

RETAIL PROPERTY FOR LEASE

DUDLEY-LEE CENTER

709 E Market St | Greensboro, NC 27401

GRAHAM STOREY
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CITYPLAT
COMMERCIAL REAL ESTATE

709 E MARKET ST

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PROPERTY DESCRIPTION

Presenting a prime leasing opportunity at 709 E Market St, Greensboro, NC, 27401. This property boasts a versatile layout suitable for retail, medical-office, or restaurant use. The modern design lends itself to showcasing your brand in a dynamic setting, while the strategic location ensures high visibility and foot traffic. With its adaptable floor plan, this space is ready to be tailored to meet your business needs, offering a promising foundation for success.

PROPERTY HIGHLIGHTS

- High foot traffic area
- Ample parking available
- Short distance to NCA&T and Downtown
- Available immediately
- Recent multi-family development nearby
- Restaurant space with full kitchen

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
TICAM	\$4.80 SF/yr (Estimated 2025)
Zoning:	C-M
Building Size:	29,792 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 205 A, B, & C	\$18.00 SF/yr	7,719 SF
Suite 101	\$18.00 SF/yr	2,242 SF
Suite 104/105	\$18.00 SF/yr	2,930 SF
Suite 106	\$18.00 SF/yr	2,261 SF
Suite 205 D	\$18.00 SF/yr	1,199 SF

