



±4,450 SF
FORMER CAR WASH

1703 STANLEY RD

GREENSBORO, NC 27407

Former Car Wash Available For Lease

1703 STANLEY RD | GREENSBORO, NC 27407 | ±4,450 SF FORMER CAR WASH



PROPERTY INFO

ADDRESS

1703 Stanley Rd
Greensboro, NC 27407

ACREAGE (APPROX.)

± 1.09 acres

CURRENT ZONING

CU-SC
Conditional District-Shopping Center

PROPERTY TYPE

Freestanding Structure

CURRENT USE

Vacant
Former Car Wash

BUILDING SIZE

± 4,450 SF

YEAR BUILT

1998

NEARBY RETAILERS

Lowe's Home Improvement, Ashley
Homestore, Best Buy, Tru by Hilton (Hotel)

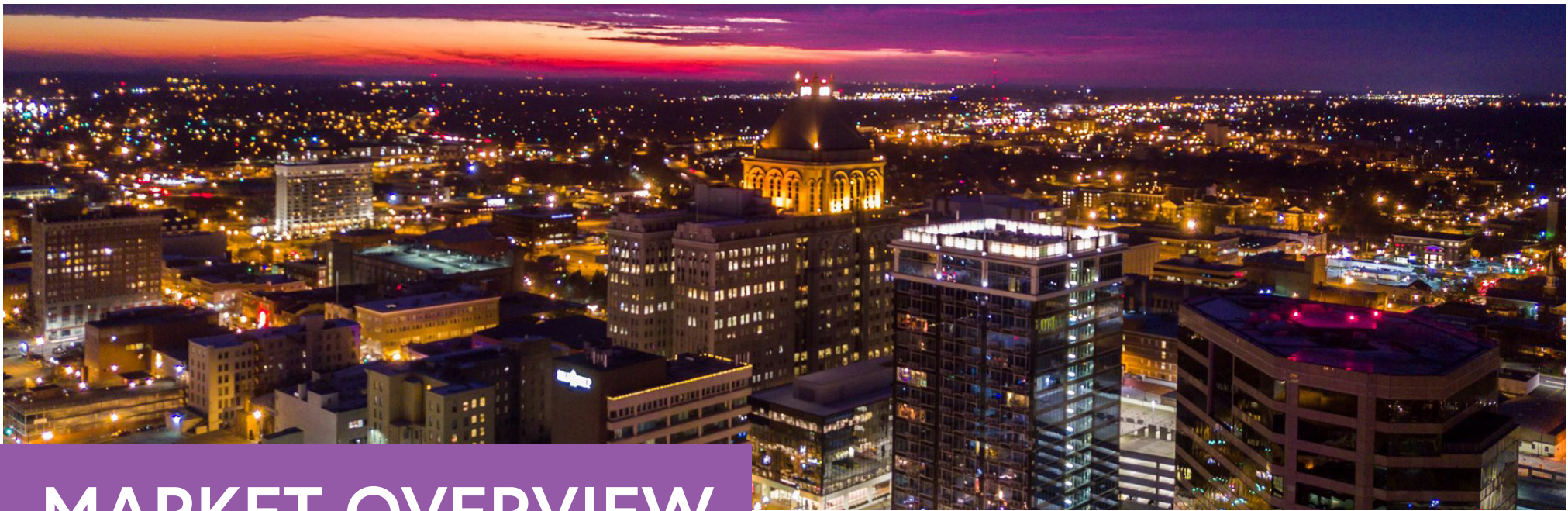
1703 STANLEY RD

**GREENSBORO
NORTH CAROLINA 27407**

**±4,450 SF AVAILABLE
FORMER CAR WASH**

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	8,593	71,629	158,523
2022 Avg. Household Income	\$75,598	\$76,673	\$83,559
2022 Total Households	4,268	32,521	66,500
2022 Daytime Population	13,839	80,093	194,596



