

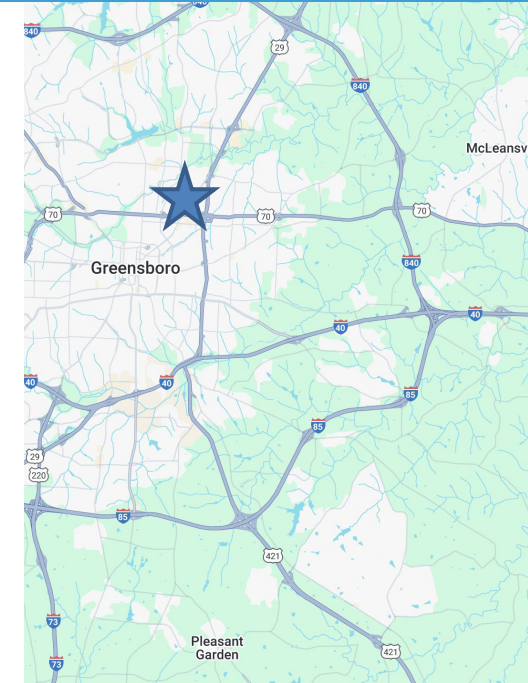
1201 SUMMIT AVENUE

GREENSBORO, NC 27405

FOR LEASE

NS New South
Properties

± 2,800 SF BUILDING AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ± 2,800 SF former SunTrust Bank available
- ± 0.40 acres
- 24 parking spaces
- Excellent frontage on Summit Avenue, providing high visibility for potential retail or office use
- Located near major retailers such as Cook-out, McDonald's, Burger King, and Taco Bell
- Strong traffic counts of 20,270 VPD on Summit Avenue

DEMOGRAPHICS (2024)



POPULATION

1 Mile: 9,480
3 Miles: 90,734
5 Miles: 177,714



AVG. HH INCOME

1 Mile: \$79,022
3 Miles: \$82,589
5 Miles: \$89,262



DAYTIME EMPLOYEES

1 Mile: 10,820
3 Miles: 55,315
5 Miles: 10,294

CALL FOR PRICING



BROKER CONTACT

DALE HALL

704.927.2880
dhall@newsouthprop.com

JOHN CALHOUN

704.927.2883
jcalhoun@newsouthprop.com



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SITE AERIAL

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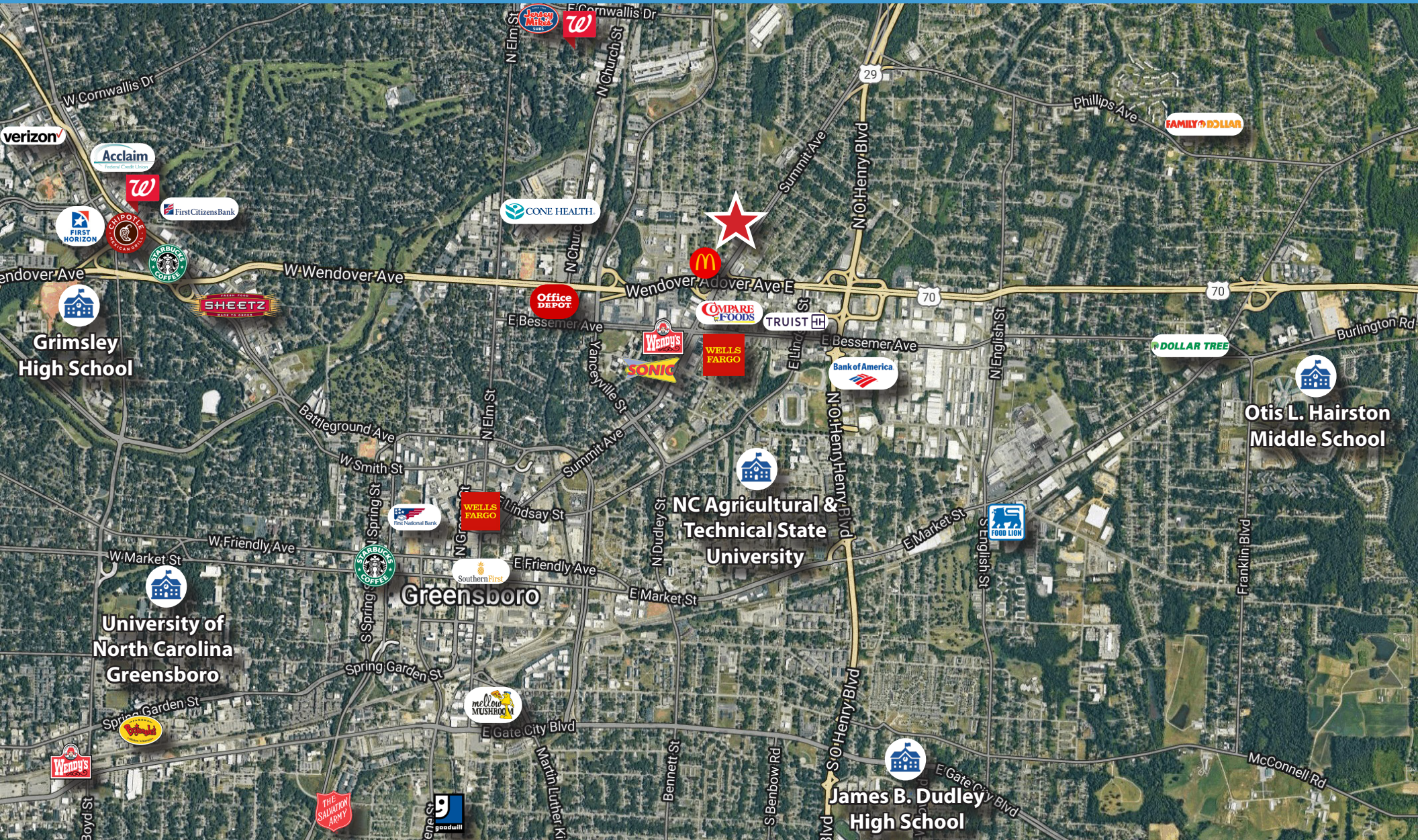
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MARKET AERIAL

