

West Gate City Blvd Assemblage



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<https://youtu.be/6TNMDZaDZ0w>

*Property lines are approximate

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

OFFERING SUMMARY

ADDRESS	4817, 4821, 4823, 4823Zz W. Gate City Blvd, Greensboro, NC 27407 Greensboro NC 27407
LAND ACRES	7.4
LAND SF	322,344 SF

FINANCIAL SUMMARY

OFFERING PRICE	\$1,300,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	5,997	58,940	151,080
2021 Median HH Income	\$53,598	\$51,007	\$50,344
2021 Average HH Income	\$74,012	\$66,872	\$68,078

Zoning

- Highway Business District and Residential Suburban
- The property is currently not in the city of Greensboro and would have to be annexed if rezoned

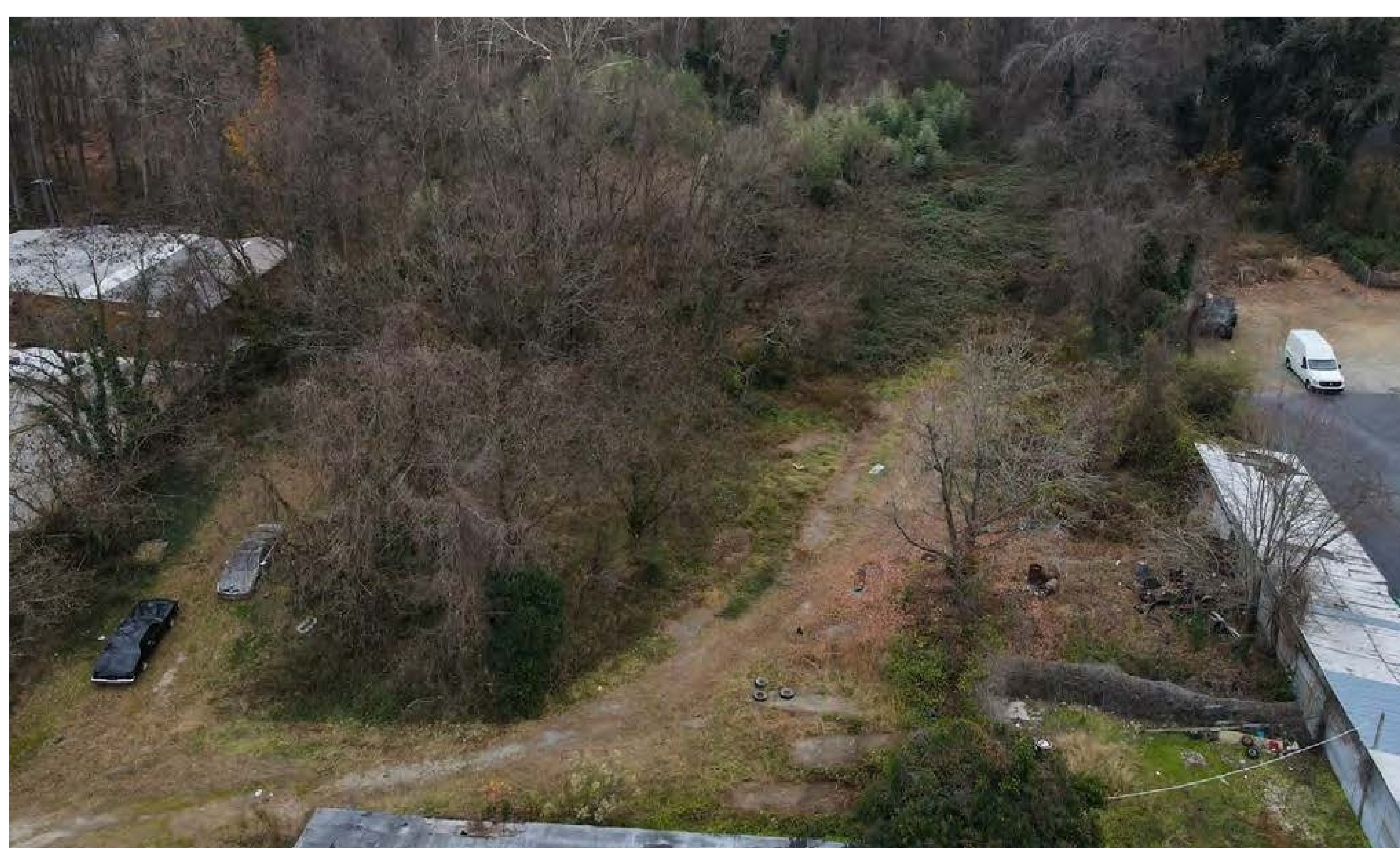
Usage Opportunities

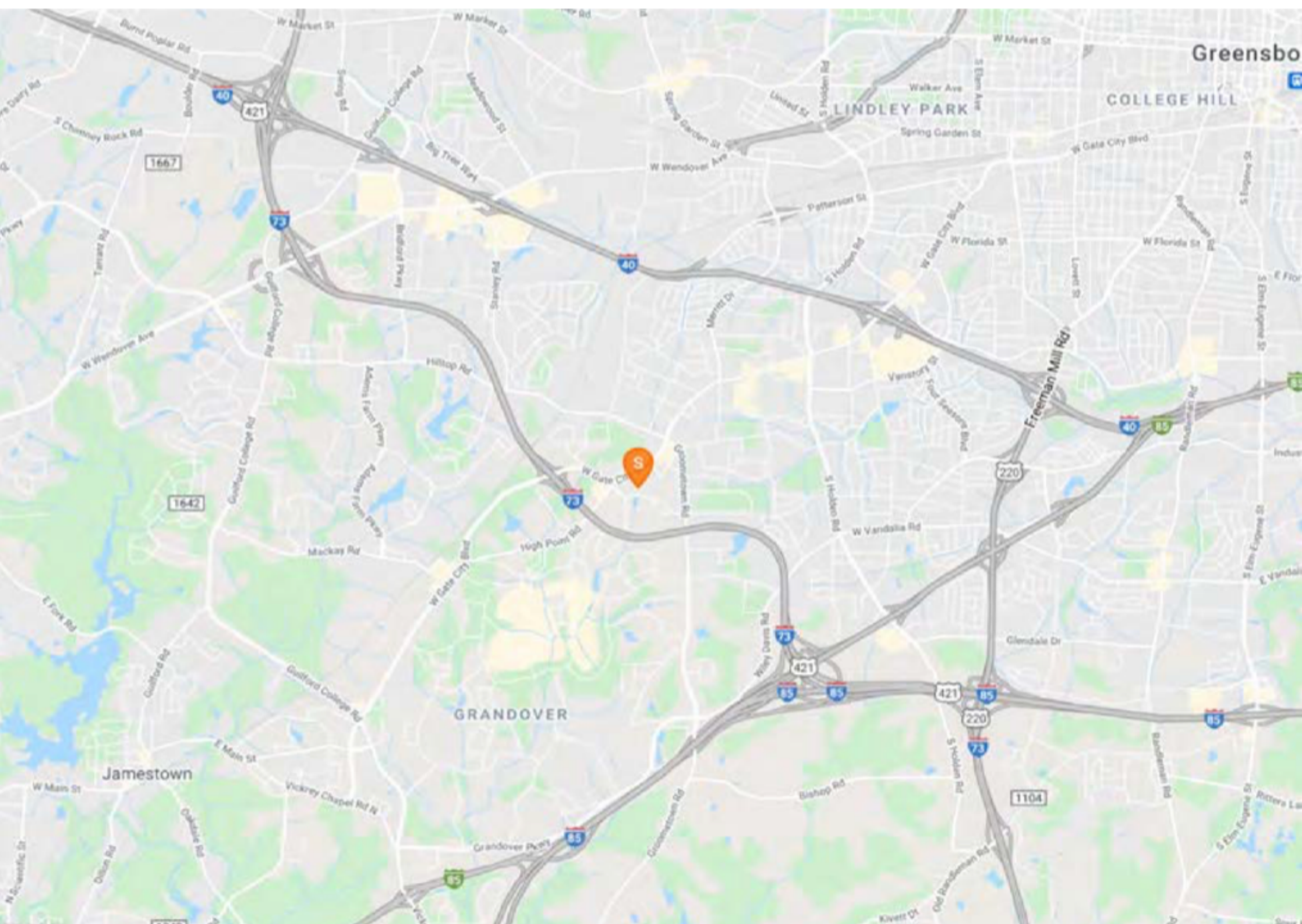
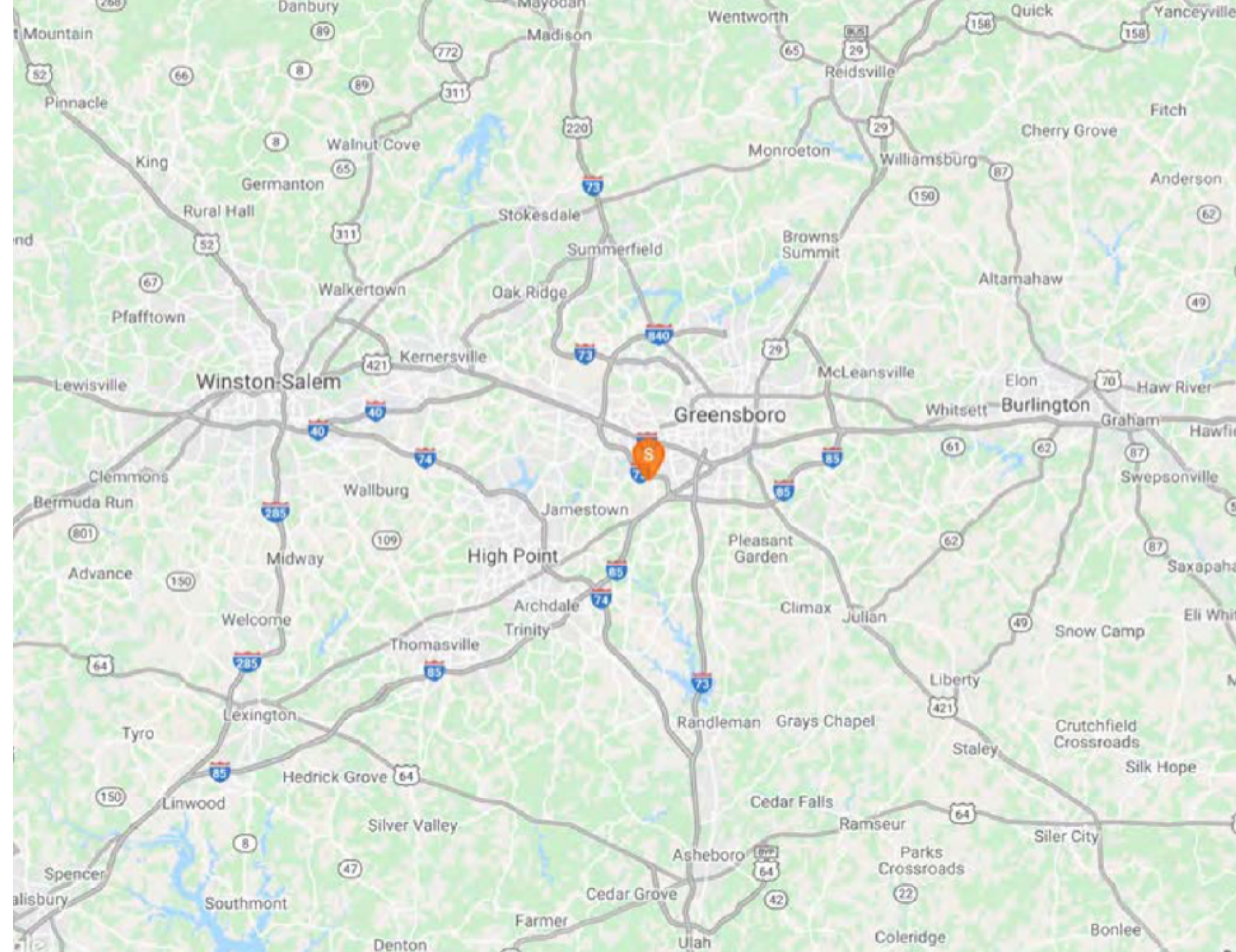
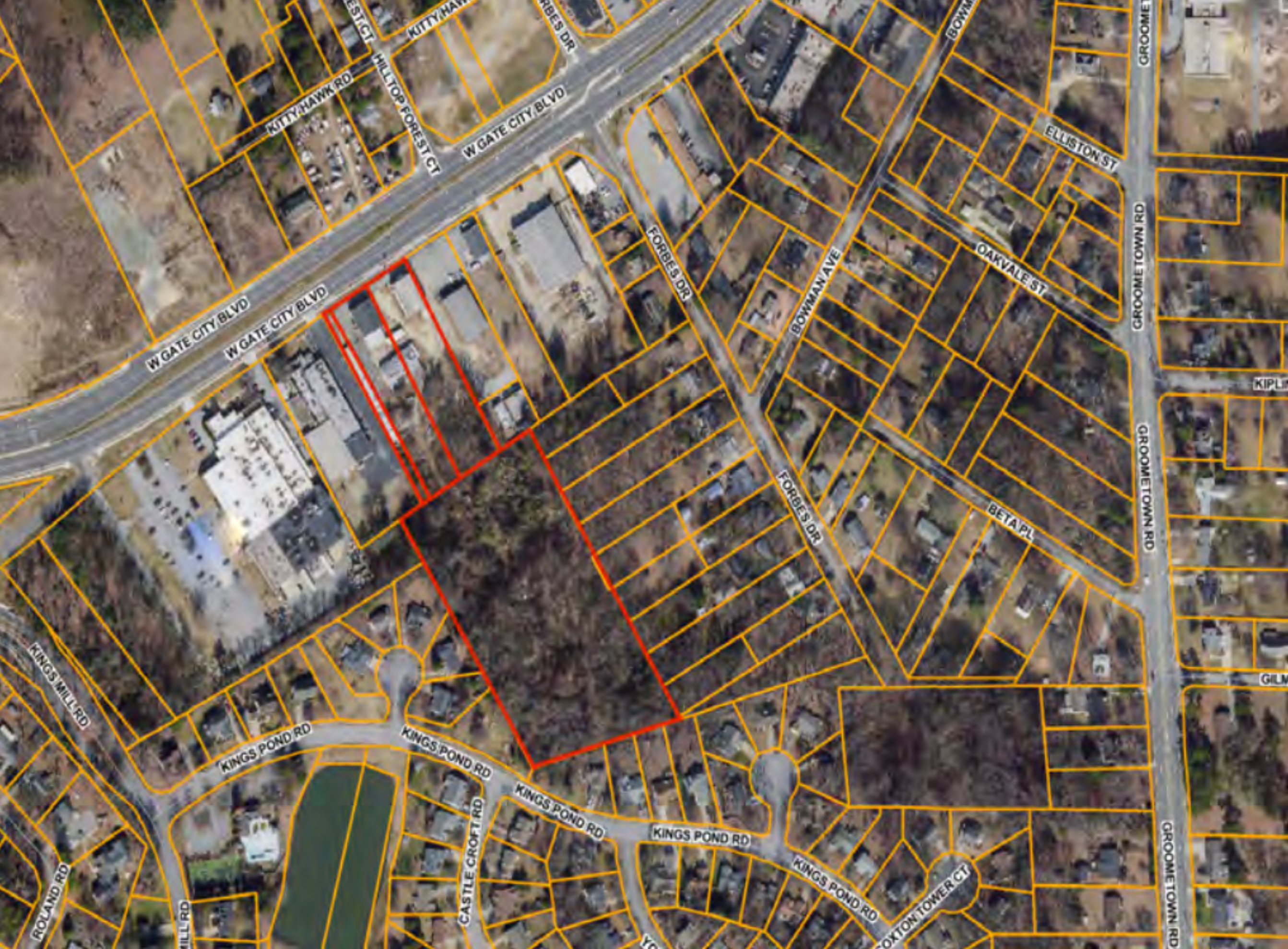
- Multi-family
- Land
- Retail
- Used Car Lot
- Strip-center, etc.