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

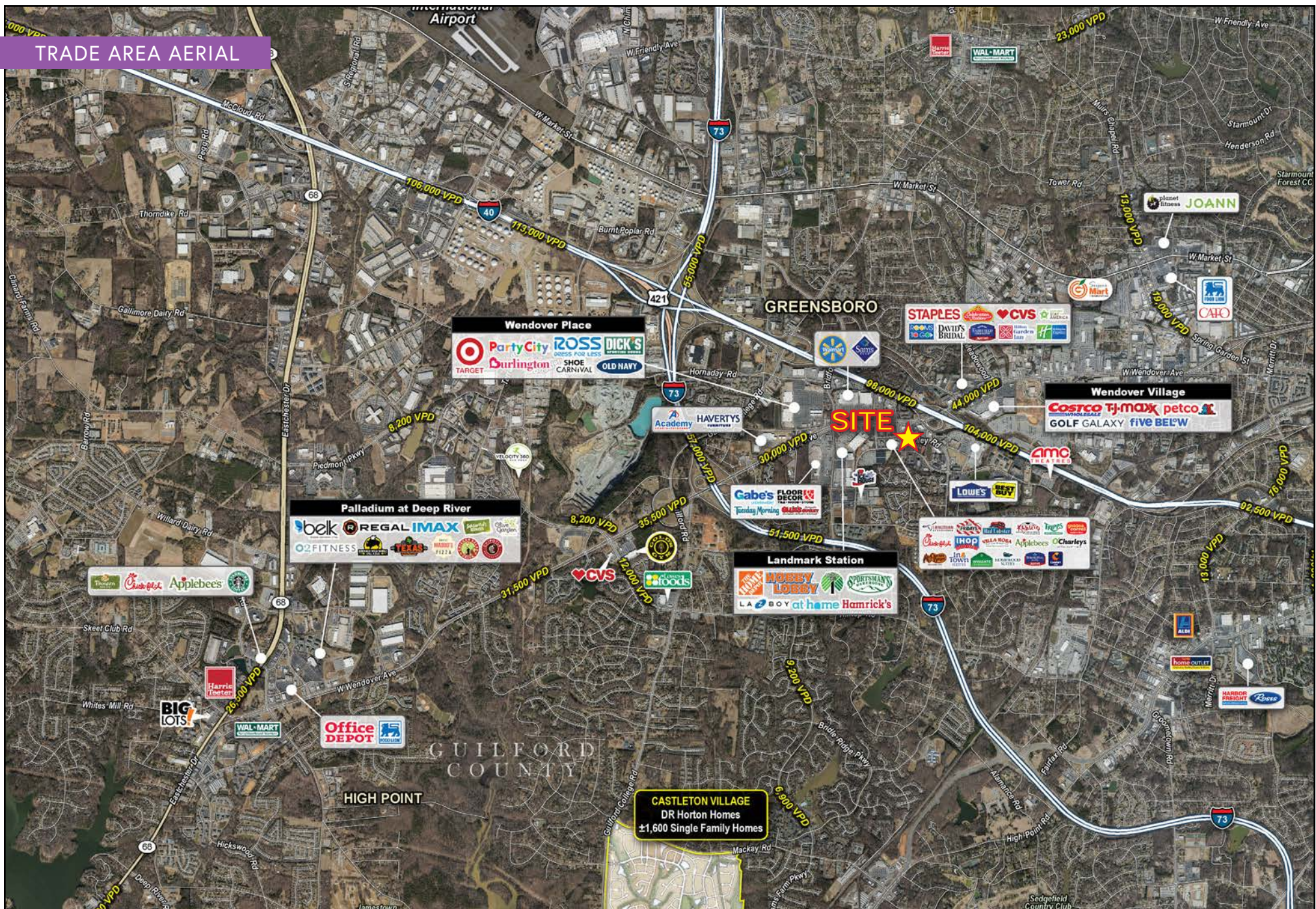
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