

FOR SALE

# PRIME RETAIL & FLEX FOR SALE

946 S Chapman Street | Greensboro, NC 27401



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COMMERCIAL REAL ESTATE

**946 S CHAPMAN STREET**

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# PROPERTY OVERVIEW

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## PROPERTY DESCRIPTION

946 S. Chapman St. offers 4,218 sq. ft. of versatile commercial space, including a 2,898 sq. ft. conditioned warehouse and a 1,320 sq. ft. office/showroom. With two drive-in doors and a prime location between Gate City Blvd. and Spring Garden Rd., it provides excellent I-40 access. Just steps from the Greensboro Coliseum and Aquatic Center, this single-tenant property is ideal for businesses seeking visibility, accessibility, and efficiency.

## OFFERING SUMMARY

Sale Price:	\$827,500
Lot Size:	0.25 Acres
NOI:	4,218 SF
Avg NOI:	\$74,478
Cap Rate:	9.0%
Lease Expiration:	12/31/2027 (~2.3 years remaining)

## PROPERTY HIGHLIGHTS

- Versatile 4,218 SF industrial building
- Zoned GB for maximum usage flexibility
- Strategic location in Greensboro area
- Ample space for warehouse and distribution operations
- Potential for customization and expansion

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S. Chapman Street

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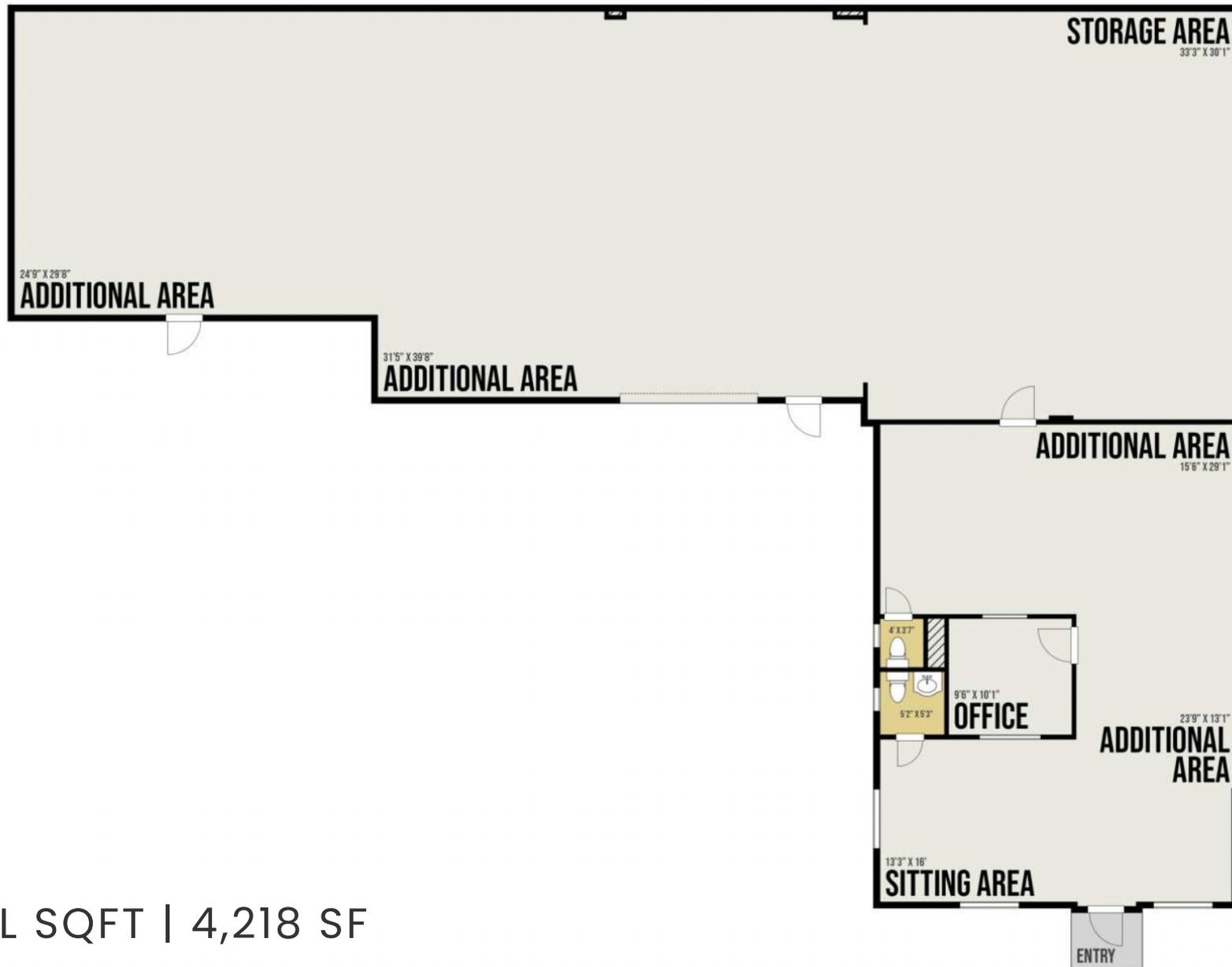
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# FLOOR PLAN