Annual Average Daily Traffic

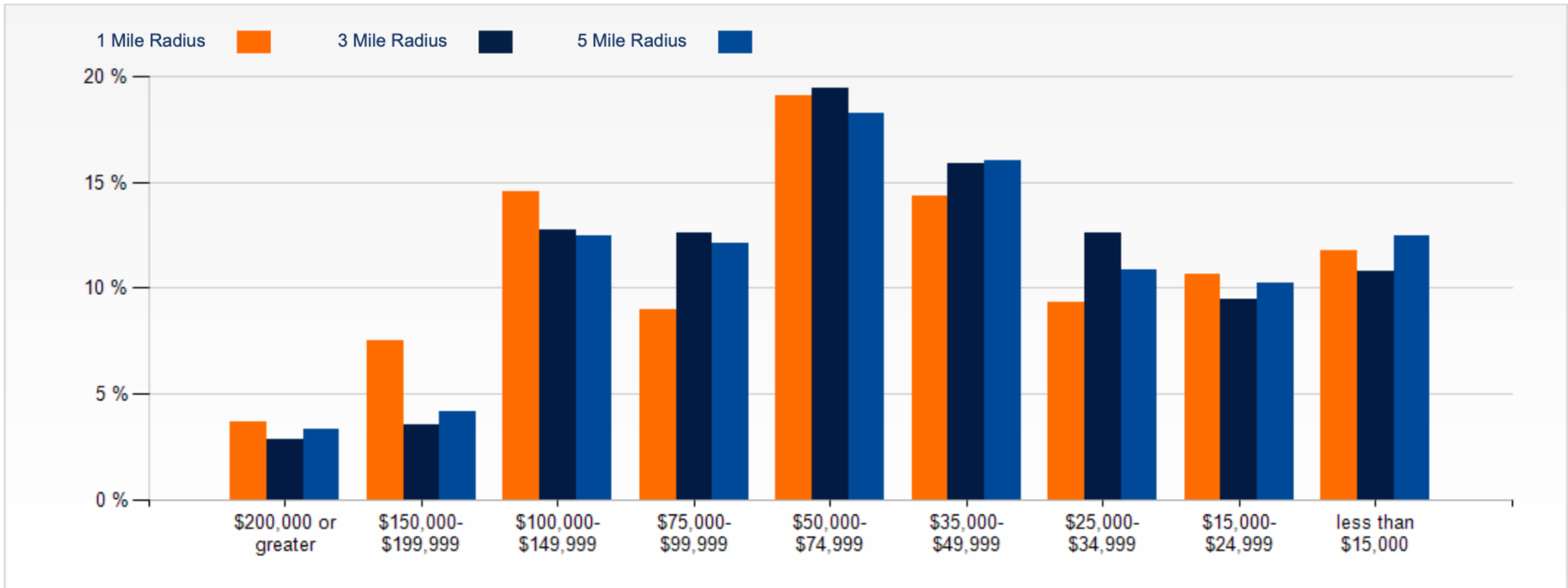
- 20,000



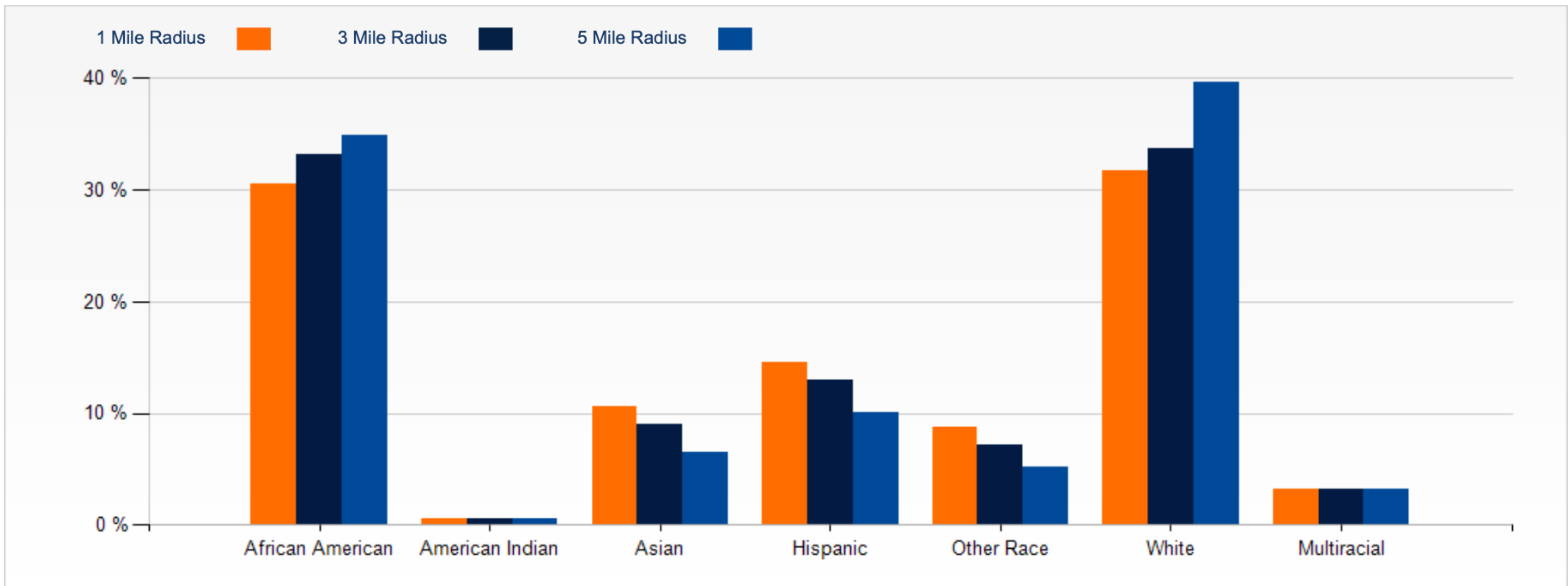




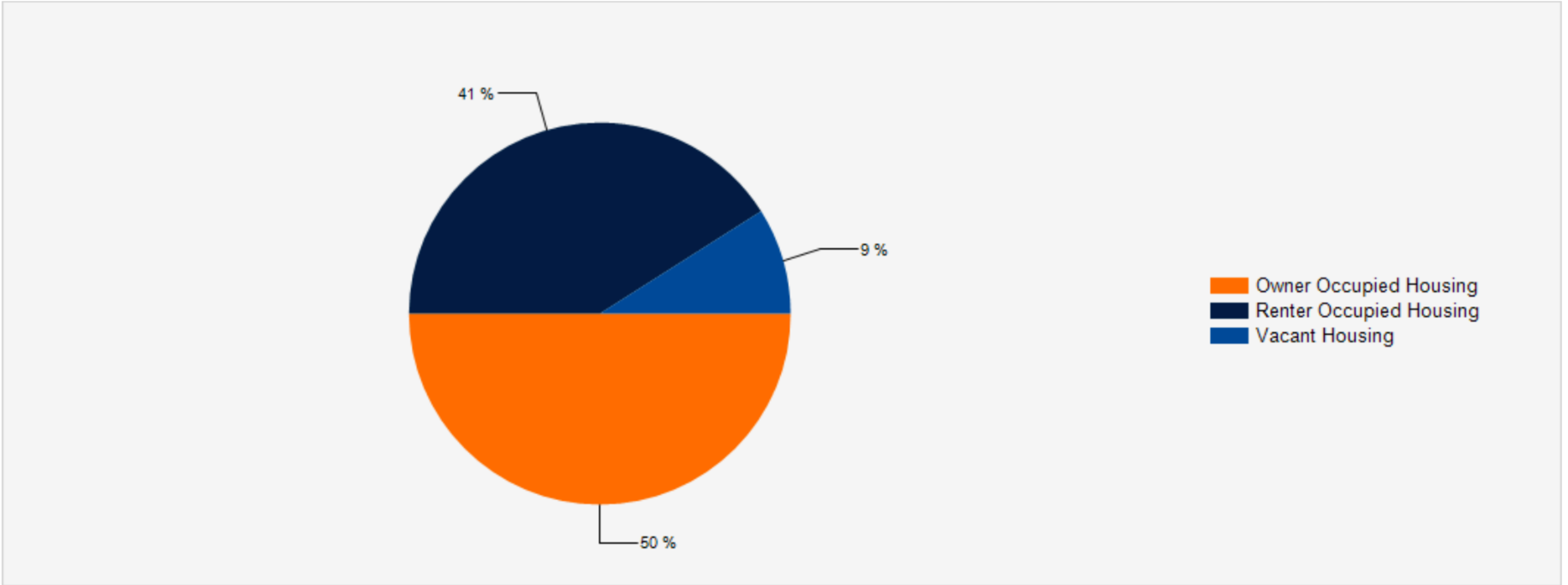
2021 Household Income



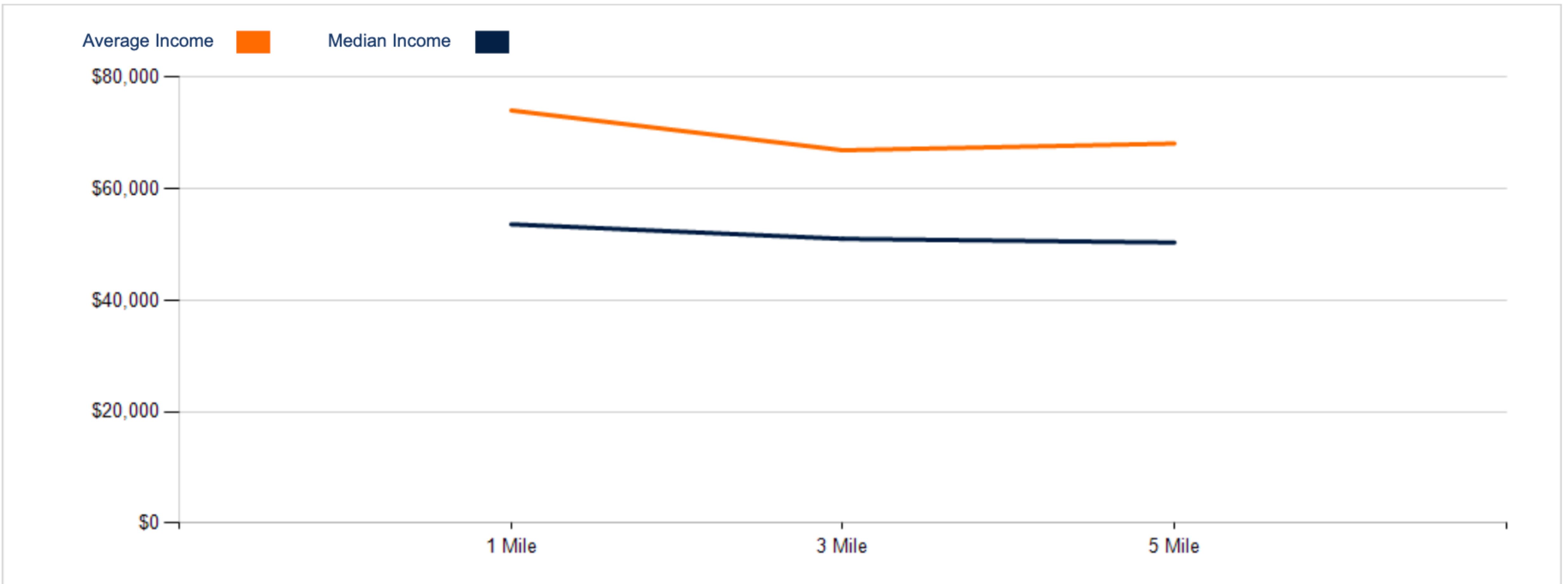
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,956	48,835	126,714
2010 Population	6,049	52,953	139,933
2021 Population	5,997	58,940	151,080
2026 Population	6,164	62,602	157,655
2021 African American	2,140	22,473	58,533
2021 American Indian	43	442	952
2021 Asian	746	6,073	10,880
2021 Hispanic	1,021	8,821	16,913
2021 Other Race	614	4,902	8,745
2021 White	2,221	22,770	66,510
2021 Multiracial	229	2,217	5,324
2021-2026: Population: Growth Rate	2.75 %	6.05 %	4.30 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	283	2,641	7,796
\$15,000-\$24,999	257	2,317	6,396
\$25,000-\$34,999	225	3,092	6,814
\$35,000-\$49,999	346	3,894	10,060
\$50,000-\$74,999	461	4,758	11,434
\$75,000-\$99,999	216	3,086	7,589
\$100,000-\$149,999	351	3,117	7,792
\$150,000-\$199,999	182	861	2,621
\$200,000 or greater	89	704	2,109
Median HH Income	\$53,598	\$51,007	\$50,344
Average HH Income	\$74,012	\$66,872	\$68,078