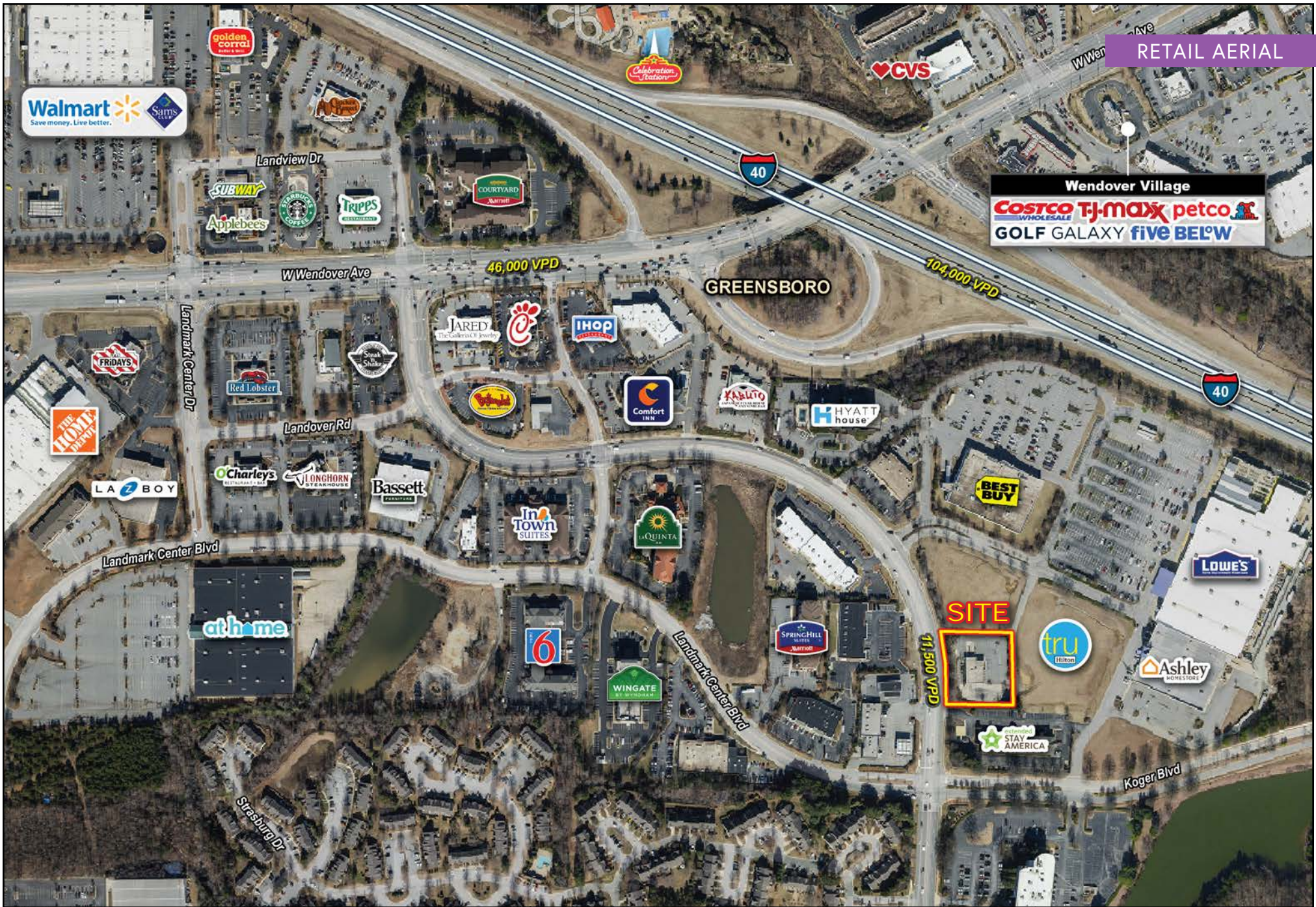
COUNTY FOR
MANUFACTURING
IN NC: GUILFORD
COUNTY - **TOP 10 IN
THE SOUTHEAST US**

