

Retail Suites Available in Busy Greensboro Neighborhood

2641 RANDLEMAN ROAD | GREENSBORO, NC 27406



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Property *Dashboard*

15,000 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

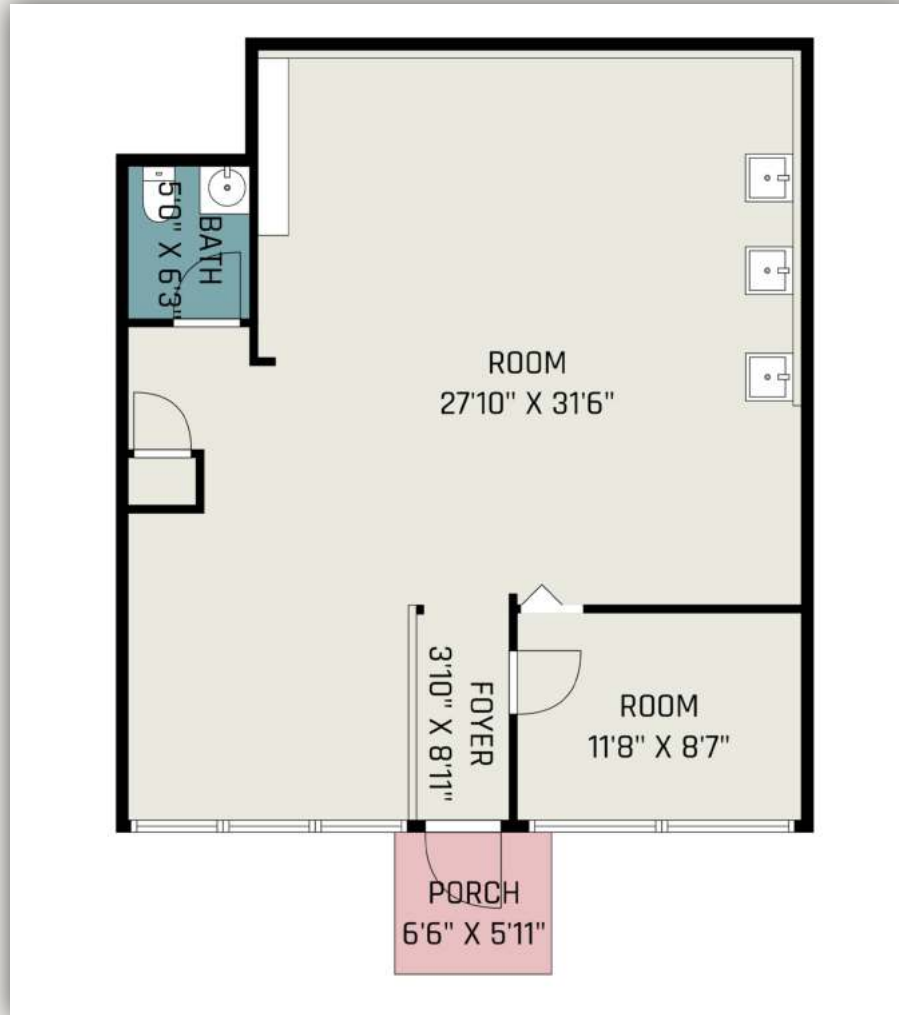
- Fully-built out retail building with 9 suites available for lease.
- Highly visible location on a heavily trafficked road.
- Proximity to downtown Greensboro, making it easily accessible for customers.
- Convenient access to major highways, being only 0.5 mile from both I-40 and I-85.
- Located on 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.
- Suites ranging from 1,000 SF to 3,000 SF