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TOTAL SQFT | 4,218 SF

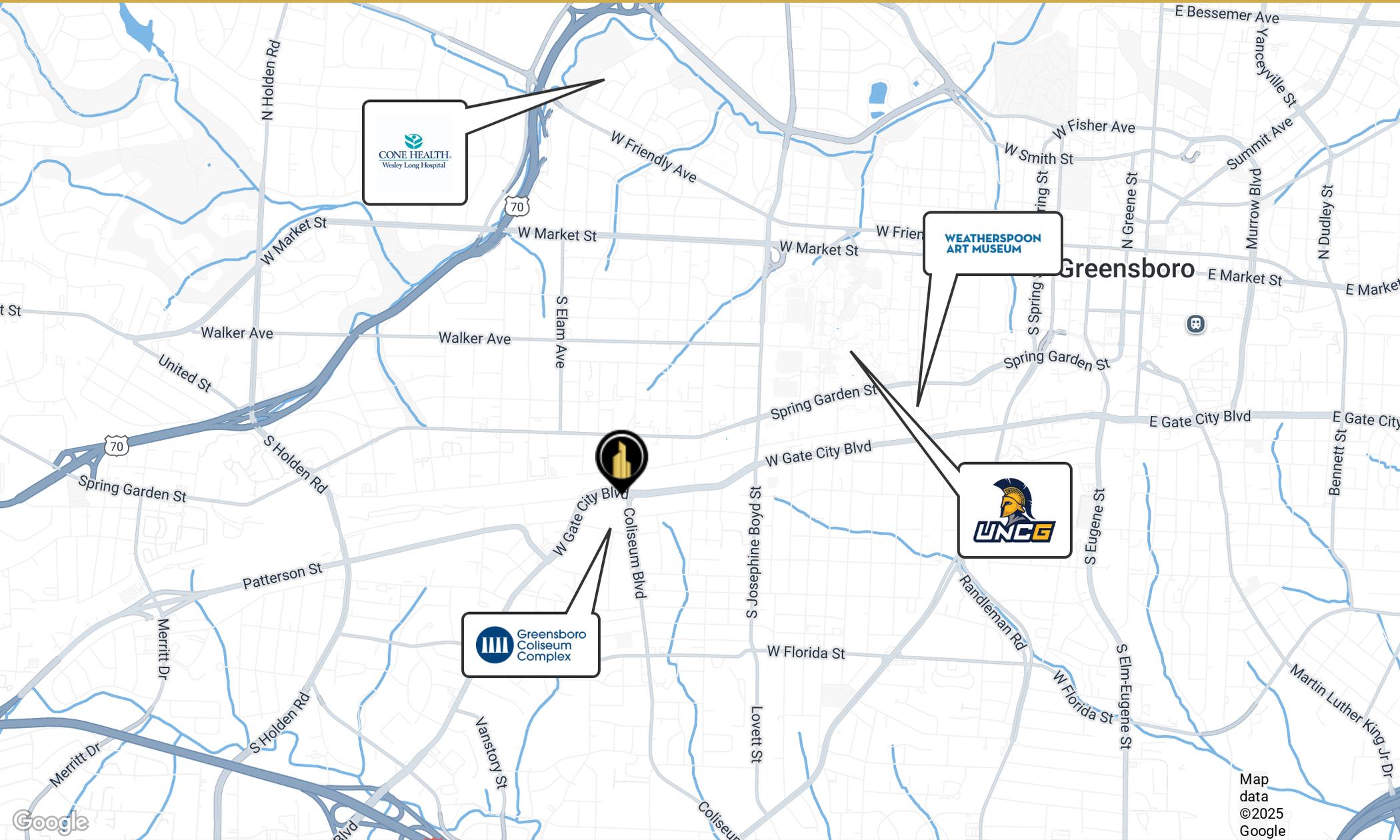
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# LOCATION MAP

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## 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.

