

**PICKETT
SPROUSE**

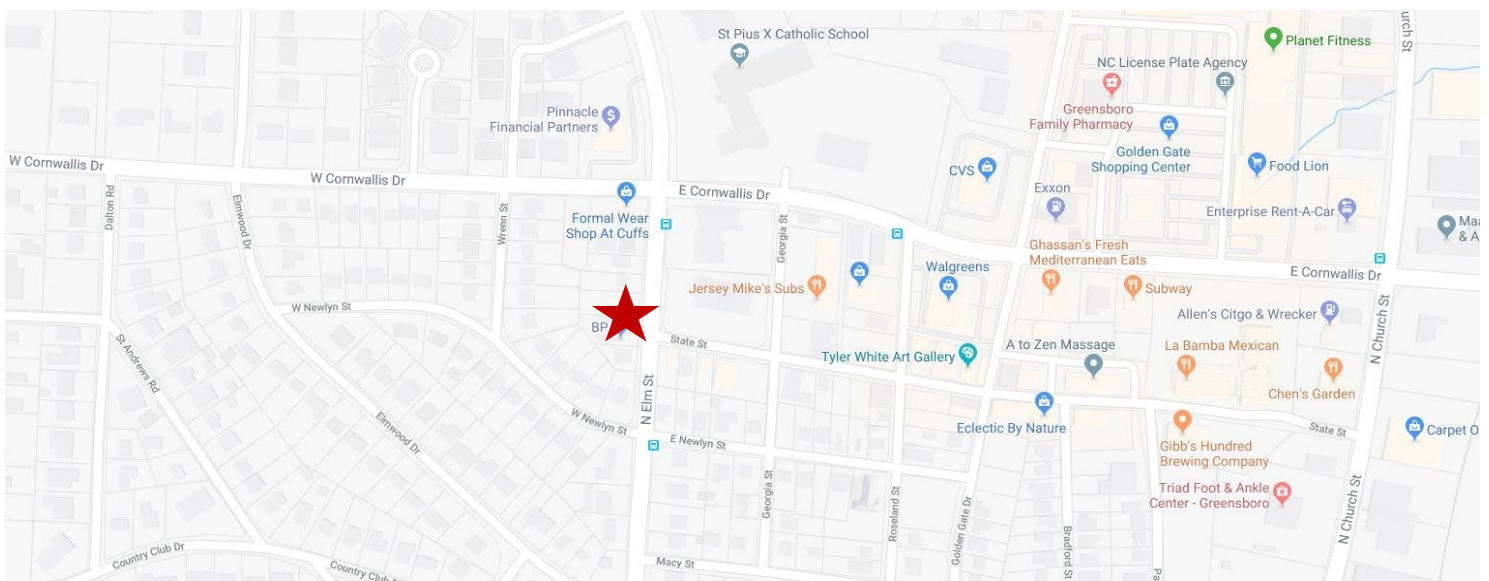
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

FOR SALE
2009 North Elm Street
Greensboro, NC 27408
\$2,495,000

Aerial Video: <https://youtu.be/NrFAnE7WX6Q>



For more information contact: Brad Gregory | Brad@westandwoodall.com | 336-202-0012

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

1901 HILLANDALE ROAD, SUITE 100 • DURHAM, NC 27705 • 919.493.0395 • WWW.PICKETTSPROUSE.COM

DEMOGRAPHICS


POPULATION - 2021			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	7,469	90,993	182,943
Total Estimated Population -2026 PROJECTION	7,742	93,832	188,666
Medial Age	42.3	34.2	35.9
Total Estimated Households	3,406	37,025	74,354
Total Estimated Households-2026 PROJECTION	3,533	38,294	76,752
Average Household Income	\$87,074	\$67,919	\$70,900
Med Household Income	\$45,481	\$43,645	\$46,743

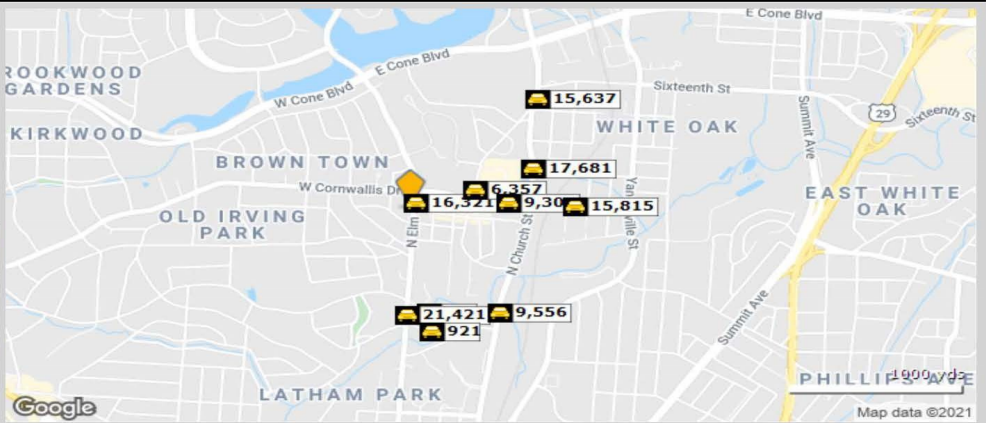
TRAFFIC COUNT REPORT

Traffic Count Report

2009 N Elm St, Greensboro, NC 27408

Building Type: **General Retail**
Secondary: **Convenience Store**
GLA: **4,724 SF**
Year Built: **1997**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -






Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Elm St	State St	0.03 S	2018	16,321	MPSI	.04
2 Golden Gate Dr	E Cornwallis Dr	0.04 S	2018	6,357	MPSI	.23
3 E Cornwallis Dr	N Church St	0.07 E	2018	9,300	MPSI	.33
4 Sunset Cir	N Elm St	0.09 SW	2018	542	MPSI	.42
5 N Elm St	Sunset Cir	0.04 S	2018	21,421	MPSI	.43
6 N Church St	12th St	0.11 N	2018	17,681	MPSI	.45
7 Sunset Cir	N Elm St	0.09 W	2018	921	MPSI	.50
8 N Church St	Golden Gate Dr	0.18 N	2014	9,556	MPSI	.51
9 E Cornwallis Dr	Hubbard St	0.02 W	2018	15,815	MPSI	.55
10 N Church St	16th St	0.04 N	2018	15,637	MPSI	.62

FOR SALE
2009 North Elm Street
Greensboro, NC 27401

Guilford County



Parcel Number	12806	Total Out Building Value	12500
PIN	7865760883	Total Land Value	201600
Owner History	Card Image	Total Deferred Value	0
Owner	IRVING PARK HOLDINGS LLC	Bldg Card	1
Mail Address	2007-2009 N ELM ST	Appraisal Model Code	11-CONVENIENCE STORE
Mail City	GREENSBORO	Deed Date	11/4/2005
Mail State	NC	Neighborhood	7865C03
Mail Zip	27408	Property Type	COMM
Property Address	2009 N ELM ST	Structure Size	
Legal Description	BP/IRVING PARK LO2-5 BL1 BM15-23	Lot Size	0.39
Deed	006430-00807	Year Built	1997
Plat	15-23	Bedrooms	
Condo		Bathrooms	
Total Assessed	847700	Grade	A+5
Total Building Value	633600		

 *Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.*

Map Scale
1 inch = 83 feet
2/14/2019

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