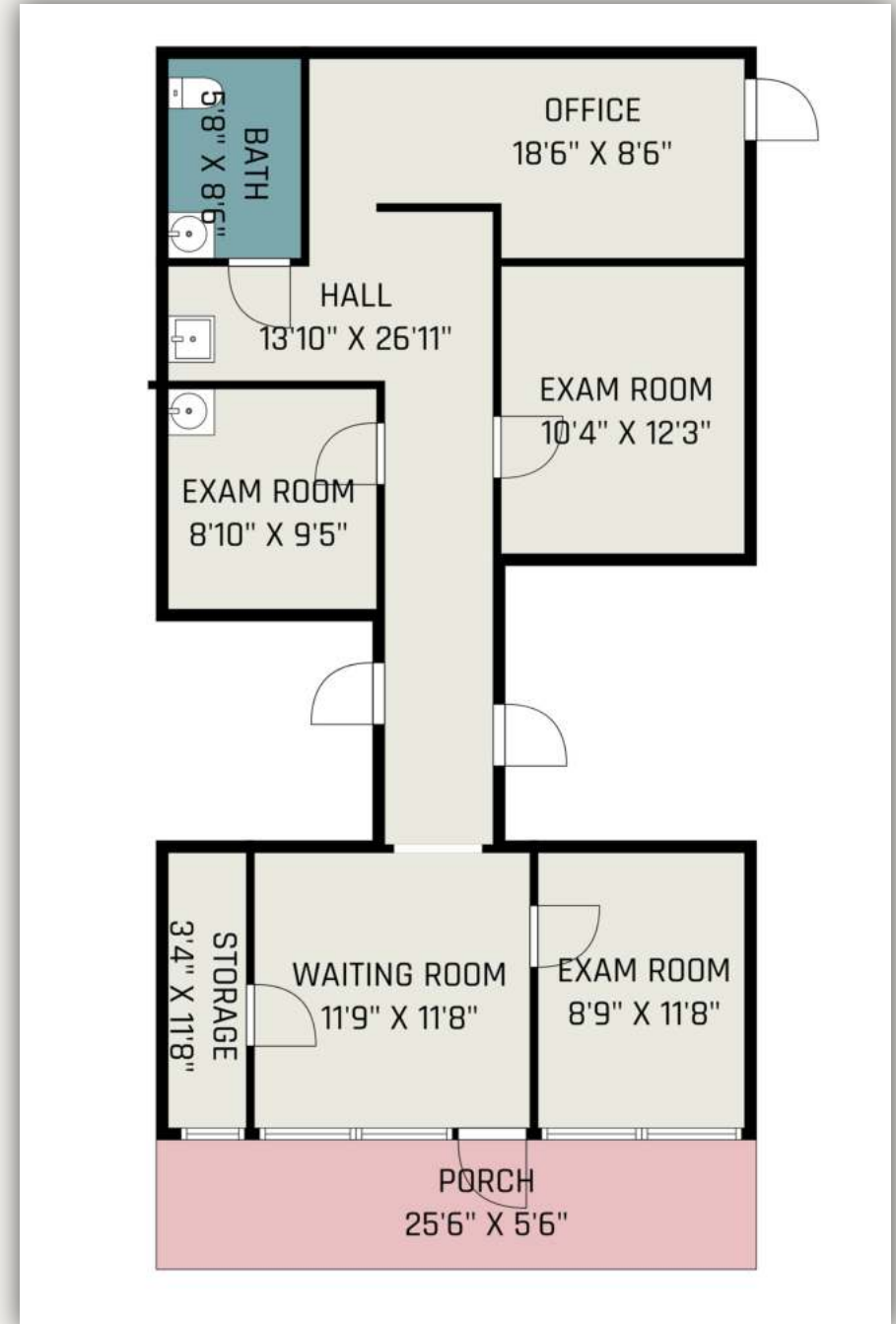




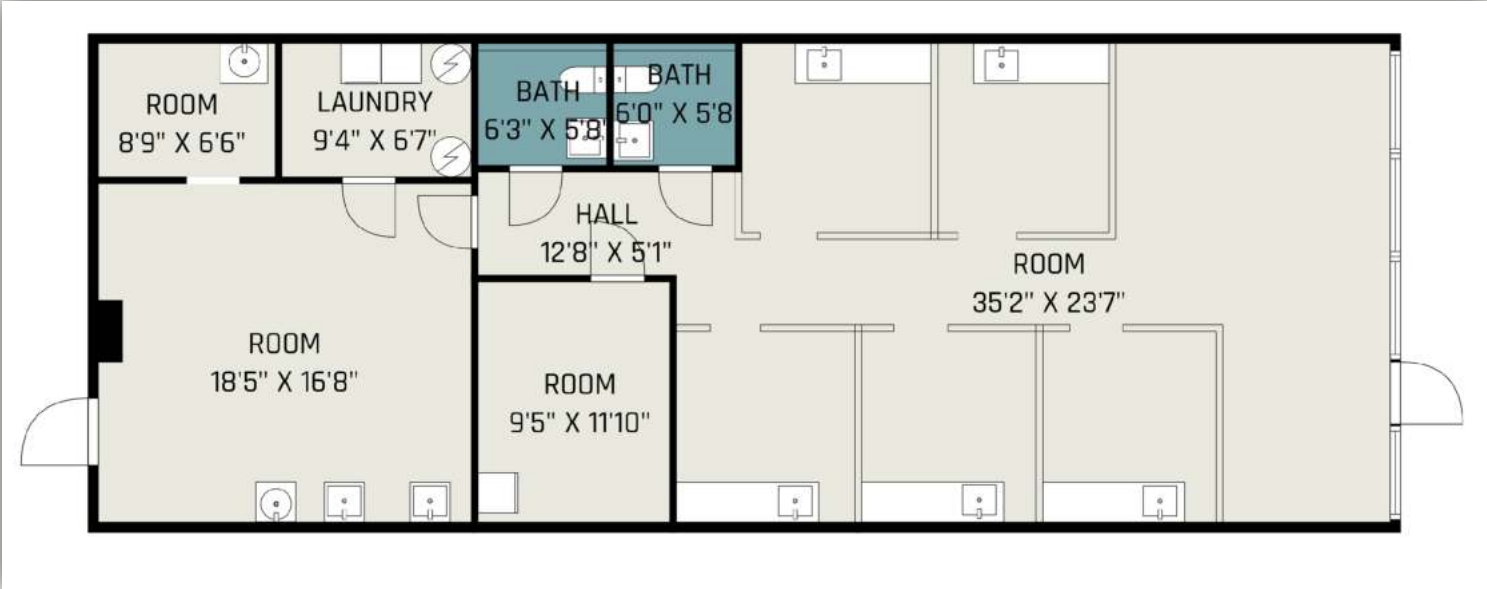
Suite A



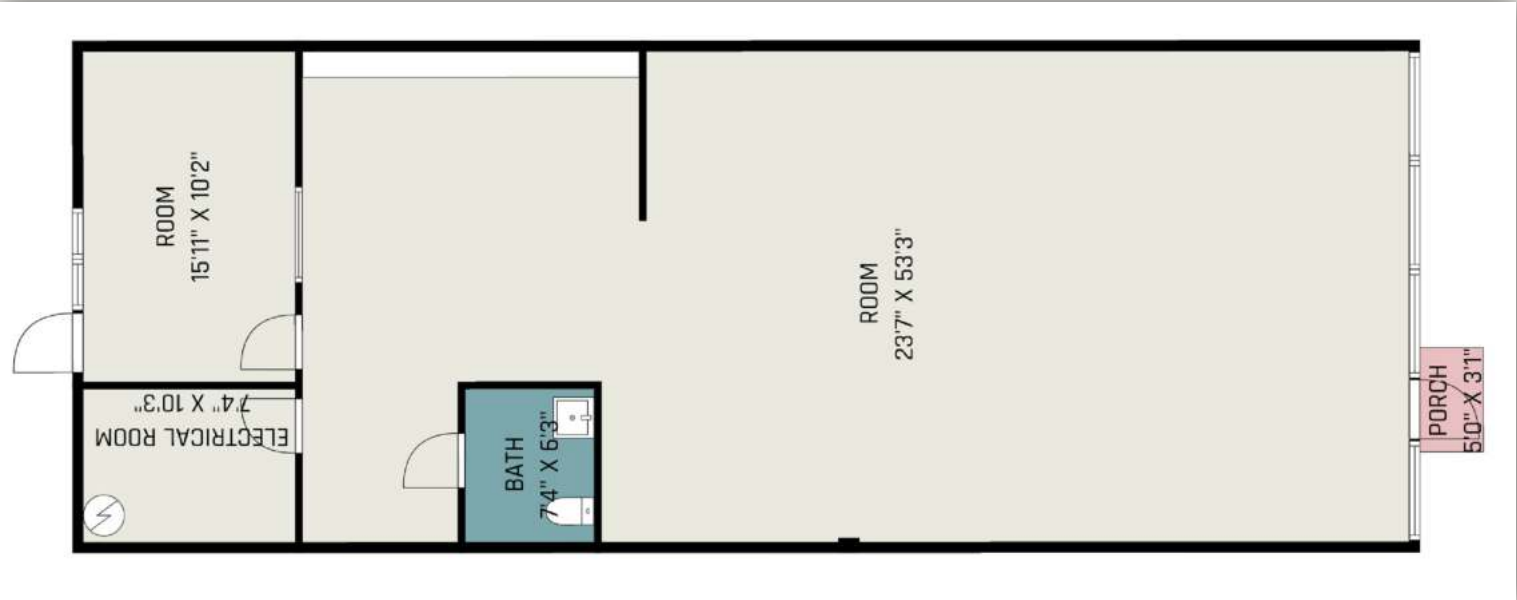
Suite B



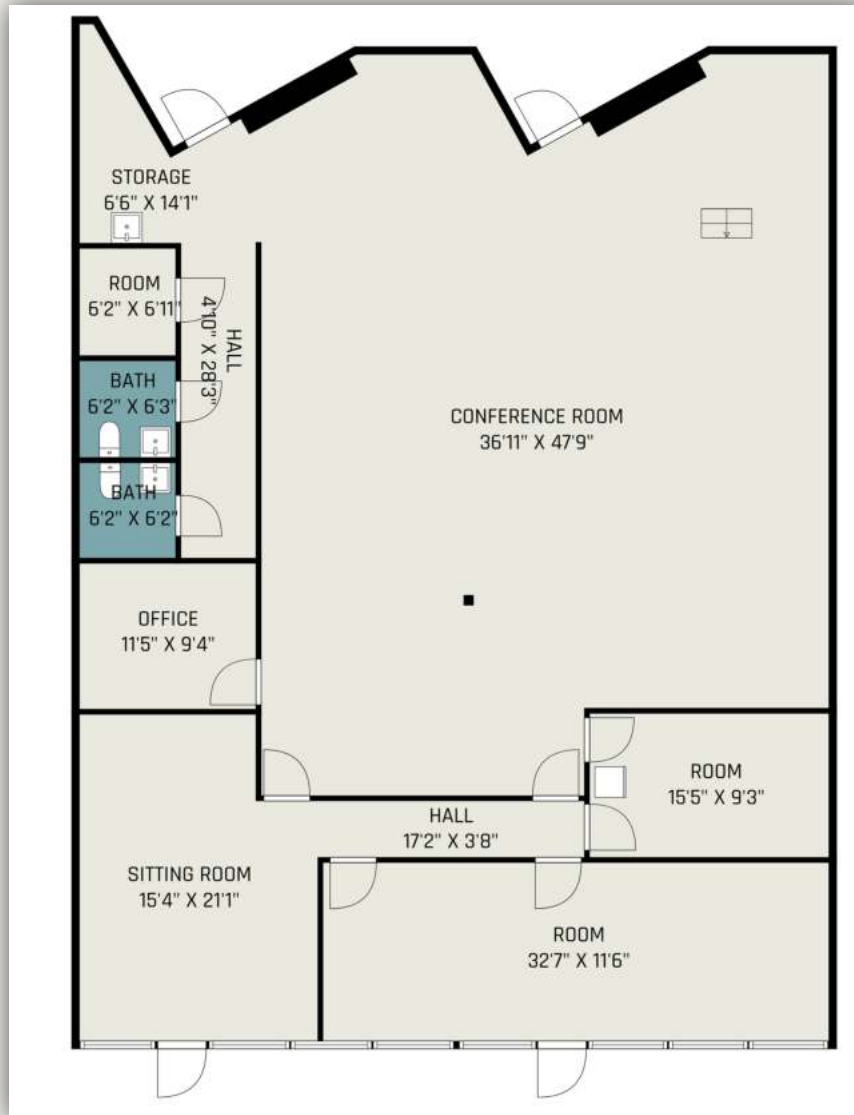
Suite C



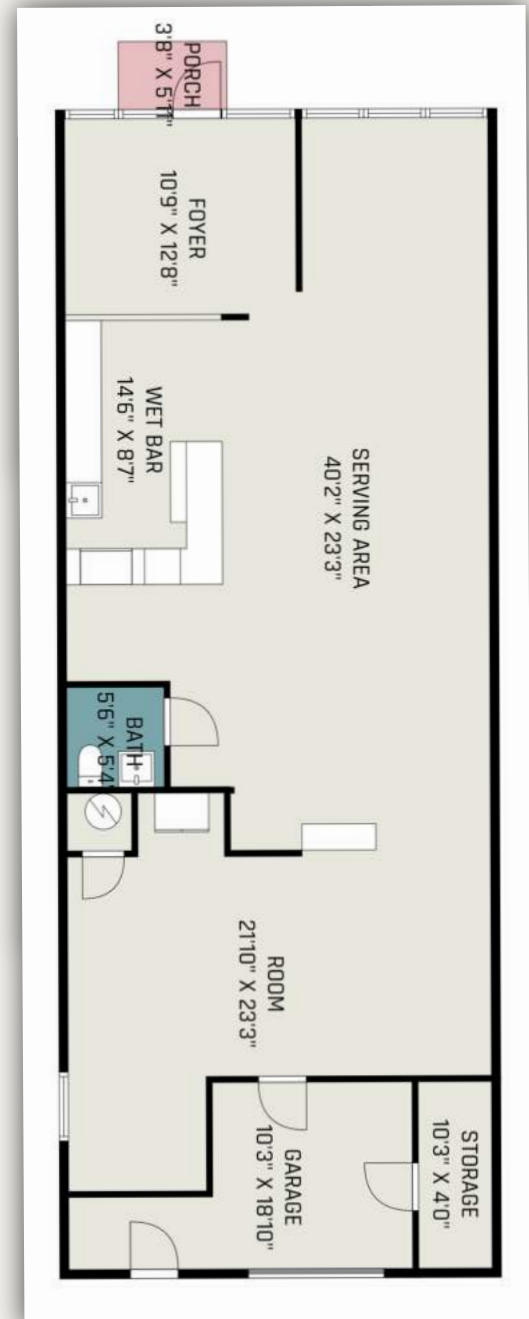
Suite D



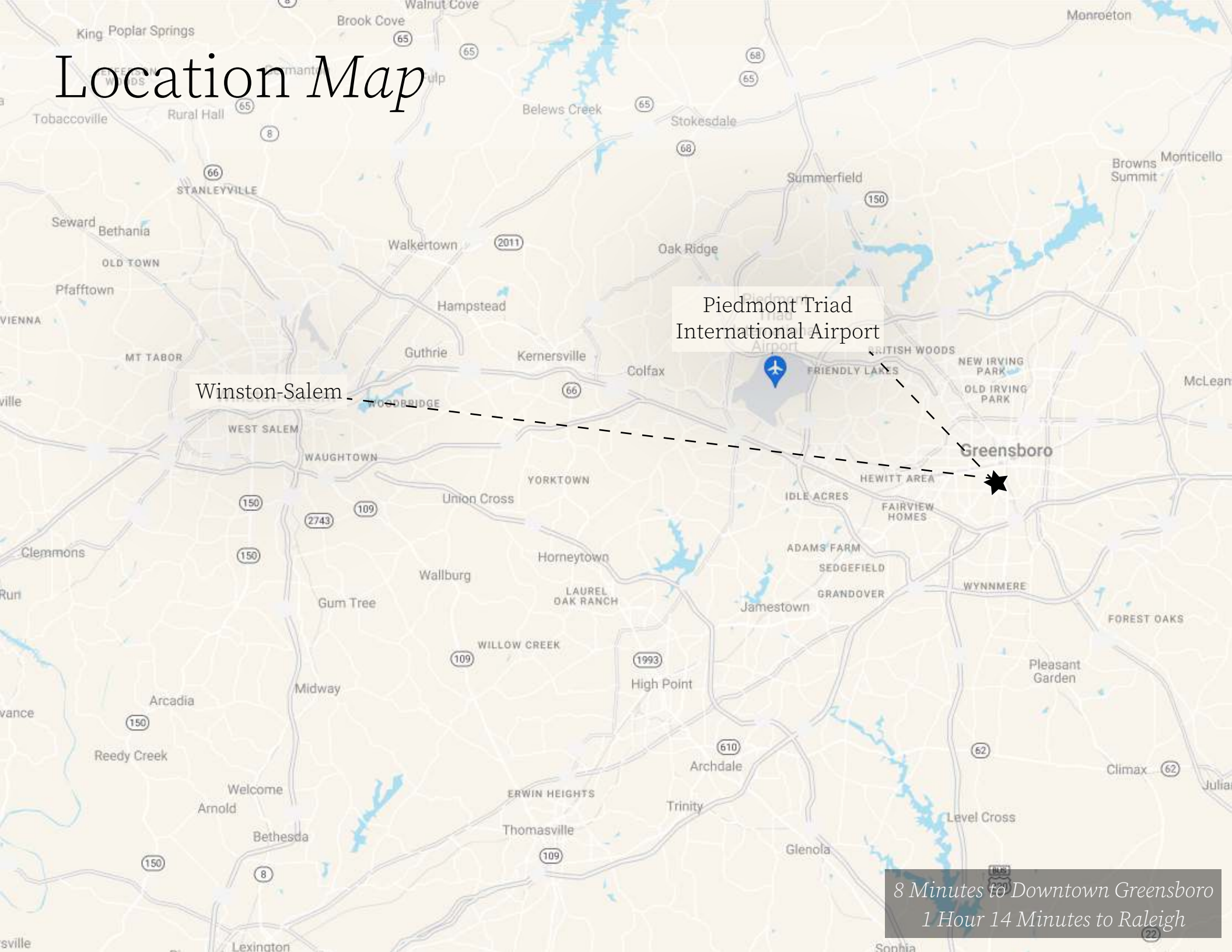
