

Prime Retail & Flex For Sale

930-934 CHAPMAN ST. | GREENSBORO, NC 27403



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CITYPLAT
COMMERCIAL REAL ESTATE

IDEAL FOR
1031 EXCHANGE

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930-934 S. CHAPMAN STREET
GREENSBORO, NC 27403

CityPlat is offering three adjacent parcels in Greensboro for sale as a package deal for \$750,000. The properties include 930 Chapman, an 1800 sqft building with a drive-in door. 934 Chapman, a retail/flex building of 2,280 sqft with two drive-in doors.

Situated between Gate City and Spring Garden Rd, these properties are in close proximity to UNC Greensboro, Greensboro Coliseum, and White Oak Amphitheater.

\$750,000

ASKING PRICE

8.00%

CAP RATE

\$60,000

NOI

CM

ZONING

0.24

TOTAL ACRES



Lease Abstract

930-934 S. Chapman Street | Greensboro, NC 27403

| PROPERTY | TENANT | RENT | LEASE EXPIRATION | LEASE TYPE |
|---------------------------------------|------------------------------------|--|------------------|------------|
| 930-934 S. Chapman St. Suite A & B | Guzman's Custom Auto Studio | \$60,000 Yearly 3% annual escalator | 08/31/2031 | NNN |



Tenant Profile

930-934 S. Chapman Street | Greensboro, NC 27403

Guzman's Custom Auto Studio, located on Chapman Street in Greensboro, specializes in a wide range of automotive customization services. From window tinting and car wraps to interior upholstery and auto body enhancements, they offer comprehensive solutions to transform and personalize vehicles. Serving the communities of Greensboro, Winston-Salem, and High Point, Guzman's Custom Auto Studio is known for its commitment to quality, utilizing the finest materials and techniques to exceed customer expectations. Whether it's a local customer seeking unique modifications or a high-profile client looking for luxury enhancements, Guzman's Custom Auto Studio delivers exceptional craftsmanship and customer service in the realm of automotive customization.





AVAILABLE
CITYPLAT
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918-550-2843
www.cityplat.com



