

4636 W MARKET STREET

2,320 SF/0.83 ACRE, OUTPARCEL OPPORTUNITY

GREENSBORO, NC 29407

FOR SALE
OR LEASE



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



MARKET OVERVIEW

Greensboro, North Carolina

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Holda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Megasite (adjacent to US-421/future I-685). The investment will create ±1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

Several 4-year Colleges and Universities are located in Greensboro; most notably, University of North Carolina at Greensboro, North Carolina A&T, Guilford College and Guilford Technical Community College. Nearby, High Point University was ranked the #1 Best Regional College in the South (US News & World Report, 2019).

Greensboro is also the headquarters for the ACC and The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.

The Piedmont Triad

1.74M

RESIDENTS LIVE
IN THE PIEDMONT
TRIAD OF NC

US Census, 2020

20

4-YEAR COLLEGES,
UNIVERSITIES (11) &
TECHNICAL COLLEGES
(9)

Site Selection Magazine, 2020

800k

REGIONAL
WORKFORCE

Guilford County Economic Development Alliance

97.5k

STUDENTS
ENROLLED IN
COLLEGES &
UNIVERSITIES

Guilford County Economic Development Alliance

6th

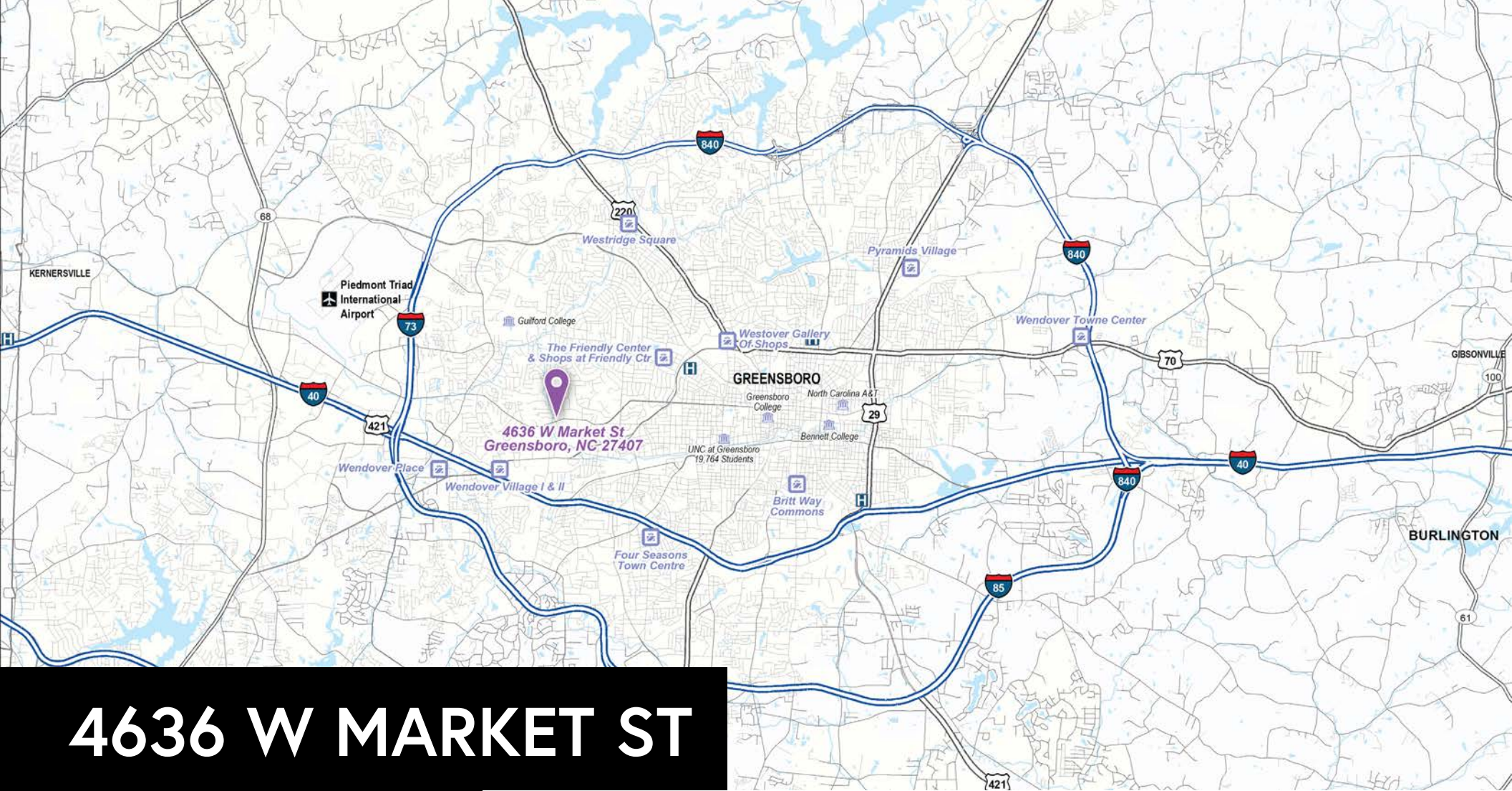
IN THE US FOR
CORPORATE FACILITY
INVESTMENTS:
GREENSBORO-HIGH
POINT MSA

Guilford County Economic Development Alliance

2nd

COUNTY FOR
MANUFACTURING
IN NC: GUILFORD
COUNTY - **TOP 10 IN
THE SOUTHEAST US**

Guilford County Economic Development Alliance



4636 W MARKET ST

GREENSBORO
NORTH CAROLINA 29407

2,320 SF / 0.83 ACRE
OUTPARCEL OPPORTUNITY

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Total Population	8,605	80,169	189,361