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# DEMOGRAPHICS

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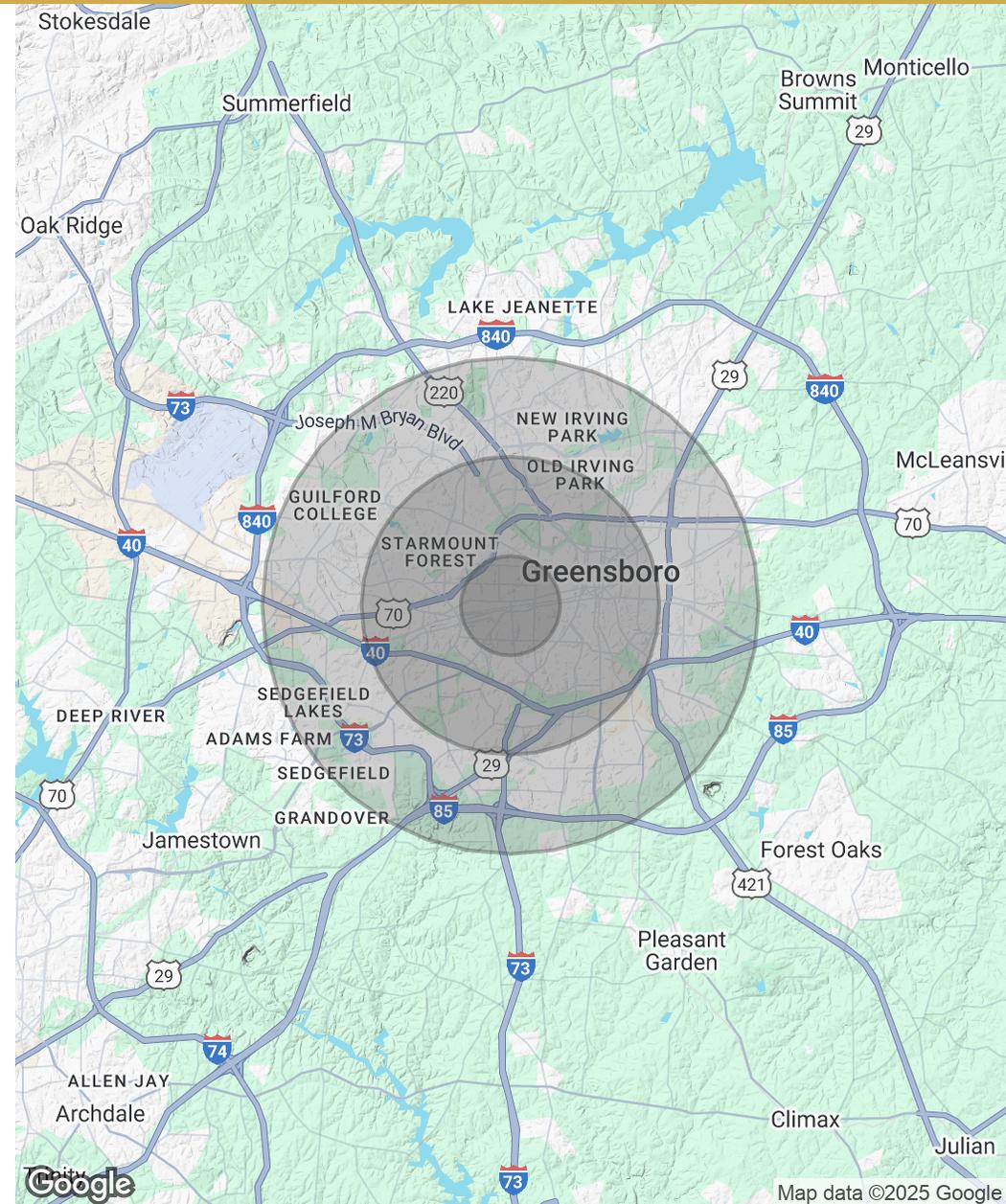
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,884	91,744	204,842
Average Age	31	36	38
Average Age (Male)	31	36	37
Average Age (Female)	31	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,122	35,663	83,895
# of Persons per HH	3.3	2.6	2.4
Average HH Income	\$69,059	\$74,313	\$78,829
Average House Value	\$285,356	\$279,959	\$273,021

Demographics data derived from AlphaMap



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