934 S. CHAPMAN STREET



934 S. CHAPMAN STREET



930A

Sho Beyond
Monday - Saturday
10:00 am - 7:00 pm
By Appointment Only

Sho Beyond
Hours

Monday - Saturday
10:00 am - 7:00 pm
336-681-2269
By Appointment Only



930 S. CHAPMAN STREET



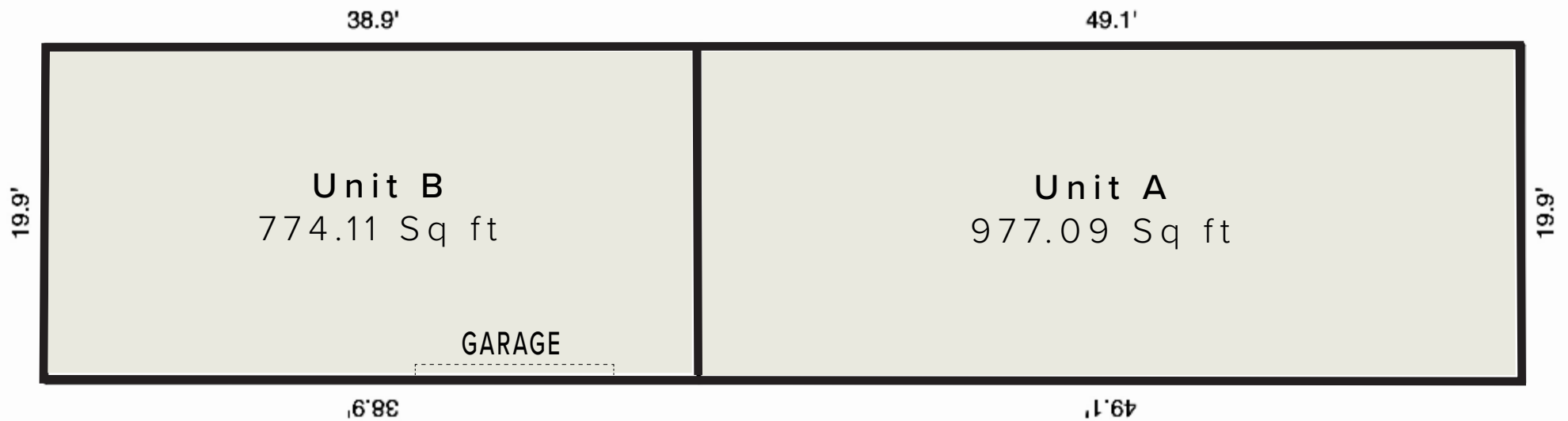
930 S. CHAPMAN STREET

Floor Plan

930 S. CHAPMAN STREET

SUITE A | 977 SF

SUITE B | 774 SF



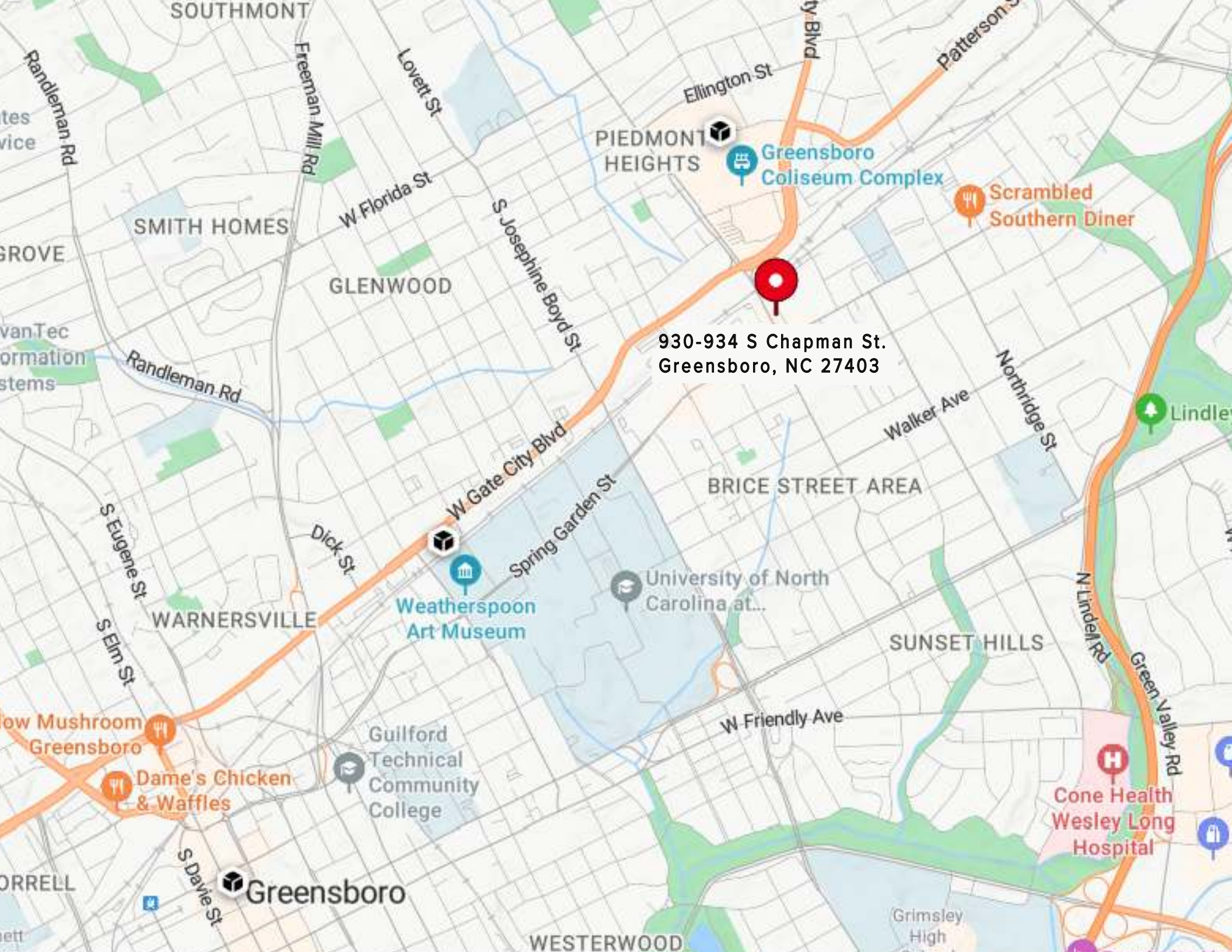
Floor Plan

934 S. CHAPMAN STREET

SUITE A | 1,140 SF

SUITE B | 1,140 SF





930-934 S Chapman St.
Greensboro, NC 27403

PIEDMONT
HEIGHTS

Greensboro
Coliseum Complex

Scrambled
Southern Diner

BRICE STREET AREA

University of North
Carolina at...

