

PICKETT SPROUSE

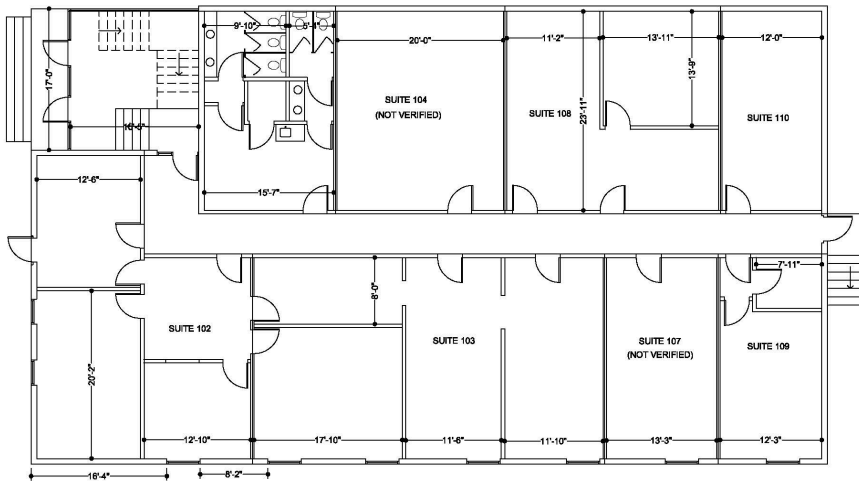
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

OFFICE SPACE FOR LEASE

822 North Elm Street
Greensboro, NC 27401



- First floor space
- 1,050 SF available
- UP to 4,800 SF available
- \$15.00 SF

For more information contact: Brad Gregory | Brad@westandwoodall.com | 336-202-0012
or visit us at PickettSprouse.com

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

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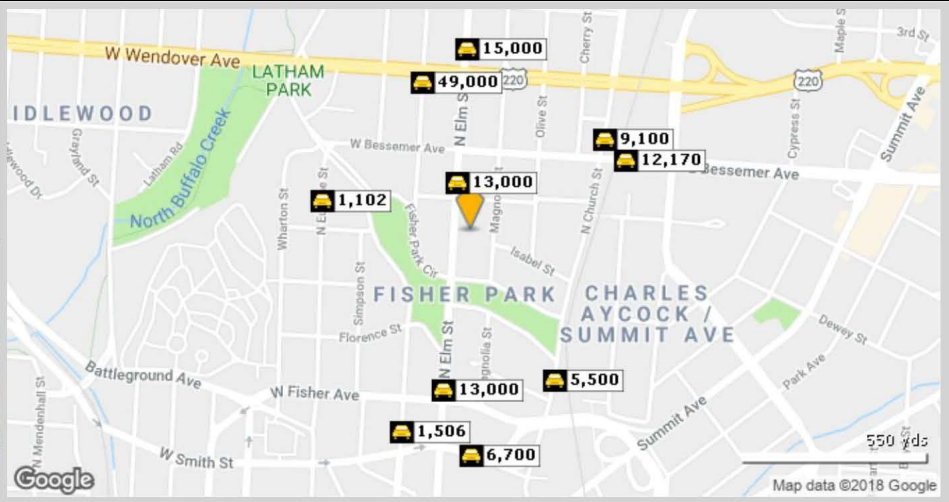
DEMOGRAPHICS

POPULATION - 2018			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	8,842	93,690	197,255
Total Estimated Population -2023 PROJECTION	9,208	97,033	204,587
Medial Age	38.5	33	35
Total Estimated Households	4,451	37,134	79,434
Total Estimated Households-2023 PROJECTION	4,642	38,663	82,441
Average Household Income	\$64,435	\$53,946	\$58,857
Med Household Income	\$33,956	\$32,240	\$38,623

TRAFFIC COUNT REPORT

Building Type: **Class B Office**
 Class: **B**
 RBA: **9,500 SF**
 Typical Floor: **4,750 SF**
 Total Available: **1,050 SF**
 % Leased: **96.84%**
 Rent/SF/Yr: **\$16.57**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Elm St	W Hendrix St	0.03 S	2017	13,000	MPSI	.09
2 N Eugene St	Victoria St	0.05 S	2014	1,102	MPSI	.26
3 Carolina St	W Wendover Ave	0.02 N	2017	49,000	MPSI	.27
4 N Elm St	W Fisher Ave	0.02 S	2017	13,000	MPSI	.27
5 N Church St	E Bessemer Ave	0.03 S	2017	9,100	MPSI	.28
6 N Church St	S Park Dr	0.03 N	2017	5,500	MPSI	.29
7 E Bessemer Ave	N Church St	0.04 W	2017	12,170	MPSI	.30
8 N Elm St	E Wendover Ave	0.04 S	2017	15,000	MPSI	.32
9 N Greene St	W Smith St	0.04 S	2017	1,506	MPSI	.36
10 E Smith St	N Elm St	0.06 W	2017	6,700	MPSI	.38

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