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,508	21,112	54,897
2010 Total Households	2,439	21,860	58,084
2021 Total Households	2,409	24,470	62,611
2026 Total Households	2,481	26,045	65,466
2021 Average Household Size	2.47	2.39	2.32
2000 Owner Occupied Housing	1,325	11,063	29,047
2000 Renter Occupied Housing	1,136	8,820	22,480
2021 Owner Occupied Housing	1,322	11,513	29,740
2021 Renter Occupied Housing	1,087	12,957	32,871
2021 Vacant Housing	249	2,887	6,587
2021 Total Housing	2,658	27,357	69,198
2026 Owner Occupied Housing	1,361	12,455	31,626
2026 Renter Occupied Housing	1,119	13,590	33,840
2026 Vacant Housing	260	3,048	6,899
2026 Total Housing	2,741	29,093	72,365
2021-2026: Households: Growth Rate	2.95 %	6.30 %	4.50 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	416	5,016	12,087
2021 Population Age 35-39	395	4,389	10,484
2021 Population Age 40-44	377	3,655	8,953
2021 Population Age 45-49	402	3,597	8,540
2021 Population Age 50-54	417	3,481	8,370
2021 Population Age 55-59	375	3,242	8,381
2021 Population Age 60-64	345	3,013	7,998
2021 Population Age 65-69	319	2,609	6,876
2021 Population Age 70-74	243	2,165	5,737
2021 Population Age 75-79	176	1,399	3,784
2021 Population Age 80-84	102	909	2,512
2021 Population Age 85+	92	992	2,915
2021 Population Age 18+	4,547	46,301	120,685
2021 Median Age	38	35	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,423	\$50,801	\$48,229
Average Household Income 25-34	\$61,799	\$62,708	\$61,449
Median Household Income 35-44	\$55,016	\$54,868	\$55,832
Average Household Income 35-44	\$71,834	\$69,048	\$72,092
Median Household Income 45-54	\$71,493	\$61,666	\$62,620
Average Household Income 45-54	\$93,205	\$79,697	\$82,136
Median Household Income 55-64	\$64,407	\$57,949	\$59,746
Average Household Income 55-64	\$88,212	\$76,891	\$81,435
Median Household Income 65-74	\$51,073	\$50,320	\$51,567
Average Household Income 65-74	\$75,238	\$69,329	\$72,998
Average Household Income 75+	\$48,774	\$51,534	\$55,513

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	378	4,768	11,138
2026 Population Age 35-39	406	4,760	11,379
2026 Population Age 40-44	404	4,145	10,007
2026 Population Age 45-49	390	3,620	8,764
2026 Population Age 50-54	409	3,582	8,419
2026 Population Age 55-59	399	3,427	8,295
2026 Population Age 60-64	355	3,234	8,129
2026 Population Age 65-69	331	2,895	7,453
2026 Population Age 70-74	253	2,425	6,236
2026 Population Age 75-79	205	1,879	4,933
2026 Population Age 80-84	126	1,143	3,148
2026 Population Age 85+	101	1,115	3,206
2026 Population Age 18+	4,703	49,609	126,609
2026 Median Age	39	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,888	\$56,982	\$53,905
Average Household Income 25-34	\$68,684	\$71,008	\$69,404
Median Household Income 35-44	\$62,701	\$61,997	\$63,207
Average Household Income 35-44	\$81,777	\$78,318	\$81,679
Median Household Income 45-54	\$76,533	\$67,397	\$68,742
Average Household Income 45-54	\$100,196	\$88,396	\$90,723
Median Household Income 55-64	\$70,608	\$64,589	\$66,430
Average Household Income 55-64	\$97,118	\$86,956	\$90,566
Median Household Income 65-74	\$56,981	\$56,431	\$57,323
Average Household Income 65-74	\$88,043	\$80,724	\$83,660
Average Household Income 75+	\$57,448	\$61,626	\$65,333