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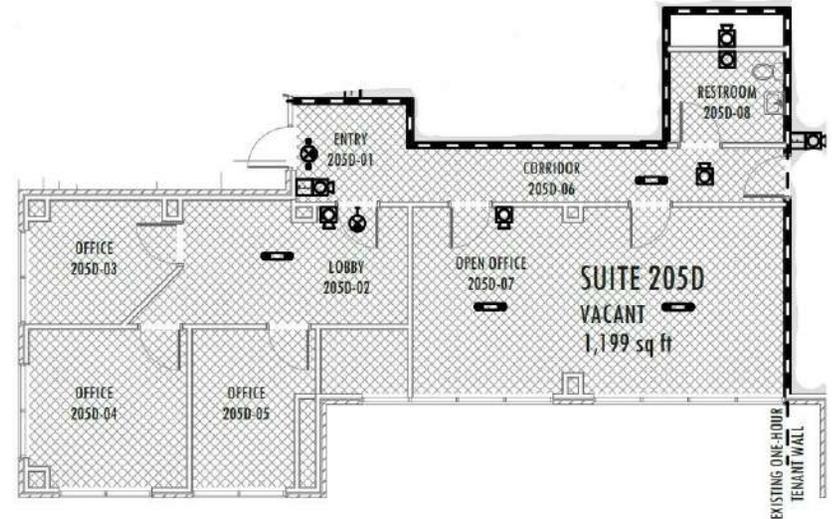
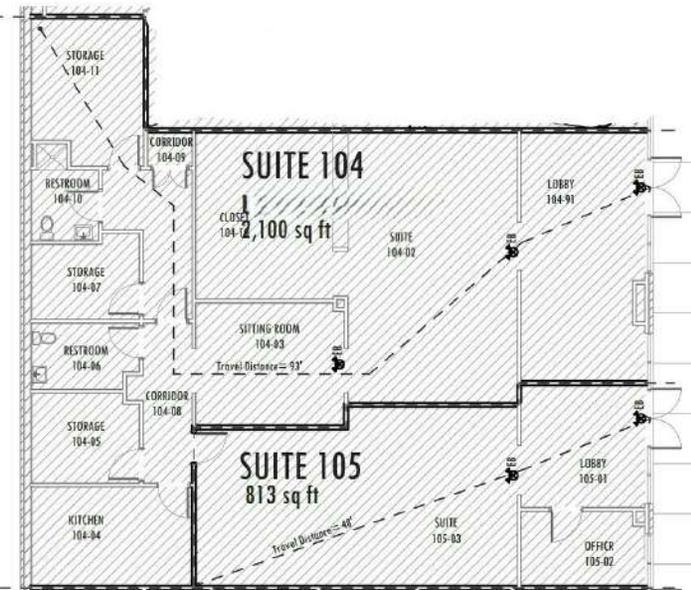
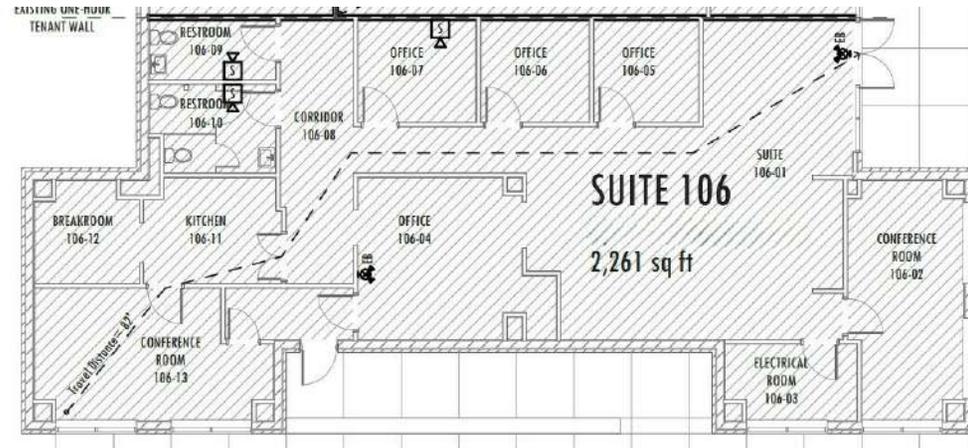
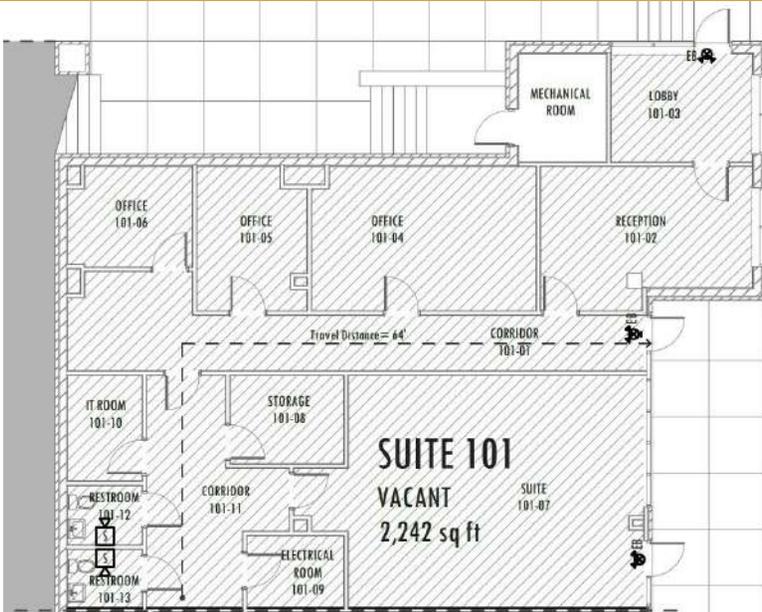
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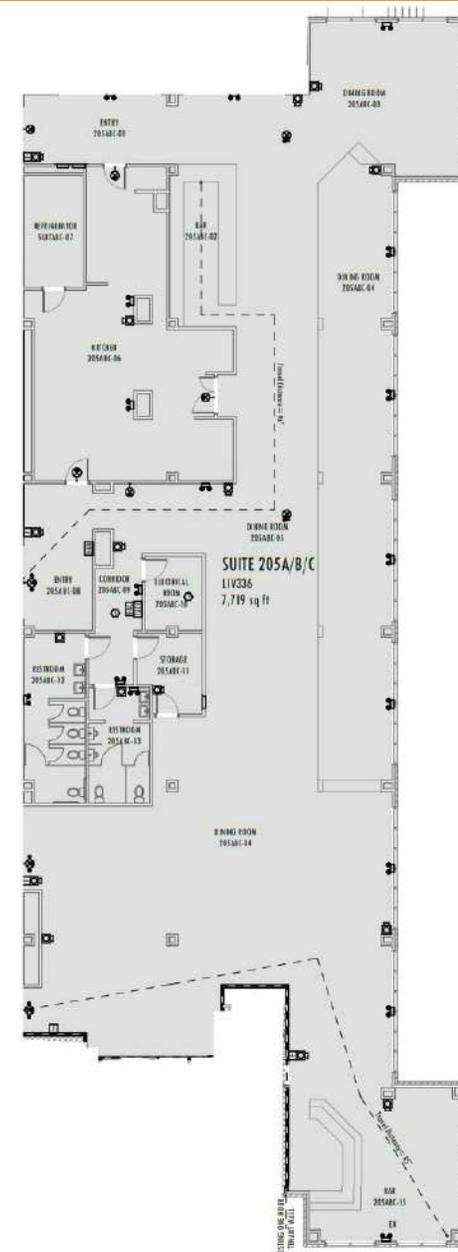
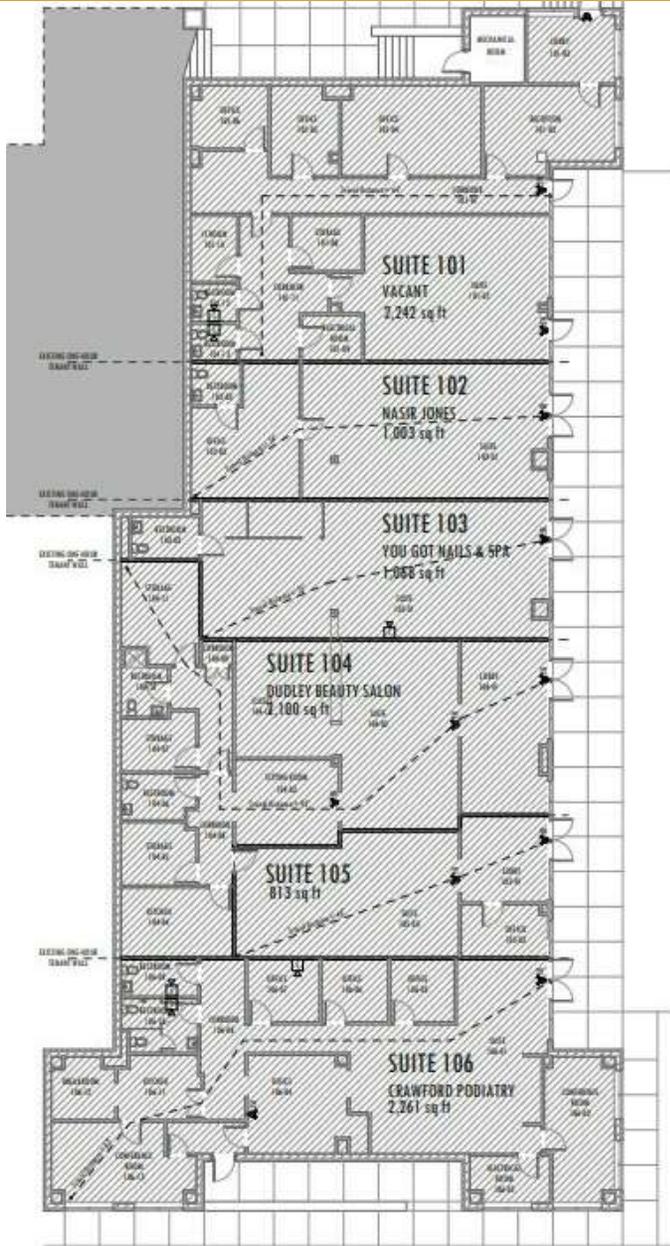