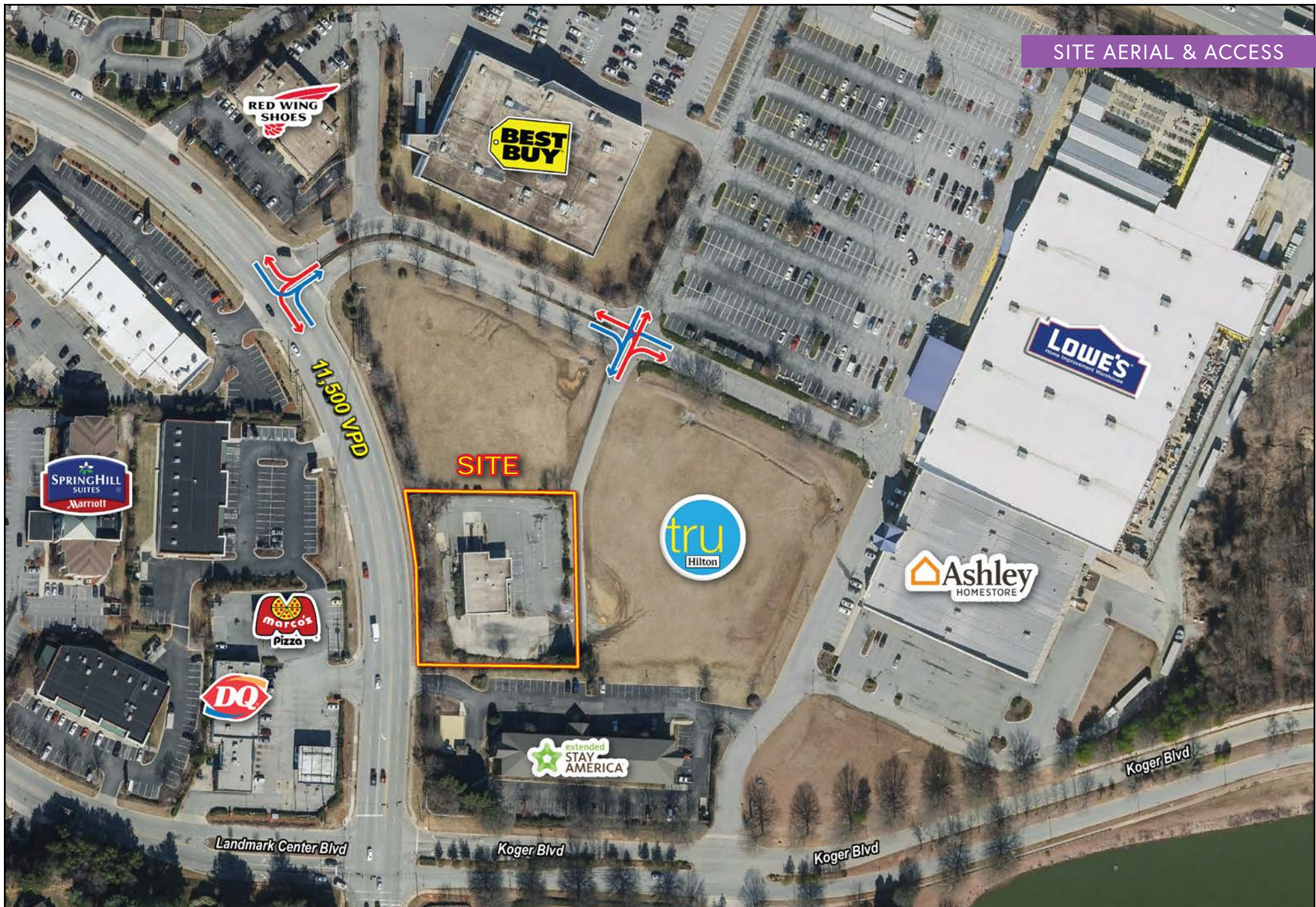
Guilford County Economic Development Alliance



TRADE AREA AERIAL





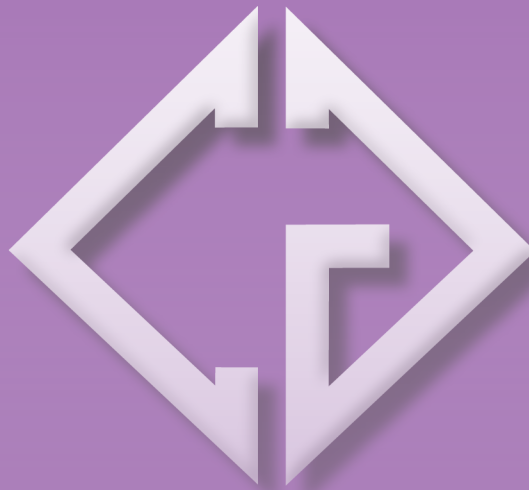


DRONE PHOTOGRAPHY



EXTERIOR PHOTOS





THE CHAMBERS GROUP

ACCELERATING RETAIL SUCCESS™

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