

Investment Sale \$1,500,000 or Lease Section \$1500/mth



3107 S Elm Eugene St

GREENSBORO, NC 27406

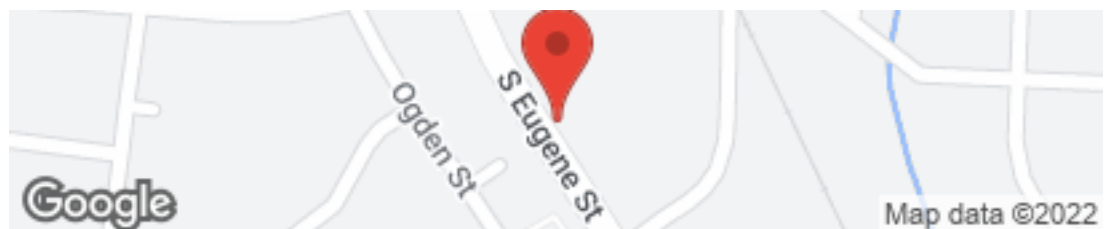


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mlindsay.lcp@gmail.com

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Lindsay Commercial Properties
1912 Eastchester Dr Ste. 200 High Point, NC 27265

Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President

Mark leads our firm as President and founder. With more than 15 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 & 2020 Past President of HPRAR Board, Past President and 2012 Past President of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

PROPERTY DESCRIPTION

3107 S Elm Eugene St
3107 S Elm Eugene St | Greensboro, NC 27406

04



Investment Sale or Lease Section available

Lindsay Commercial Properties is proud to announce this listing.

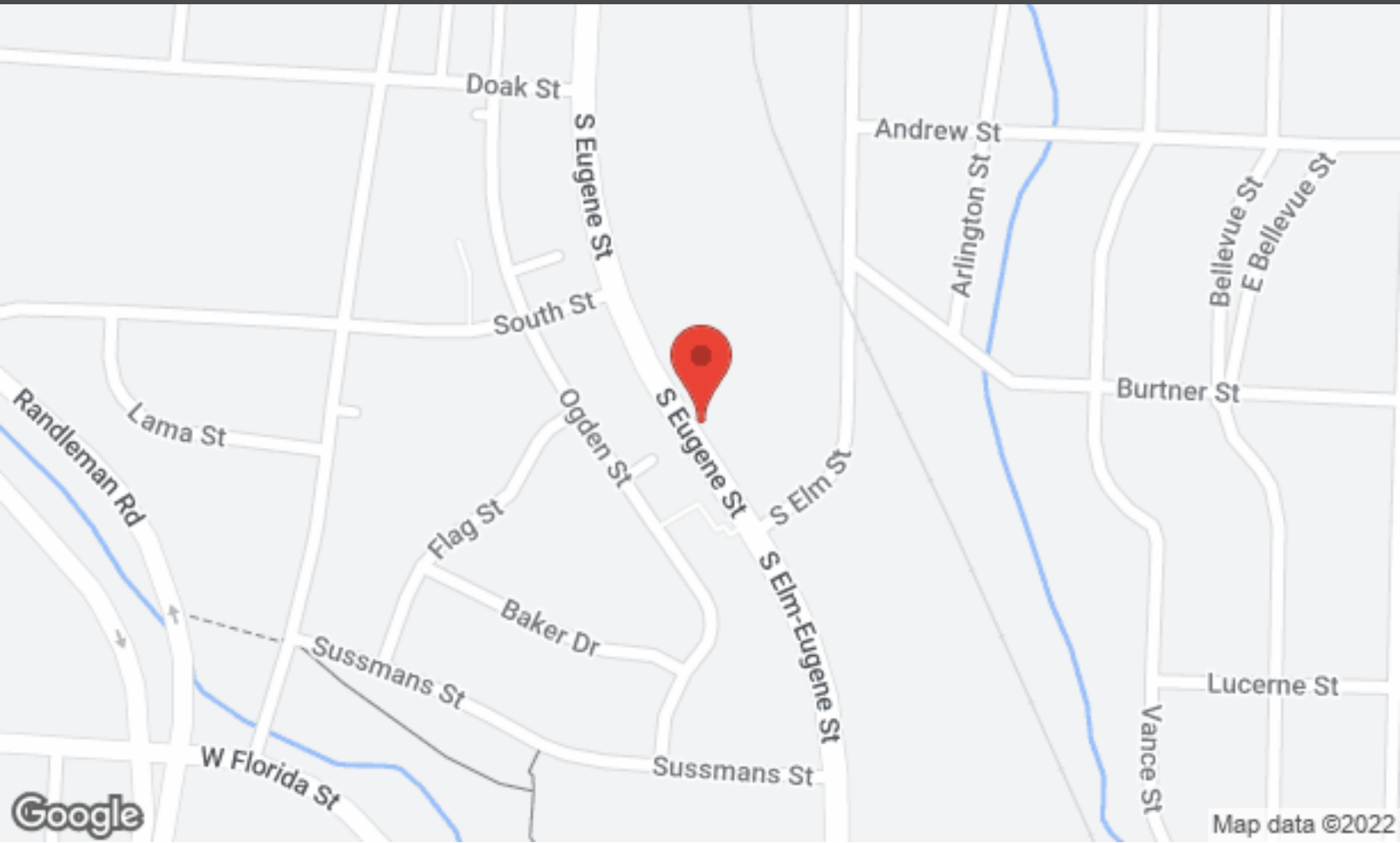
Lease section consists of the 2nd story office space. It is listed for \$1500 a month. +/-4000sqft, newly renovated, 11 offices, training room and conference room. *There is NO WAREHOUSE space for lease.