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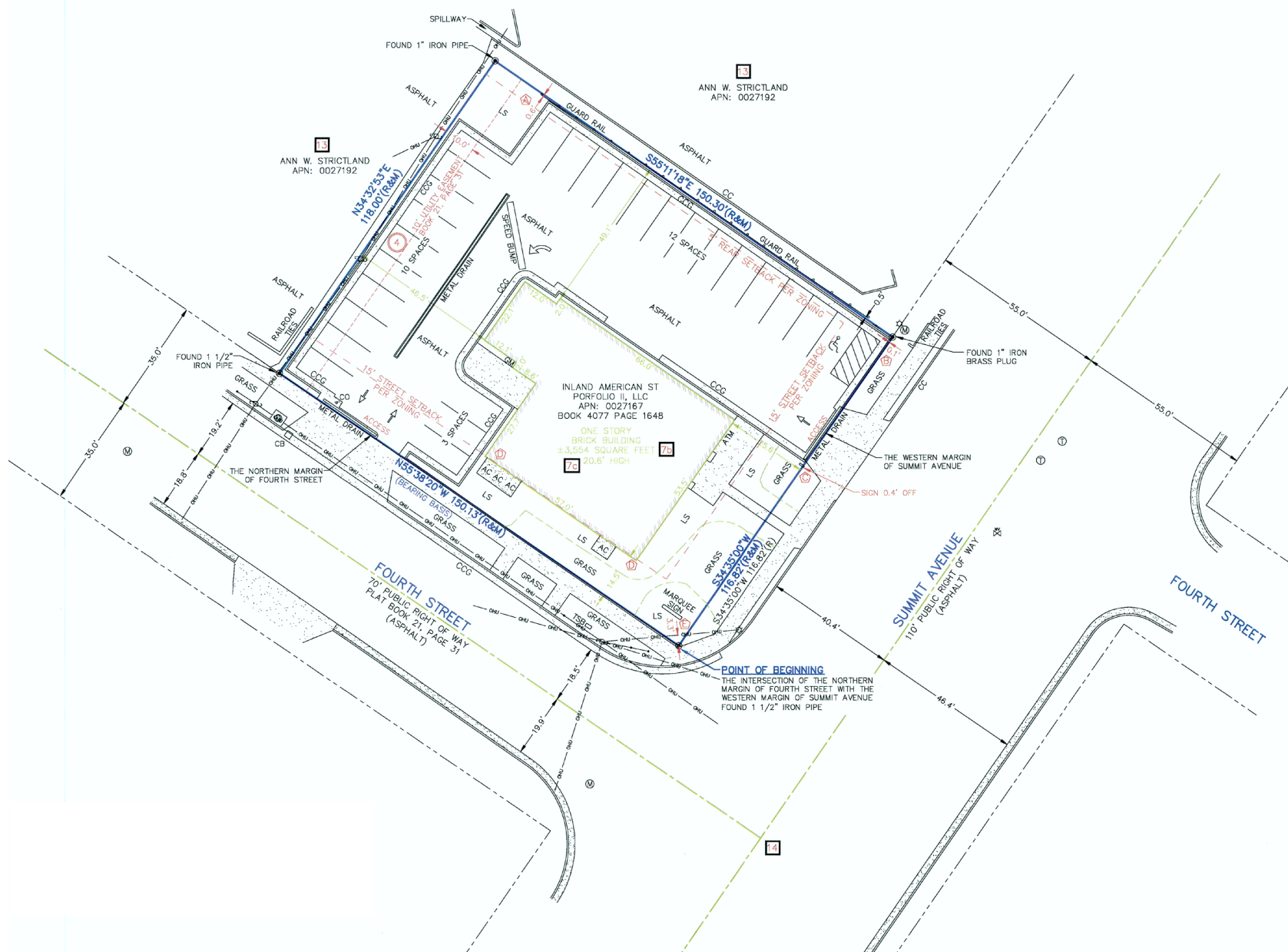


