

# 2,400 SF / 2.55 ACRES

3214 N. O'HENRY BLVD | GREENSBORO, NC 27405

FOR SALE | \$950,000



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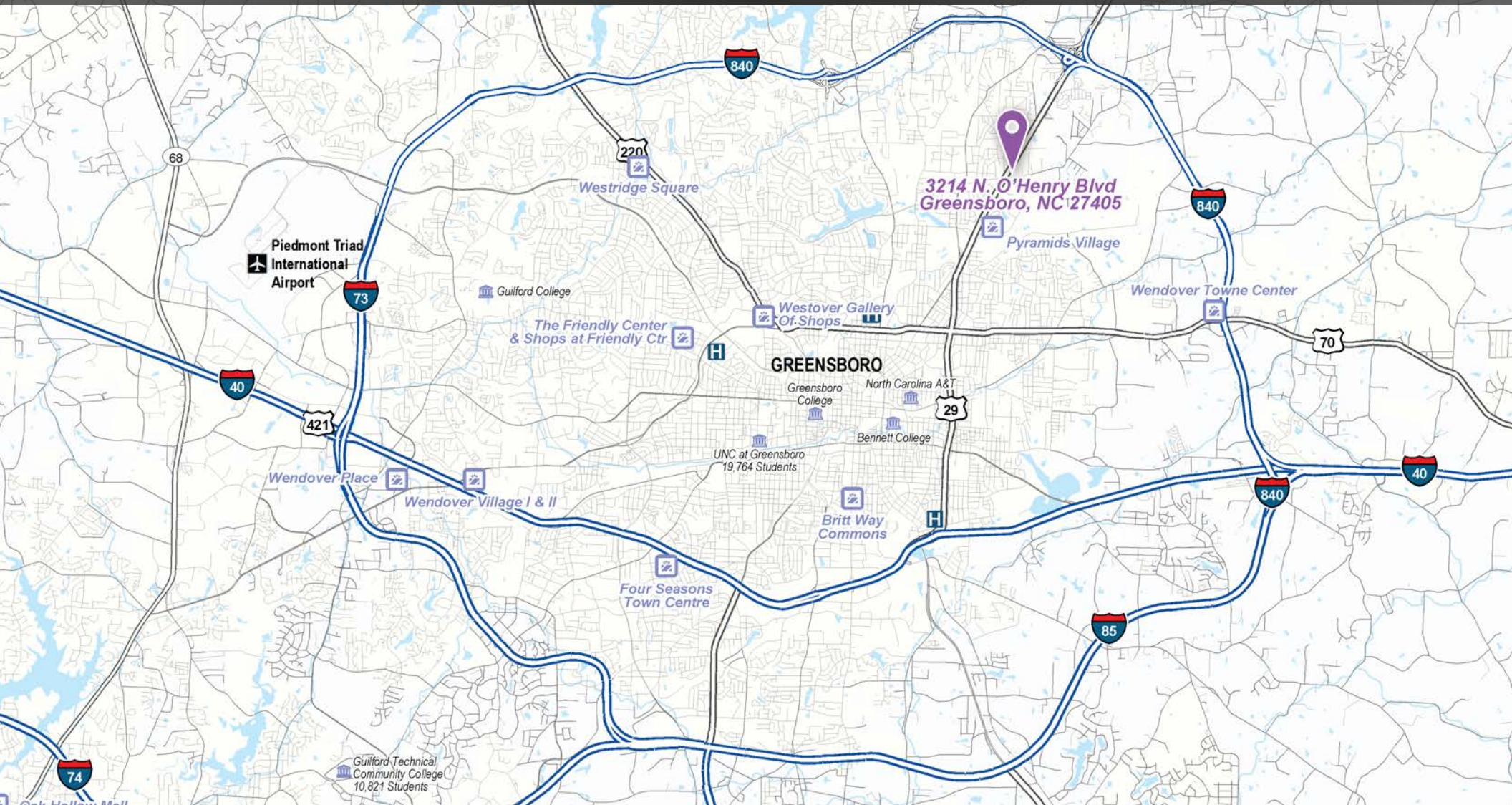
THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™

# PROPERTY DETAILS

- 2,400 SF structure, 2.55 acre lot ( $\pm 2$  acres fenced + electric fencing)
- Located 1.60 miles from I-840 access (recently completed/opened)
- US-29 / O'Henry Blvd poised for growth with opening of I-840
- Less than 1 mile from Walmart Supercenter & Lowe's Home Improvement
- Large paved lot
- Excellent Visibility from both US-29 / O'Henry Blvd

# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	8,112	53,843	131,970
2021 Avg. Household Income	\$42,448	\$60,996	\$72,157
2021 Total Households	2,996	20,753	51,701
2021 Daytime Population	7,194	61,008	154,907



# 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*

6<sup>th</sup>

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

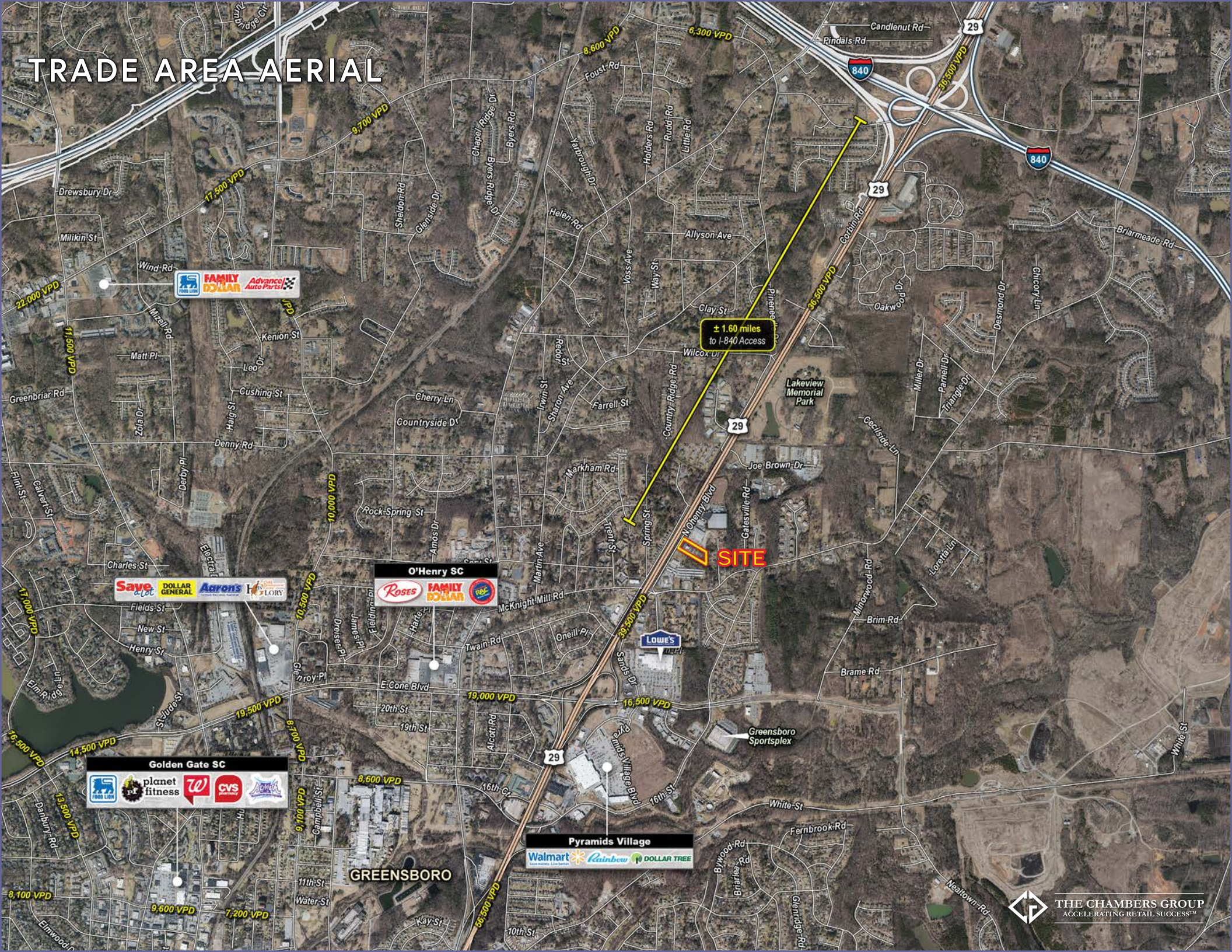
*Guilford County Economic Development Alliance*

