

Prime Retail & Flex For Sale

946 S. CHAPMAN ST. | GREENSBORO, NC 27403



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CITYPLAT
COMMERCIAL REAL ESTATE

IDEAL FOR
1031 EXCHANGE

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946 S. CHAPMAN STREET
GREENSBORO, NC 27403

946 S. Chapman St. is a prime commercial opportunity, offering a versatile property with 4,218 square feet of space. This fully-built-out flex building includes a 2,898 square foot conditioned warehouse and a 1,320 square foot office and showroom area. Featuring two convenient drive-in doors.

It's strategically located between Gate City Blvd and Spring Garden Rd, the property offers excellent proximity to I-40 for seamless connectivity. Situated within walking distance of the Greensboro Coliseum and Aquatic Center, this single-tenancy space is ideal for businesses seeking visibility, accessibility, and operational efficiency in a prominent Greensboro location.

\$767,676

ASKING PRICE

8.00%

CAP RATE

\$61,414

NOI

GB

ZONING

0.25

TOTAL ACRES





S. Chapman Street

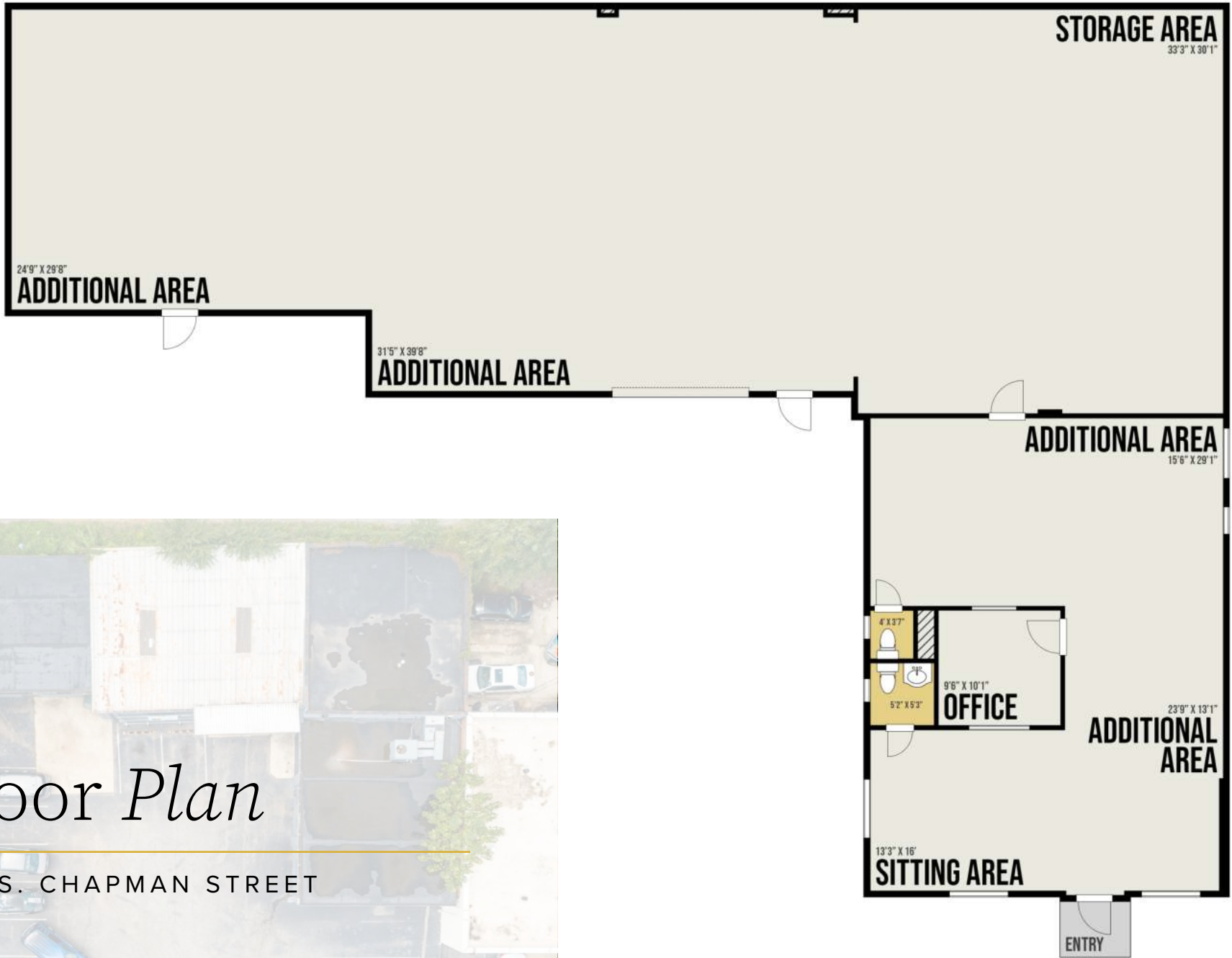






S. Chapman Street

946 S CHAPMAN ST



Floor Plan

946 S. CHAPMAN STREET

TOTAL SQFT | 4,218 SF

ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE SUBJECT TO VERIFICATION. ALL DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS UNLESS OTHERWISE NOTED. DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS UNLESS OTHERWISE NOTED. DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS UNLESS OTHERWISE NOTED.