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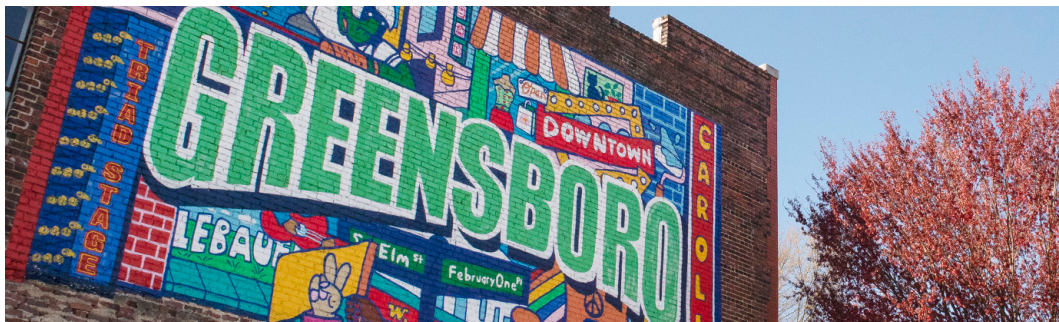
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LOCATION
OVERVIEW

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GREENSBORO, NC - GUILFORD COUNTY

Greensboro, North Carolina, strikes the perfect balance—big enough to offer everything you need, yet small enough for a familiar, tight-knit community feel. Residents love it here, often saying they see no reason to leave, and those who do often find their way back to raise families in this welcoming city.

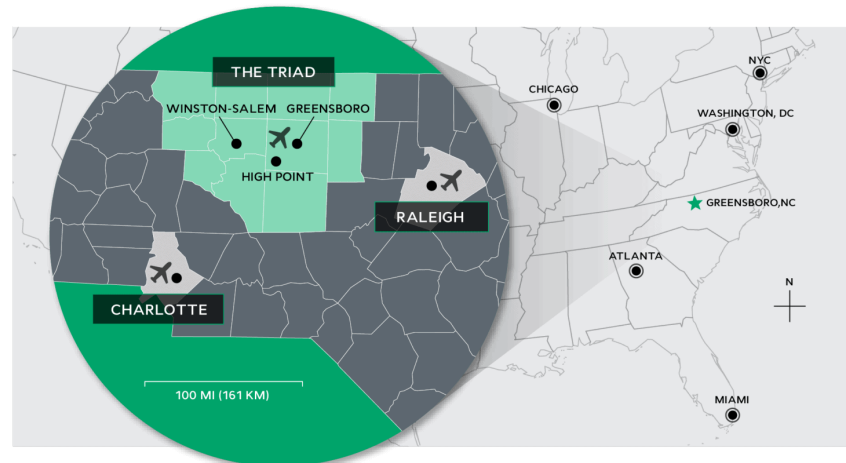
As part of the Piedmont Triad, along with Winston-Salem and High Point, Greensboro is known as the “Gate City” due to its convenient location. It’s just a short drive to North Carolina’s major cities, with easy access to both the Blue Ridge Mountains in the west and the beaches to the east, offering the best of both worlds.

Greensboro boasts a rich array of arts, entertainment, recreation, shopping, and dining options, with abundant public parks, gardens, and a large hospital serving the community. Its diverse neighborhoods offer a wide range of housing options, and a strong sense of community helps this third-largest city in North Carolina maintain a small-town, neighborly charm.

Once primarily a hub for tobacco, textiles, and furniture manufacturing, Greensboro has evolved while still maintaining a strong presence in the textile industry. Its central location has made it a magnet for families and businesses alike, and many prominent companies now call Greensboro home, including Volvo Trucks of North America, Honda Aircraft Company, ITG Brands, Kayser-Roth, VF Corporation, Mack Trucks, and The Fresh Market, among others. The city has also focused on attracting new industries such as aviation, high-tech, nanotechnology, and logistics.

Greensboro’s top sectors include trade, transportation and utilities, professional and business services, manufacturing, and education and healthcare. Major employers include Guilford County Schools, Cone Health, the City of Greensboro, and the United States Postal Service, making it a thriving hub of opportunity for residents and businesses alike.

