



# 1625-1629 STANLEY RD GREENSBORO, NC 27407

±2,250 SF AVAILABLE FOR LEASE



1625-1629 STANLEY RD | GREENSBORO, NC 27407 | SHOPS ON STANLEY ROAD



**THE CHAMBERS GROUP**  
ACCELERATING RETAIL SUCCESS™





## PROPERTY INFO

### ADDRESS

1625-1629 Stanley Rd  
Greensboro, NC 27407

### ACREAGE (APPROX.)

± 1.08 acres

### CURRENT ZONING

CM  
Commercial Medium

### PROPERTY TYPE

Multi-Tenant, Retail Strip Center

### CURRENT USE

Former Restaurant  
Thai Lao Market

### SPACE SIZE / CENTER GLA

± 2,250 SF / GLA: 10,455 SF

### YEAR BUILT

1997

### NEARBY RETAILERS

Lowe's Home Improvement, Best Buy, Hyatt Place, Tru by Hilton, Walmart, Sam's Club, Target, Academy Sports+Outdoors, Costco, Hobby Lobby, Sportsman's Warehouse

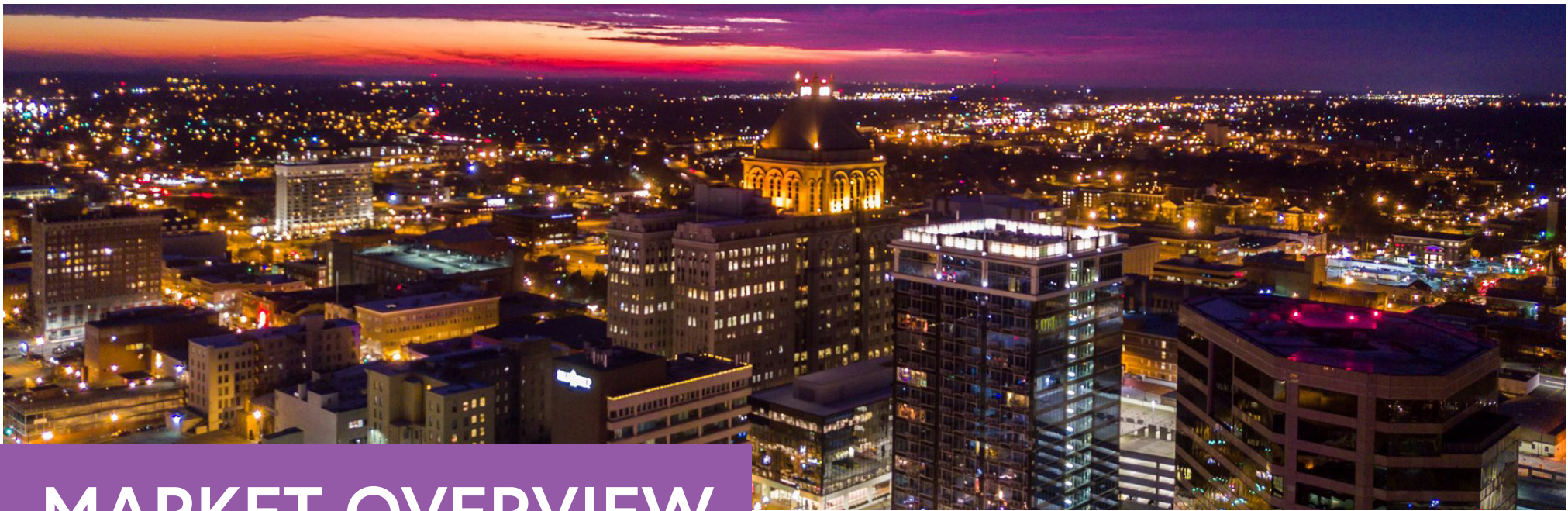
1625-1629 STANLEY RD  
GREENSBORO, NORTH CAROLINA 27407

±2,250 SF AVAILABLE  
FORMER RESTAURANT

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	8,506	71,846	157,038
2022 Avg. Household Income	\$75,612	\$77,005	\$84,009
2022 Total Households	4,200	32,487	65,834
2022 Daytime Population	13,839	80,602	194,584





