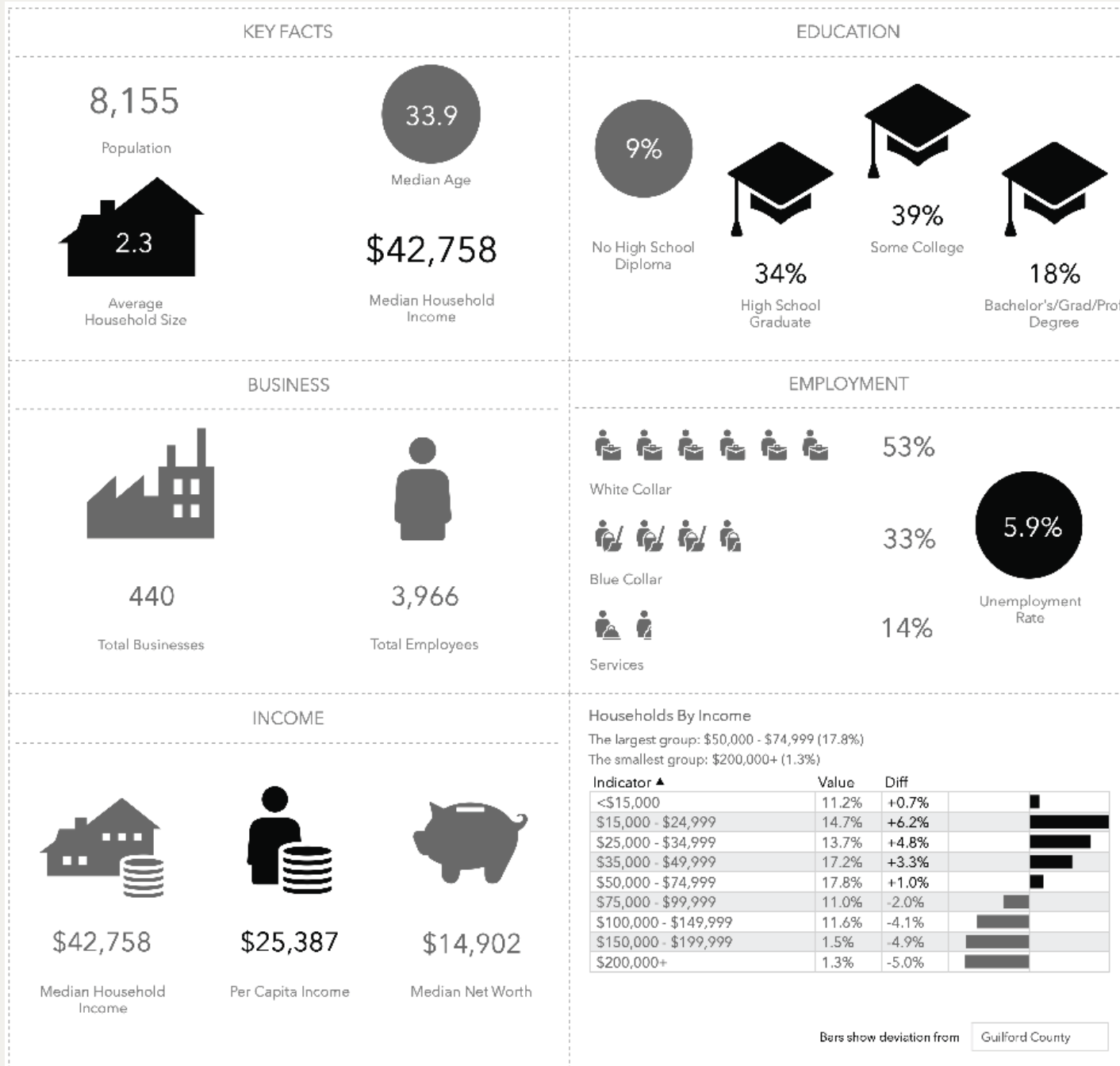
The redevelopment of the downtown was stimulated by the 2006 opening of the Elon University School of Law. The law school is credited with attracting student dollars to the downtown.

Greensboro's economy and the Piedmont Triad area's have traditionally centered around textiles, tobacco, and furniture. Greensboro's central location in the state has made it a popular place for families and businesses, as well as more of a logistics hub, with FedEx having regional operations based in the city. In December 2021, it was announced that Toyota Motor North America, a subsidiary of Japanese automaker Toyota, would operate a \$1.3 billion battery plant in Greensboro.

Notable companies headquartered in Greensboro include the Honda Aircraft Company, HAECO Americas, ITG Brands, Kayser-Roth, VF, Mack Trucks, Volvo Trucks of North America, Qorvo, the International Textile Group, NewBridge Bank, The Fresh Market, Atlantic Coast Conference, Cook Out, Ham's, Biscuitville, Fusion3 3D Printers, Tripps, Wrangler, Kontoor Brands and Columbia Forest Products. Greensboro is a "center of operations" for the insurance company Lincoln Financial Group.

City leaders have been working to attract new businesses in the nanotech, high-tech, aviation and transportation/logistics sectors. The University of North Carolina at Greensboro and North Carolina A&T State University opened a joint research park, Gateway University Research Park.

Demographics



CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



CITYPLAT

COMMERCIAL REAL ESTATE

KEITH BASHI

Broker

919.520.9634

Keith@CityPlat.com

WALKER ROUSE

Broker

919.841.8073

Walker@CityPlat.com

107 FAYETTEVILLE ST.
SUITE 400
RALEIGH, NC 27601

WWW.CITYPLAT.COM