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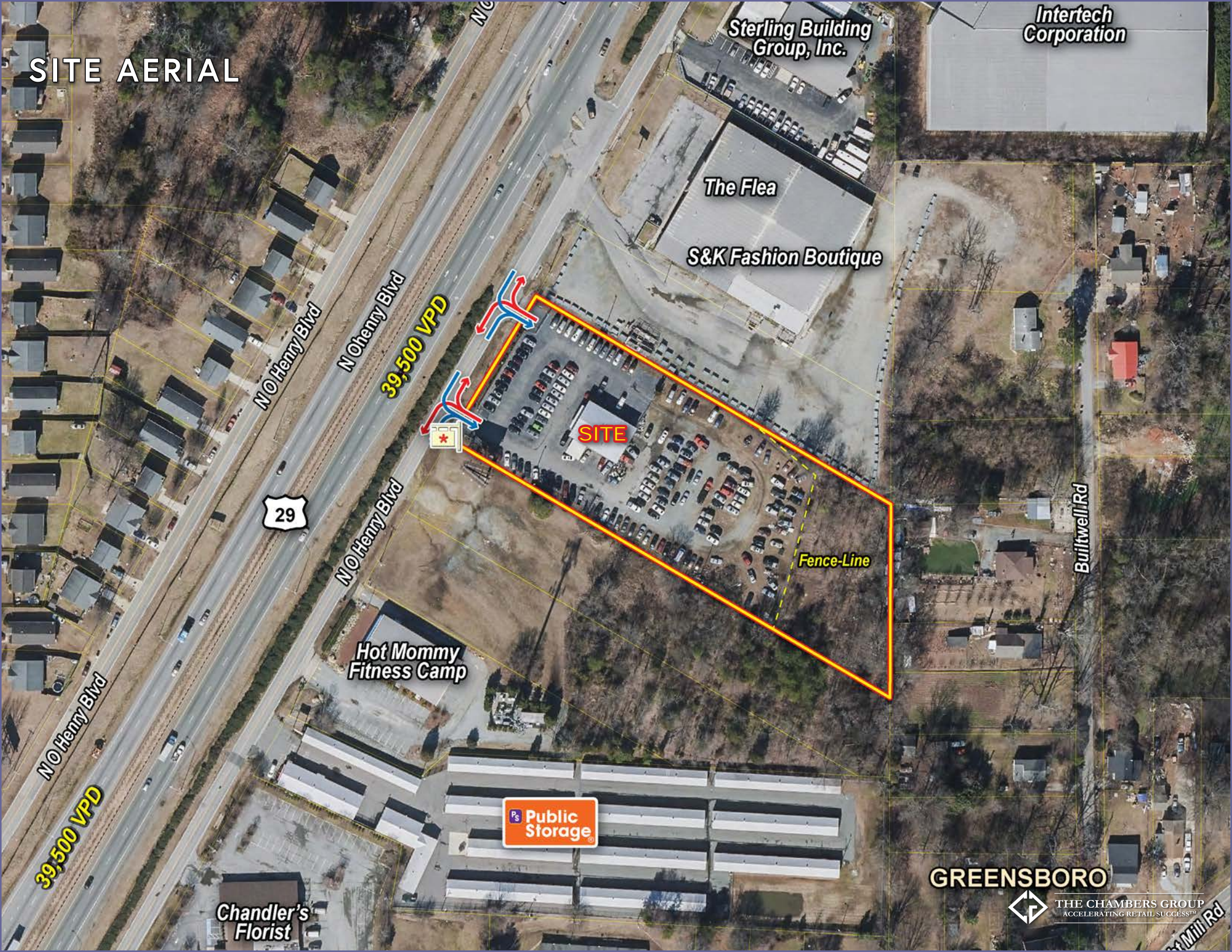
COUNTY FOR  
MANUFACTURING  
IN NC: GUILFORD  
COUNTY - **TOP 10 IN  
THE SOUTHEAST US**

*Guilford County Economic Development Alliance*

# TRADE AREA AERIAL



# SITE AERIAL



Sterling Building Group, Inc.

Intertech Corporation

The Flea

S&K Fashion Boutique

SITE

Fence-Line

29

N O Henry Blvd

N O Henry Blvd

N O Henry Blvd

N O Henry Blvd

Hot Mommy Fitness Camp

Public Storage

BUILTWELL RD

GREENSBORO

THE CHAMBERS GROUP  
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Chandler's Florist

39,500 VPD

39,500 VPD



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## CONTACT FOR LEASING DETAILS

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