# 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*

2<sup>nd</sup>

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

*Guilford County Economic Development Alliance*





**TRADE AREA AERIAL**

**Greensboro International Airport**

**Greensboro**

**Wendover Place**

**Wendover Village**

**Landmark Station**

**Castleton Village**  
DR Horton Homes  
±1,600 Single Family Homes

**High Point**

**Guilford County**

**Site**

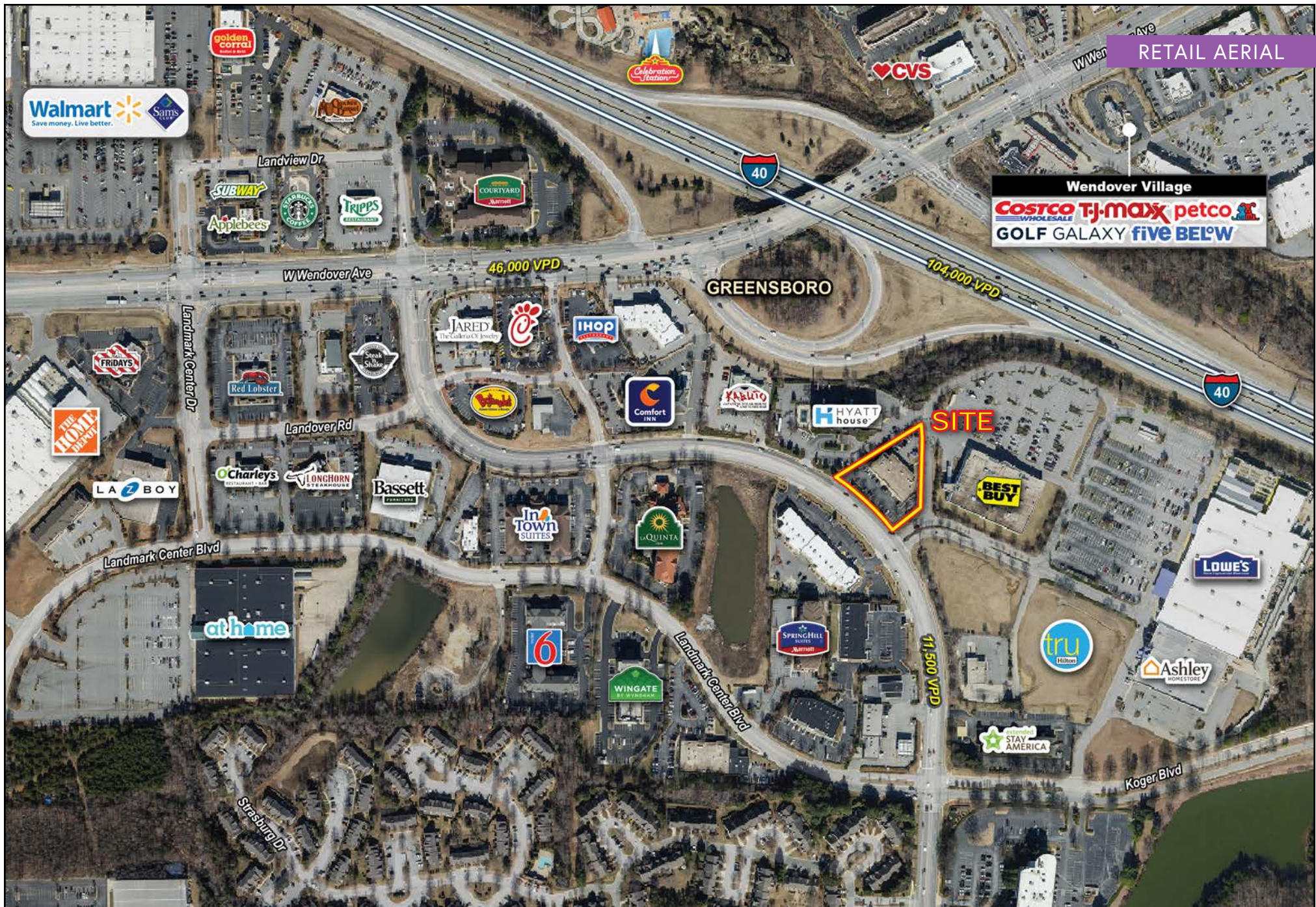
**VPD Data:**

- 106,000 VPD
- 113,000 VPD
- 55,000 VPD
- 98,000 VPD
- 44,000 VPD
- 104,000 VPD
- 92,500 VPD
- 76,000 VPD
- 13,000 VPD
- 31,500 VPD
- 35,500 VPD
- 30,000 VPD
- 51,500 VPD
- 9,200 VPD
- 6,900 VPD
- 26,500 VPD
- 8,200 VPD
- 12,000 VPD
- 13,000 VPD