Suite F & G



Suite H



Location Map



Piedmont Triad
International Airport

Winston-Salem

Greensboro

8 Minutes to Downtown Greensboro
1 Hour 14 Minutes to Raleigh

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

KEY FACTS

8,155

Population



2.3

Average Household Size

33.9

Median Age

\$42,758

Median Household Income

EDUCATION

9%

No High School Diploma



34%

High School Graduate



39%

Some College



18%

Bachelor's/Grad/Prof Degree

BUSINESS



440

Total Businesses



3,966

Total Employees

EMPLOYMENT



53%

White Collar



33%

Blue Collar



14%

Services

5.9%

Unemployment Rate

INCOME



\$42,758

Median Household Income



\$25,387

Per Capita Income



\$14,902

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.8%)

The smallest group: \$200,000+ (1.3%)

Indicator ▲	Value	Diff	
<\$15,000	11.2%	+0.7%	
\$15,000 - \$24,999	14.7%	+6.2%	
\$25,000 - \$34,999	13.7%	+4.8%	
\$35,000 - \$49,999	17.2%	+3.3%	
\$50,000 - \$74,999	17.8%	+1.0%	
\$75,000 - \$99,999	11.0%	-2.0%	
\$100,000 - \$149,999	11.6%	-4.1%	
\$150,000 - \$199,999	1.5%	-4.9%	
\$200,000+	1.3%	-5.0%	

Bars show deviation from Guilford County

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