



**UNIQUE DOWNTOWN
RETAIL & OFFICE
BUILDING**

312 CHURCH CT.
GREENSBORO, NC 27401

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FOR SALE

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PROPERTY OVERVIEW

2,000 SF

TOTAL SQUARE FEET

\$525,000

ASKING PRICE

0.3 AC

ACRES

1927

BUILT

CB

ZONING

RETAIL/

OFFICE

USE

312 CHURCH CT. - VIDEO

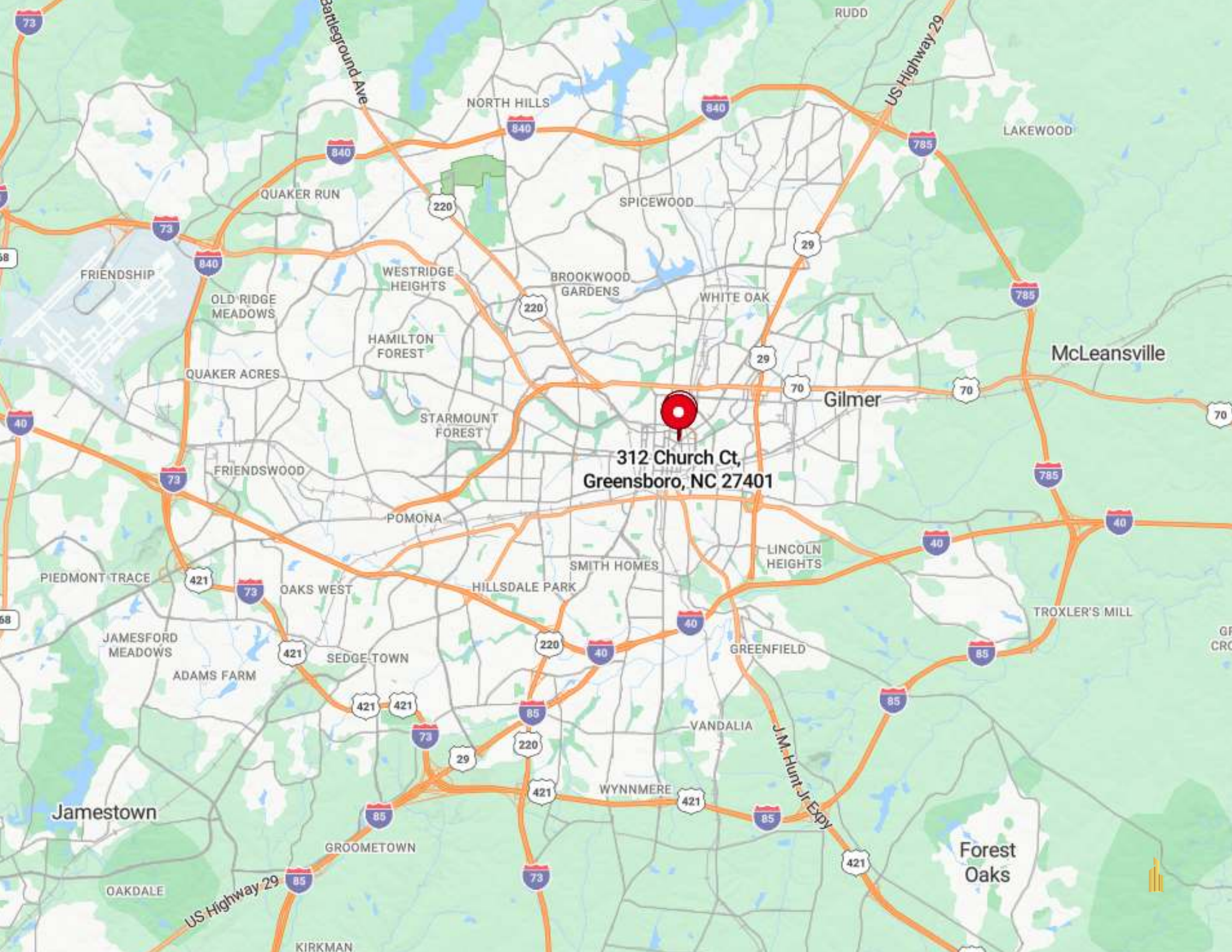
- **Location:** Situated in the heart of downtown Greensboro.
- **Size and Style:** This 2,000 SF space is an urban, modern aesthetic, ideal for a stylish office or retail setup
- **Structure:** Featuring two stories, offering versatile space
- **Year Built/Renovated:** Originally built in 1927, this building has been **renovated in 2005** to combine historical charm with modern functionality.
- Located within a designated **Opportunity Zone**
- **Proximity:** Near dining, shopping, and entertainment options, with easy access to US-70, US-29, and I-40
- One block from the Greensboro Performing Arts Center











312 Church Ct,
Greensboro, NC 27401



Gilmer

McLeansville

Jamestown

Forest Oaks

Troxler's Mill

Hillsdale Park

Smith Homes

Lincoln Heights

Greenfield

Vandalia

Wynnmere

Groometown

Sedgetown

Oaks West

Pomona

Friendswood

Star Mount Forest

Hamilton Forest

Westridge Heights

Brookwood Gardens

White Oak

Spicewood

North Hills

Quaker Run

Friendship

Quaker Acres

Old Ridge Meadows

Piedmont Trace

Jamesford Meadows

Adams Farm

Oakdale

Kirkman

J.M. Hunt Jr Expy

US Highway 29

US Highway 29

73

840

840

840

785

73

840

220

220

29

785

40

73

29

70

70

70

785

40

421

73

40

40

40

68

421

220

40

40

85

85

421

421

85

220

40

85

29

220

421

421

85

421

85

73

421



ZONING - CB

THE **CENTRAL BUSINESS (CB)** ZONING DISTRICT AIMS TO SUPPORT AND ENCOURAGE THE DEVELOPMENT OF GREENSBORO'S DOWNTOWN AREA AS A VIBRANT, MIXED-USE URBAN CENTER. IT ALLOWS FOR A COMBINATION OF RESIDENTIAL, COMMERCIAL, OFFICE, AND CULTURAL USES TO CREATE A DYNAMIC, PEDESTRIAN-FRIENDLY ENVIRONMENT.