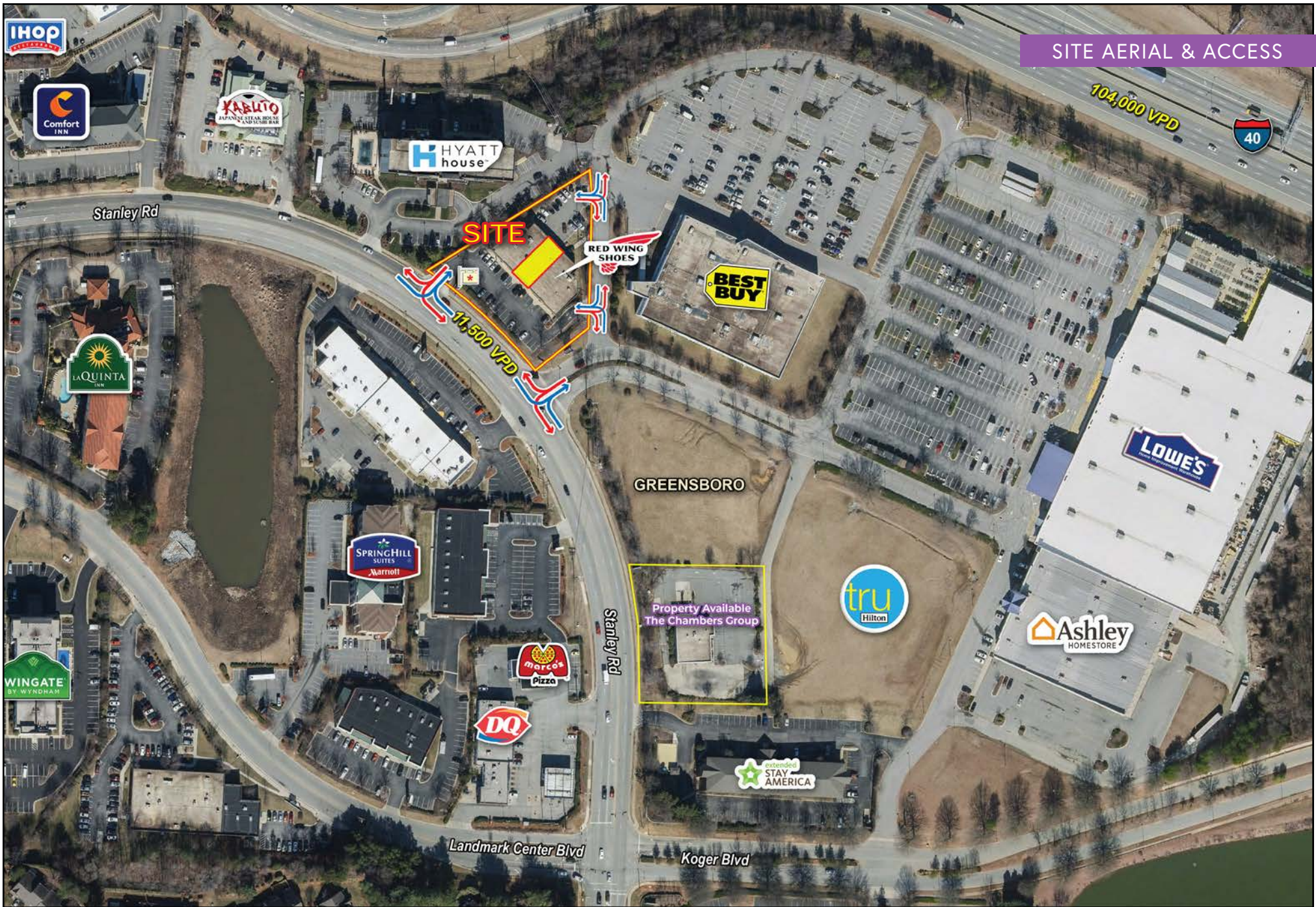
**Commercial Centers and Retailers:**

- Wendover Place:** Target, Party City, Ross Dress for Less, Dick's Sporting Goods, Burlington, Shoe Carnival, Old Navy.
- Wendover Village:** Costco, TJ-Maxx, Petco, Golf Galaxy, Five Below.
- Landmark Station:** Hobby Lobby, Sportsman's Warehouse, LA Boy, at home, Hamrick's.
- Castleton Village:** DR Horton Homes.
- Other Retailers:** Staples, CVS, Wal-Mart, Joann, CAFO, Mart, David's Bridal, CVS, Lowe's, Best Buy, AMC Theaters, AMC, Home Depot, Office Depot, Office Max, Office World, Office Solutions, Office Express, Office Direct, Office One, Office Two, Office Three, Office Four, Office Five, Office Six, Office Seven, Office Eight, Office Nine, Office Ten, Office Eleven, Office Twelve, Office Thirteen, Office Fourteen, Office Fifteen, Office Sixteen, Office Seventeen, Office Eighteen, Office Nineteen, Office Twenty, Office Twenty-One, Office Twenty-Two, Office Twenty-Three, Office Twenty-Four, Office Twenty-Five, Office Twenty-Six, Office Twenty-Seven, Office Twenty-Eight, Office Twenty-Nine, Office Thirty.