Lease Abstract

946 S. Chapman Street | Greensboro, NC 27403

PROPERTY	TENANT	RENT	LEASE EXPIRATION	LEASE TYPE
946 S. Chapman St.	Hot Rides & Cool Cars	\$61,414 Yearly	12/31/2027	NNN

Tenant Profile

946 S. Chapman Street | Greensboro, NC 27403

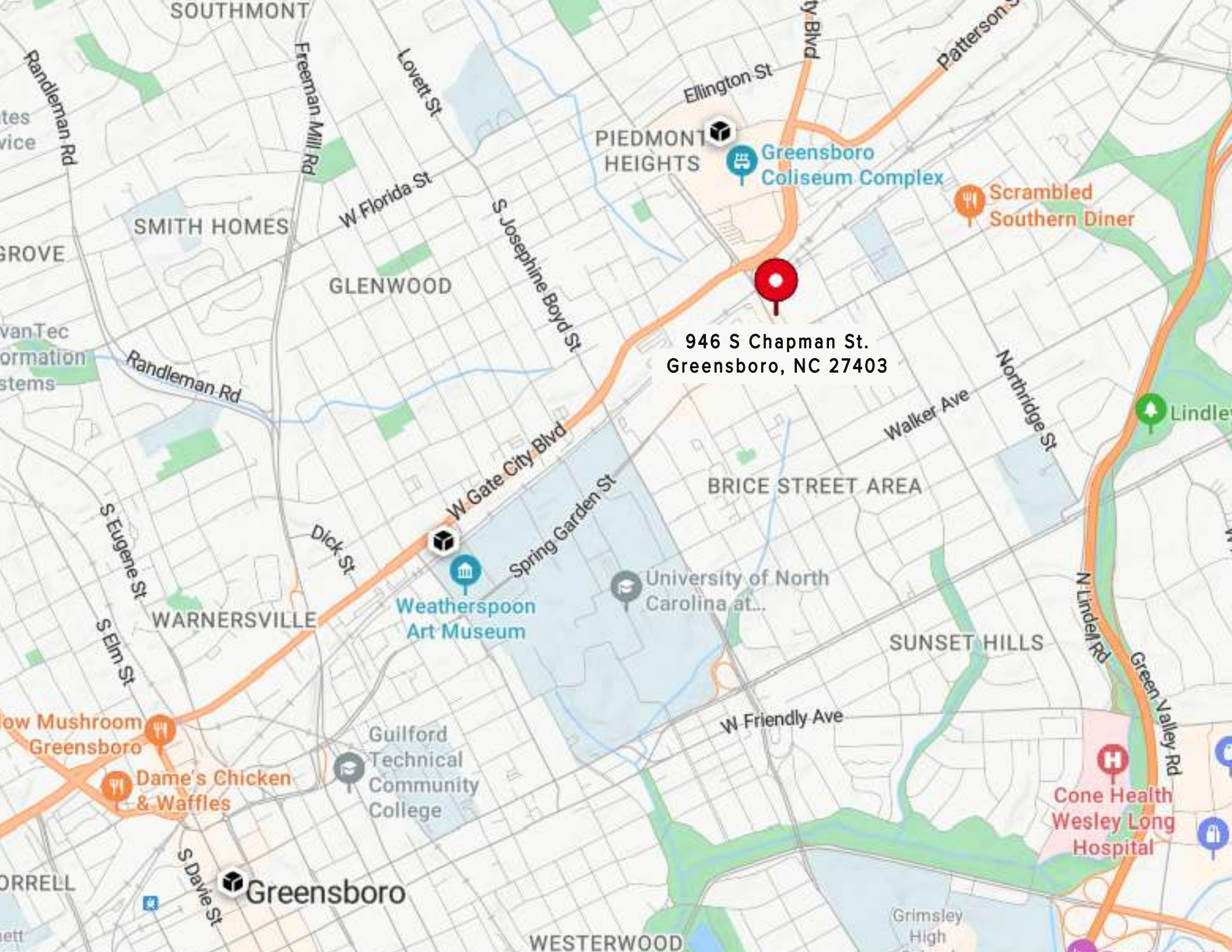
In the heart of Greensboro, North Carolina, lies **Hot Rides & Cool Cars**—a premier hub for automotive excellence with a legacy of over 25 years. Boasting a team of seasoned technicians, Hot Rides & Cool Cars offers a comprehensive suite of services for both domestic and foreign vehicles. Equipped with the latest factory-level technology, their experts ensure precision and reliability in every repair and maintenance task, be it routine oil changes and brake servicing or complex engine diagnostics and electrical repairs.