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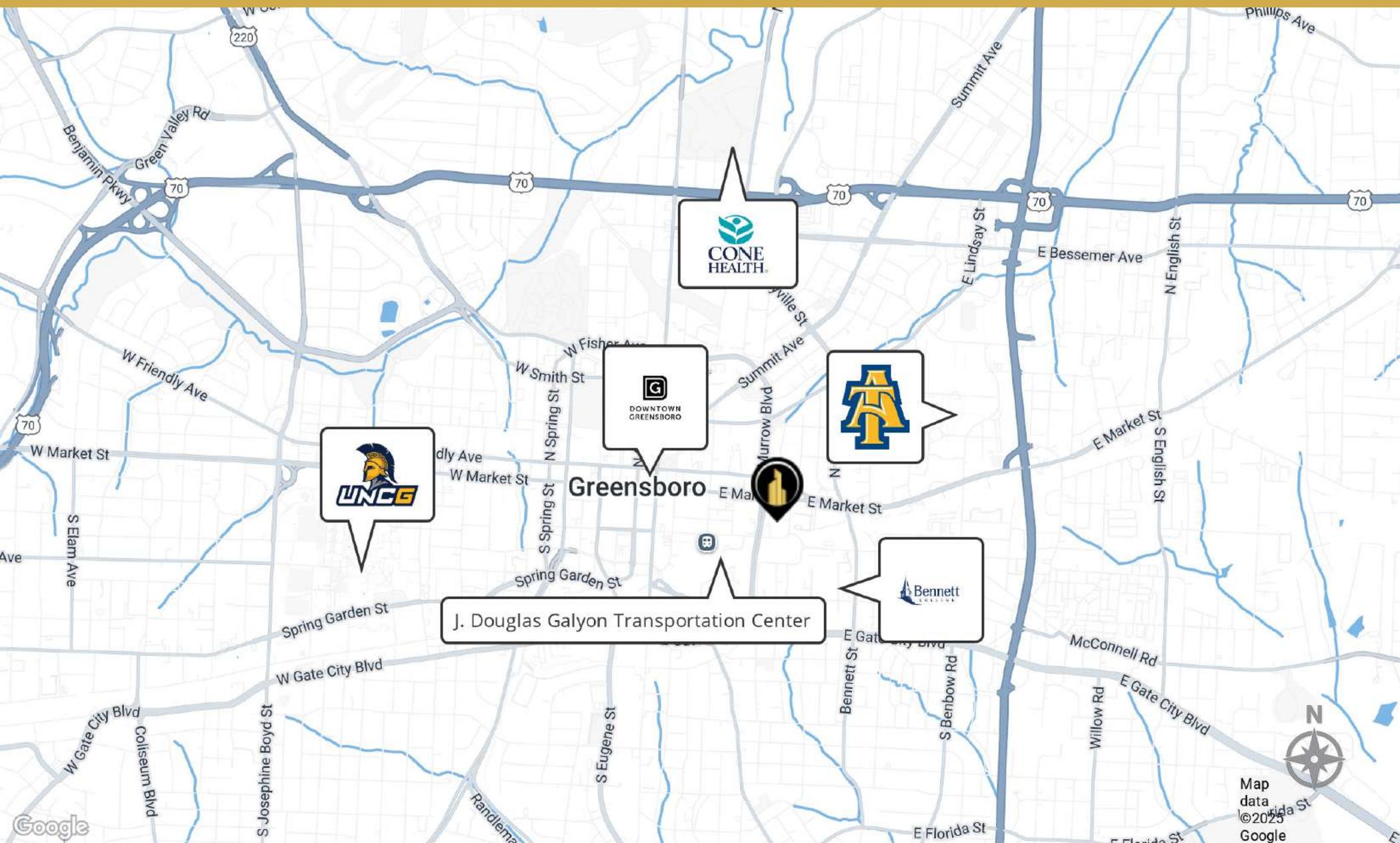
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J. Douglas Galyon Transportation Center

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,749	90,823	198,324
Average Age	32	36	38
Average Age (Male)	32	35	37
Average Age (Female)	32	36	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,468	33,331	78,230
# of Persons per HH	3.1	2.7	2.5
Average HH Income	\$52,999	\$65,460	\$73,850
Average House Value	\$304,894	\$267,255	\$256,288

Demographics data derived from AlphaMap

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. City Plat makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. City Plat does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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