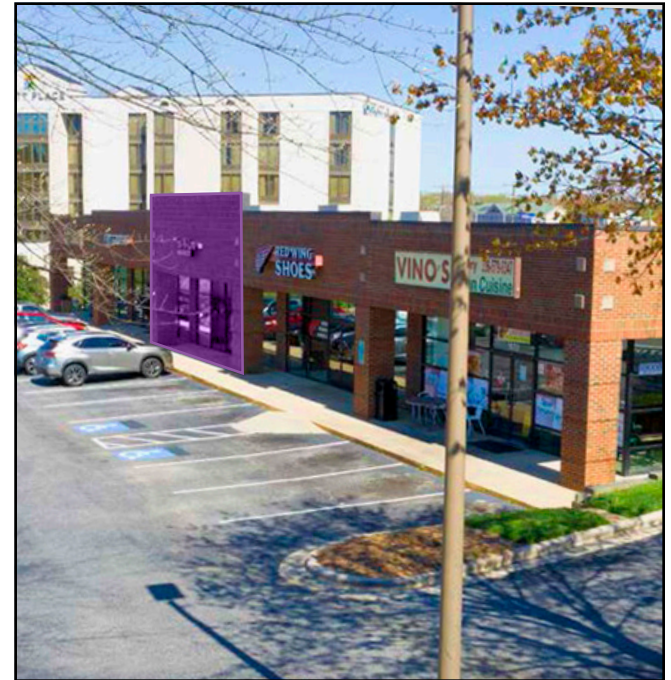
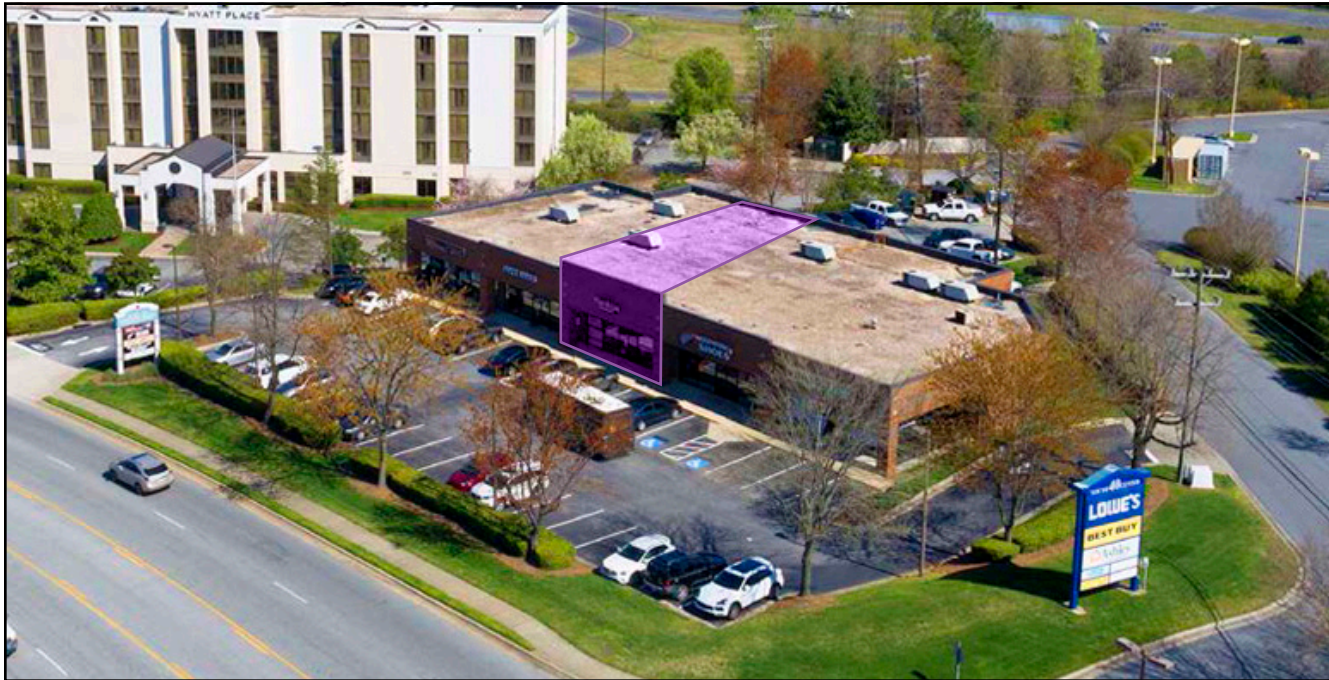
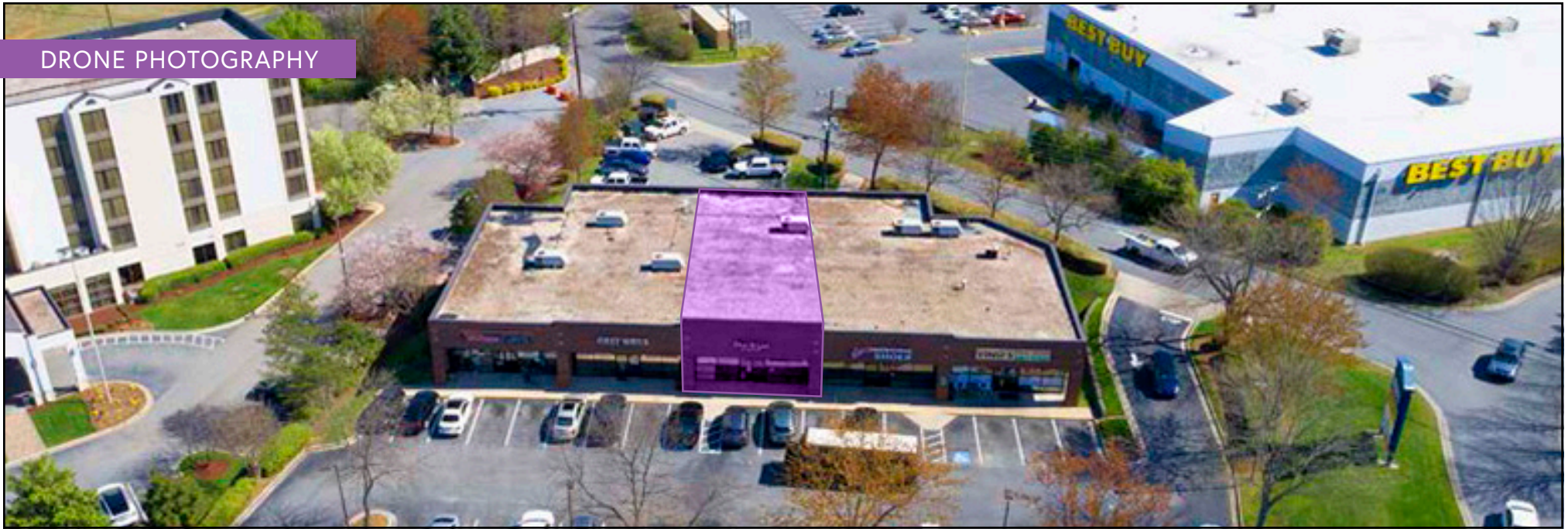