At Hot Rides & Cool Cars, customer satisfaction takes center stage. As your vehicle undergoes expert care, unwind in their welcoming waiting area, complete with complimentary coffee and wireless internet access. Specializing in auto body repair and restoration, including bespoke custom interior work, they turn vehicles into personalized masterpieces.



Parcel Map





946 S Chapman St.
Greensboro, NC 27403

PIEDMONT
HEIGHTS

Greensboro
Coliseum Complex

Scrambled
Southern Diner

SMITH HOMES

GLENWOOD

BRICE STREET AREA

Weatherspoon
Art Museum

University of North
Carolina at...

SUNSET HILLS

Guilford
Technical
Community
College

Cone Health
Wesley Long
Hospital

Greensboro

WESTERWOOD

W Wendover Ave

s Chapman St

University of North Carolina Greensboro

Spring Garden St



U-HAUL

W Gate City Blvd

S Josephine Boyd St

SUBWAY

Peck Elementary

Olive Garden

CVS pharmacy



chili's

BURGER KING

BURGER KING

CVS pharmacy

Wendys

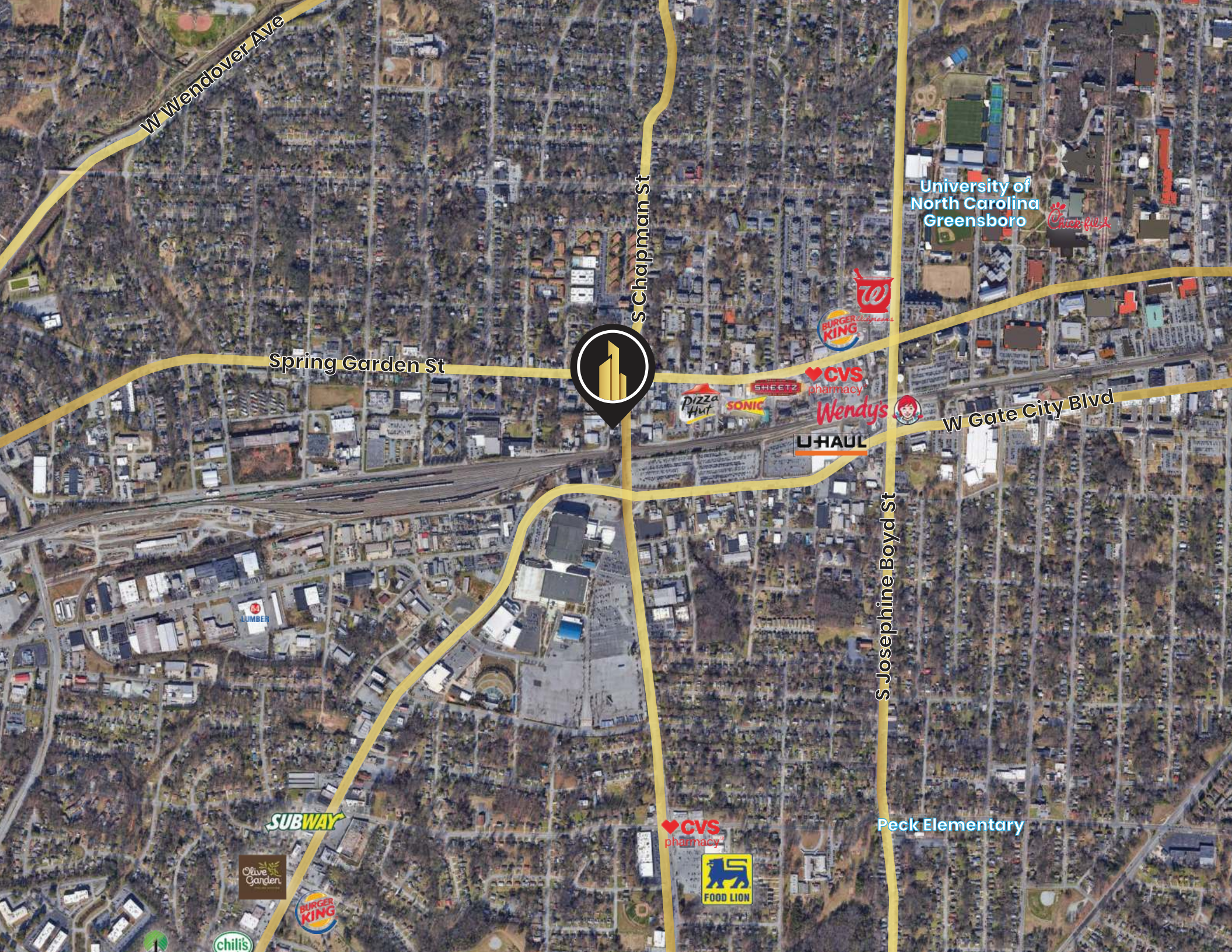
PIZZA HUT

SONIC

SHEETZ



Chick-fil-A



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.