Summit Ave.

SITE
312 Church Ct.

Church Ct.



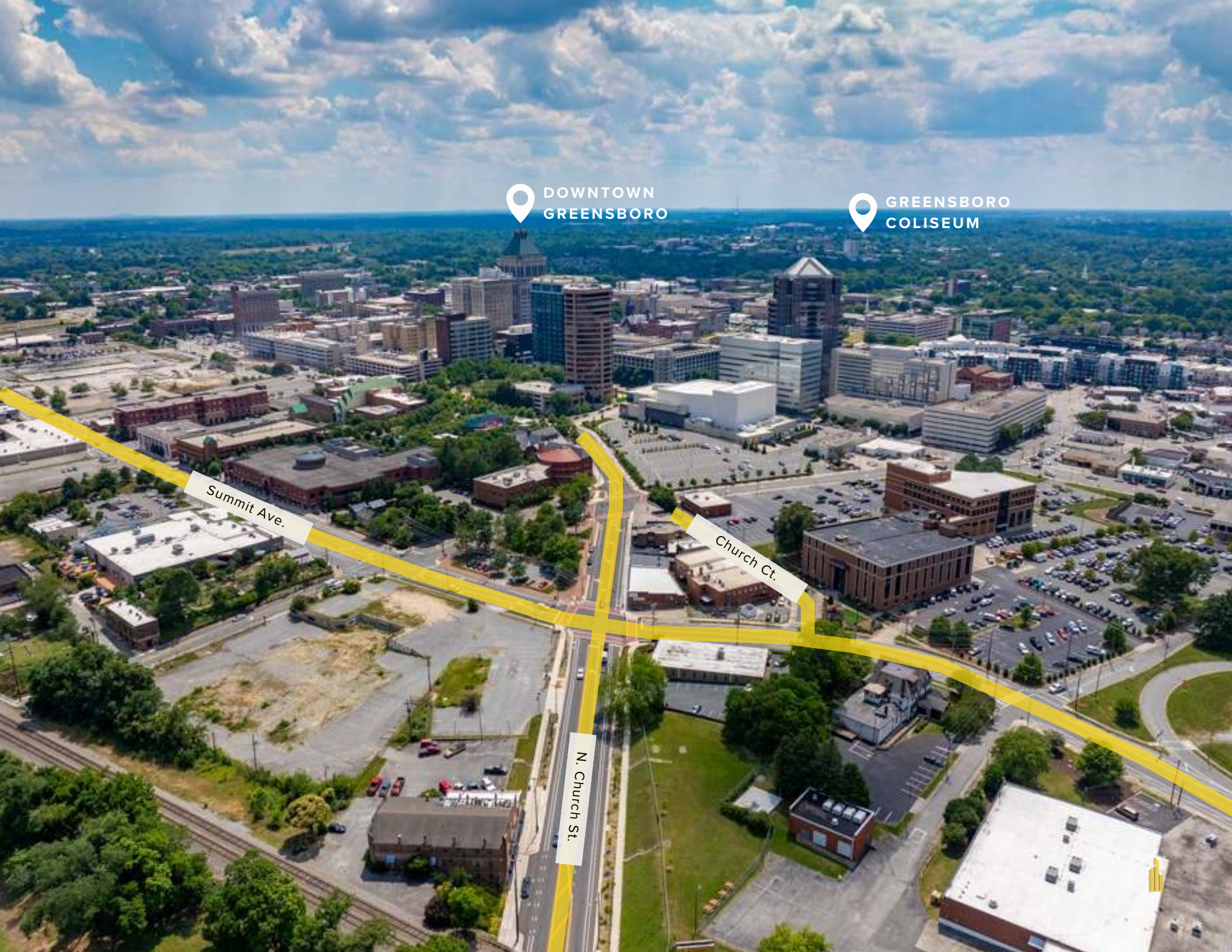
 DOWNTOWN
GREENSBORO

 GREENSBORO
COLISEUM

Summit Ave.

Church Ct.

N. Church St.



MARKET OVERVIEW GREENSBORO, NC



Greensboro, North Carolina, is experiencing steady economic growth driven by a diverse range of industries. The city, part of the Piedmont Triad region, benefits from its strategic location, which provides excellent connectivity to major markets via highways, railroads, and the Piedmont Triad International Airport. Key sectors contributing to Greensboro's economy include manufacturing, aviation, transportation, and logistics, with significant players like Honda Aircraft Company and Volvo Trucks. The city is also a burgeoning hub for the life sciences and healthcare industries, bolstered by institutions like Cone Health and the University of North Carolina at Greensboro. This economic diversification has helped Greensboro maintain a stable job market and attract new businesses and investments.



The real estate market in Greensboro reflects the city's economic stability and growth. Residential real estate has seen increasing demand, driven by a combination of affordable housing, a high quality of life, and a growing population. This has led to rising property values and new residential developments. On the commercial side, Greensboro has witnessed significant investment in both office spaces and industrial properties, fueled by the city's expanding business base and logistical advantages. The combination of a strong economic foundation and proactive city planning initiatives continues to position Greensboro as an attractive location for both businesses and residents.



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