SITE AERIAL & ACCESS





## DRONE PHOTOGRAPHY

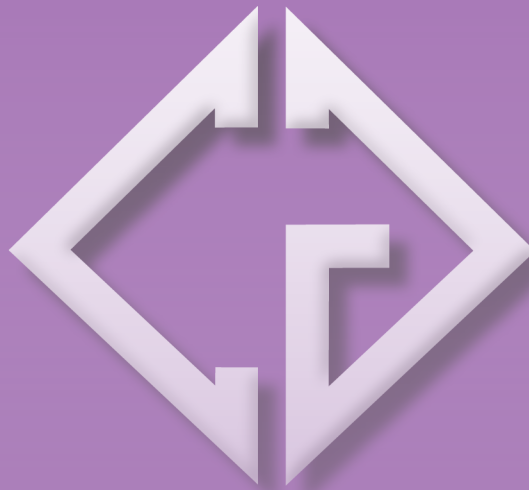




## EXTERIOR PHOTOS







# THE CHAMBERS GROUP

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**ELLIOT SHERIDAN**  
elliott@chambers-group.com  
336.404.8768

**IAN WHETSEL**  
ian@chambers-group.com  
980.348.9070

THE CHAMBERS GROUP | 1620 SCOTT AVE, CHARLOTTE, NC 28203