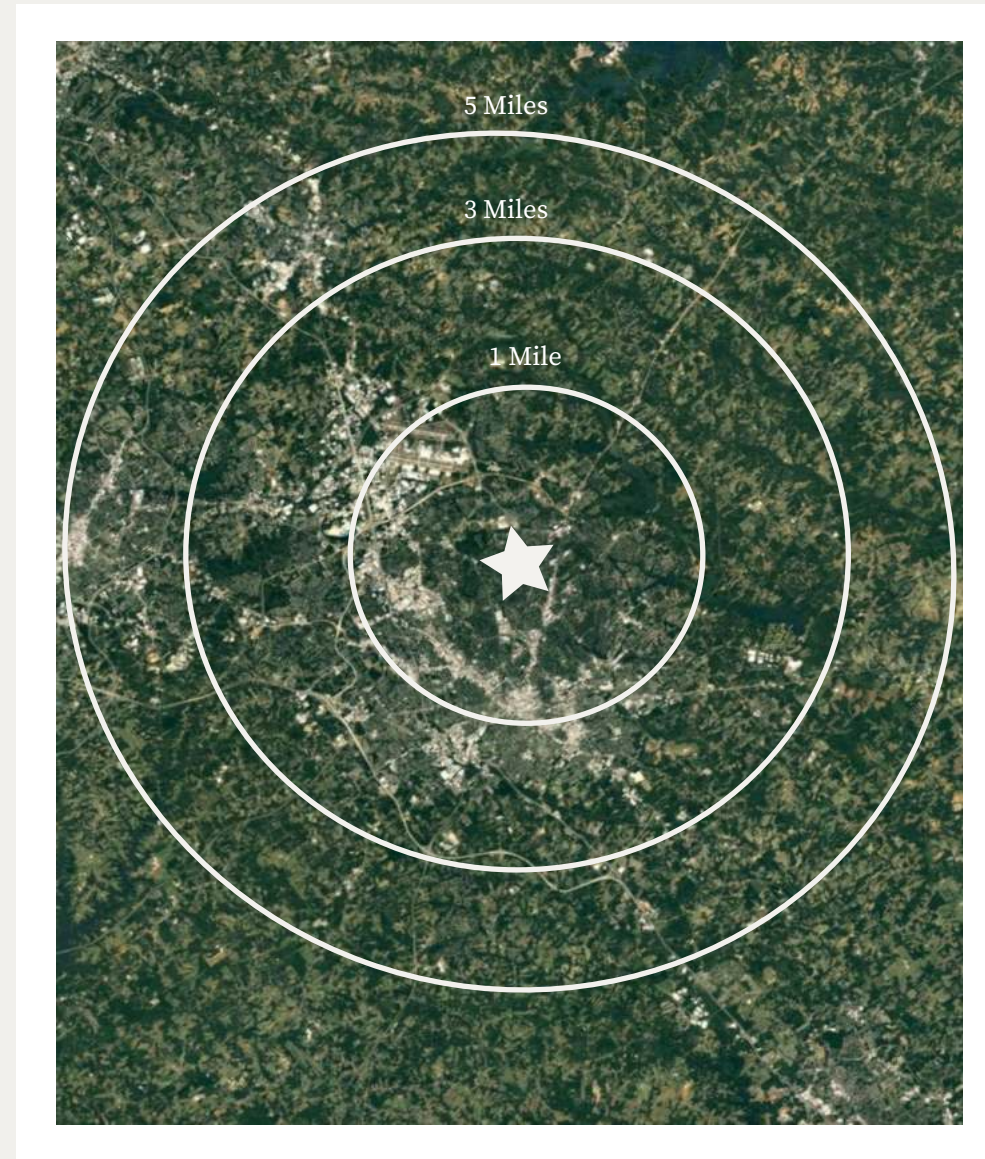
One of the major attractions in Greensboro is the International Civil Rights Center & Museum, which is located in the heart of downtown. The museum is dedicated to preserving the history of the Civil Rights Movement, and visitors can explore exhibits that feature powerful images, artifacts, and interactive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