SUNSET HILLS

Weatherspoon
Art Museum

Guilford
Technical
Community
College

Cone Health
Wesley Long
Hospital

Greensboro

WESTERWOOD

Parcel Map



Site Plan



Spring Garden St



S Chapman St 22,000 VPD

W Wendover Ave

s Chapman St

University of North Carolina Greensboro

Spring Garden St



W Gate City Blvd

S Josephine Boyd St



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.

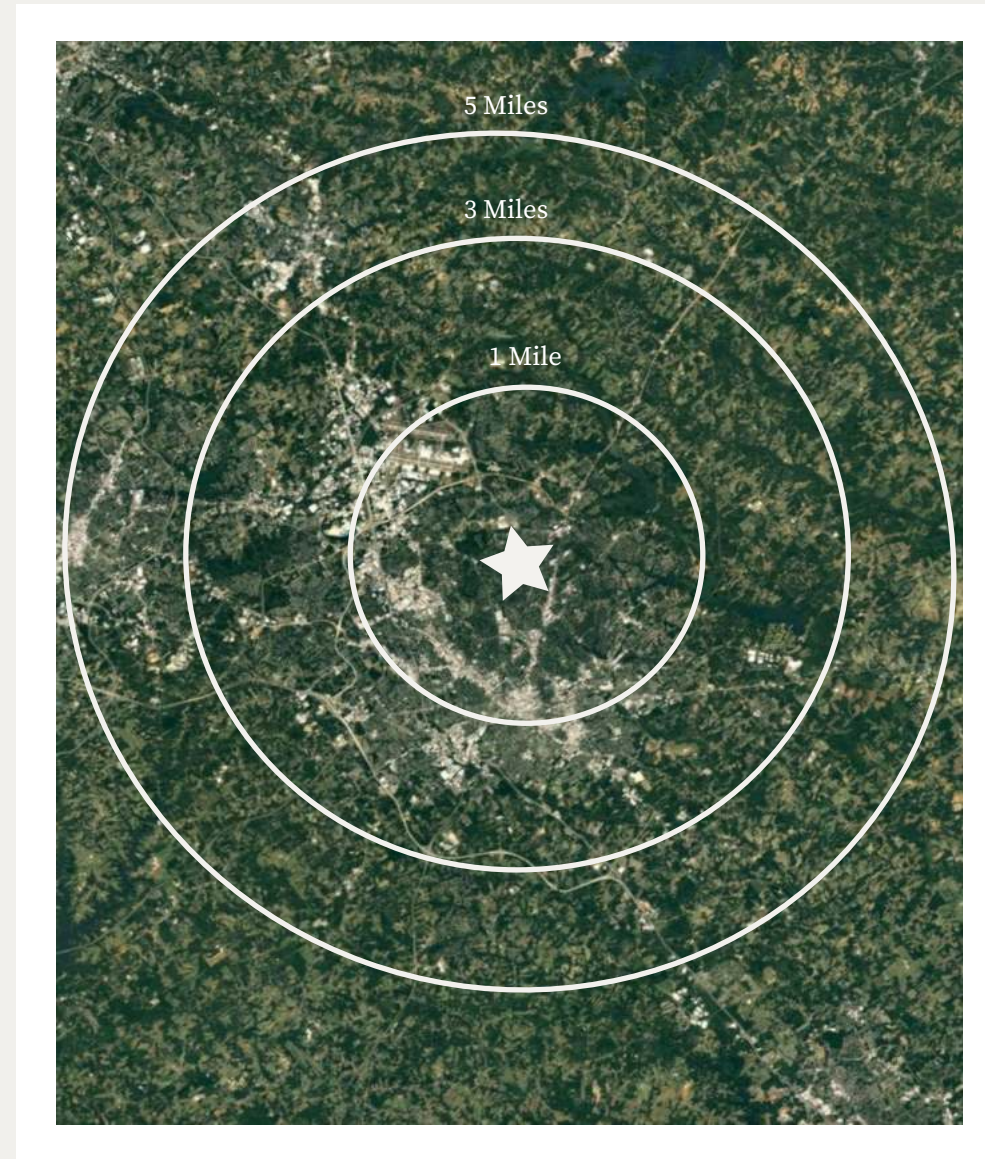
One of the major attractions in Greensboro is the International Civil Rights Center & Museum, which is located in the heart of downtown. The museum is dedicated to preserving the history of the Civil Rights Movement, and visitors can explore exhibits that feature powerful images, artifacts, and interactive 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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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.

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