2023 Avg. Household Income	\$83,570	\$84,202	\$89,460
2023 Total Households	3,892	35,338	81,584
2023 Daytime Population	13,105	98,920	247,485



4636 W MARKET ST

GREENSBORO, NC 29407

Oak Ridge

GUILFORD
Greensboro

ADDRESS

4636 W. Market Street
Greensboro, NC 29407

ACREAGE (APPROX.)

± 0.833 acres

CURRENT ZONING

CH - Commercial High Density

PROPERTY TYPE

Freestanding Building on Outparcel

CURRENT USE

Bank
American Partners Federal Credit Union

STRUCTURE SIZE

2,320 SF

AGE OF STRUCTURE / EFFECTIVE YEAR

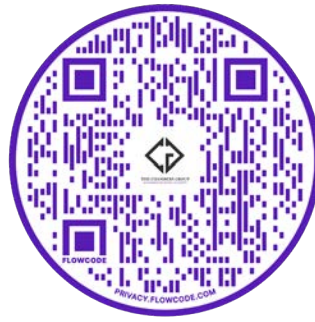
1996 / 2003

CO-TENANCY

Planet Fitness
JOANN
7-11 Convenience Store



3D MODEL



Scan with Device to Access
3D Model & Virtual Tour

4636 W Market St



Explore 3D Space

POWERED BY
Matterport



SITE

GREENSBORO

JOANN



Bank of America

Morris Chapel Rd

Iverbriar Ct

SITE

Shopping Center Pylon

W Market St

18,000 VPD



16,500 VPD

W Market St

First Citizens Bank



24,500 VPD



CATO

W Market St

23,500 VPD



Public Storage



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TRADE AREA

Guilford County

Greensboro

Wendover Village

Landmark Square

Four Seasons Town Centre

Wendover Place

Greensboro Coliseum Complex

UNC Greensboro

Wesley Long Community Hospital

Guilford College

Friendly Center

planet fitness

JOANN

CAFO

Walmart

Costco

TJ-maxx

RED BATH & BEYOND

petco

Target

Kohl's

Dick's

Academy

Haverty's

Gabe's

Floor Decor

at home

Lowes

Best Buy

AMC

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Wesley Long Community Hospital

Guilford College

Friend

PHOTOS





THE CHAMBERS GROUP

ACCELERATING RETAIL SUCCESS™

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