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PHOTOS

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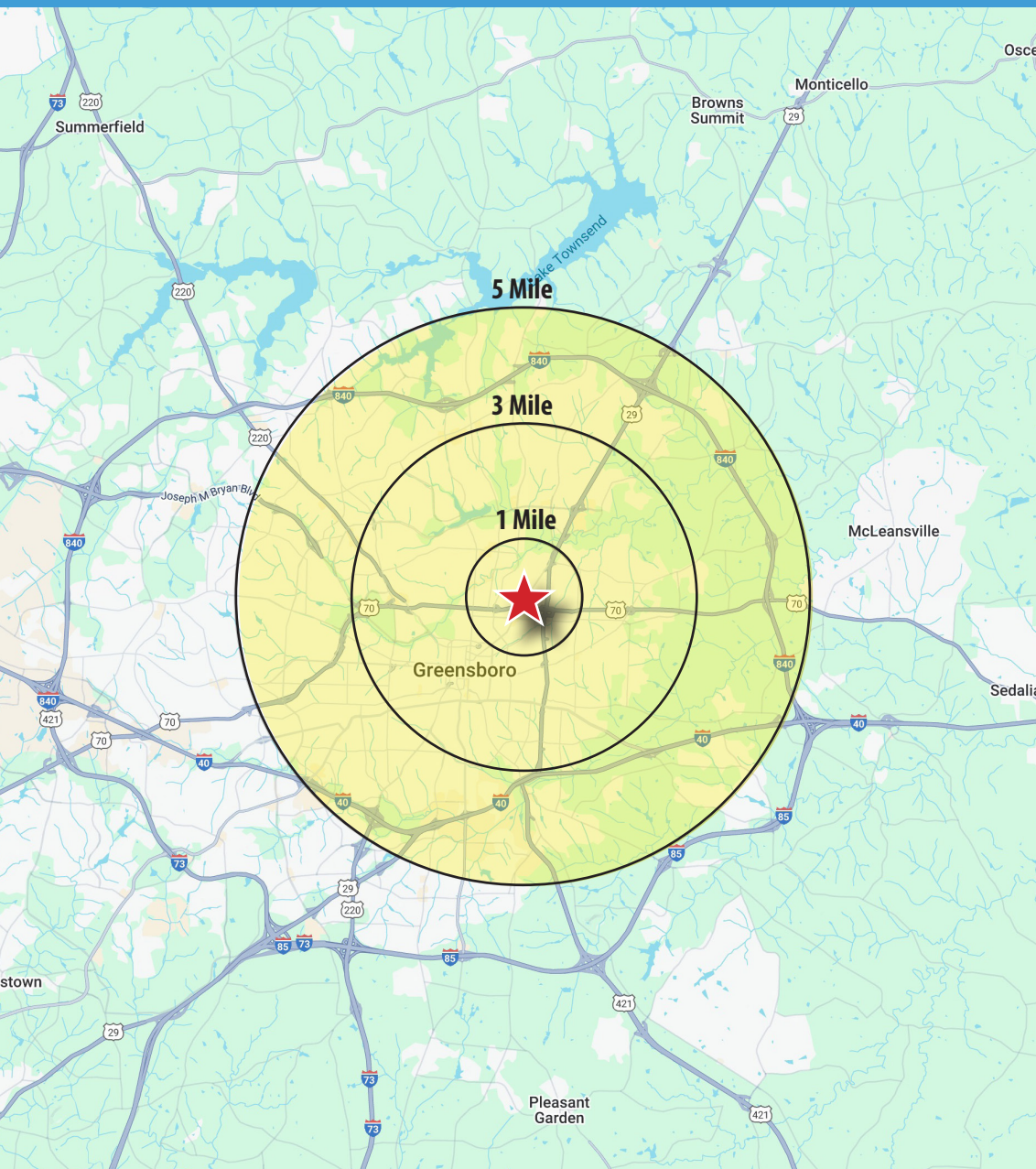
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POPULATION

1 MILE

3 MILE

5 MILE

2024 Estimated Population

9,480

90,734

177,714

2029 Projected Population

9,723

92,482

181,873

Projected Annual Growth
(2024-2029)

243 (+0.5%)

1,747 (+0.4%)

4,158 (+0.5%)

HOUSEHOLDS

2024 Estimated Households

3,469

34,008

70,162

2029 Projected Households

3,586

34,774

71,886

HOUSEHOLD INCOME

2024 Estimated Average
Household Income

\$79,022

\$82,589

\$89,262

BUSINESSES

2024 Estimated Total Businesses

1,070

5,885

10,294

2024 Estimated Total Employees

10,820

55,315

91,001

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