Investment Sale being sold at \$1,500,000

9,000 SF warehouse, 18' ceilings. (1) 14` Drive in Door, (2) dock high doors, and (1) box truck loading dock. 1 Warehouse office and 1 breakroom. Restrooms are centrally located with showers. Excellent location with quick access to I-40 and I-85

LOCATION MAPS

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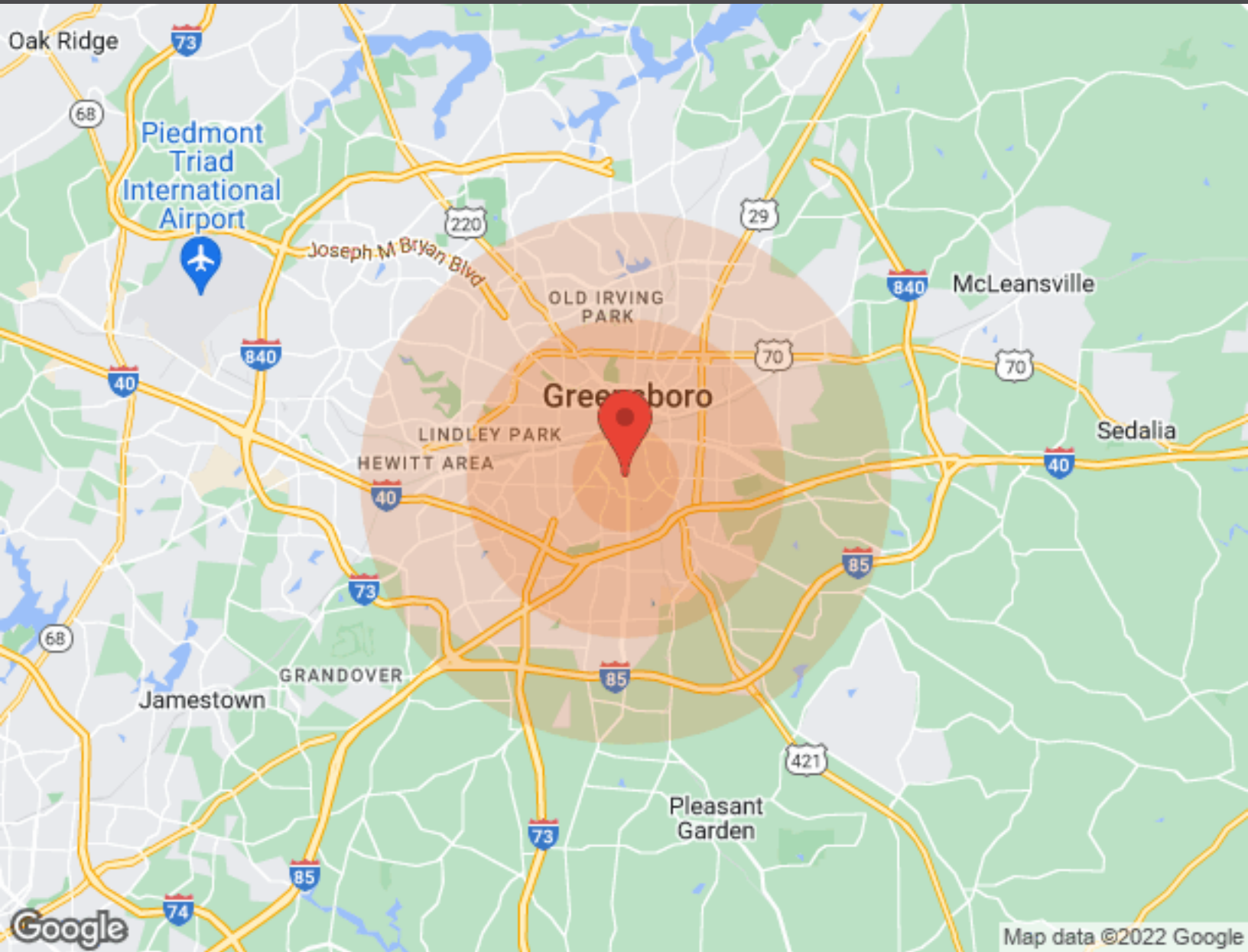
AERIAL MAP

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DEMOGRAPHICS

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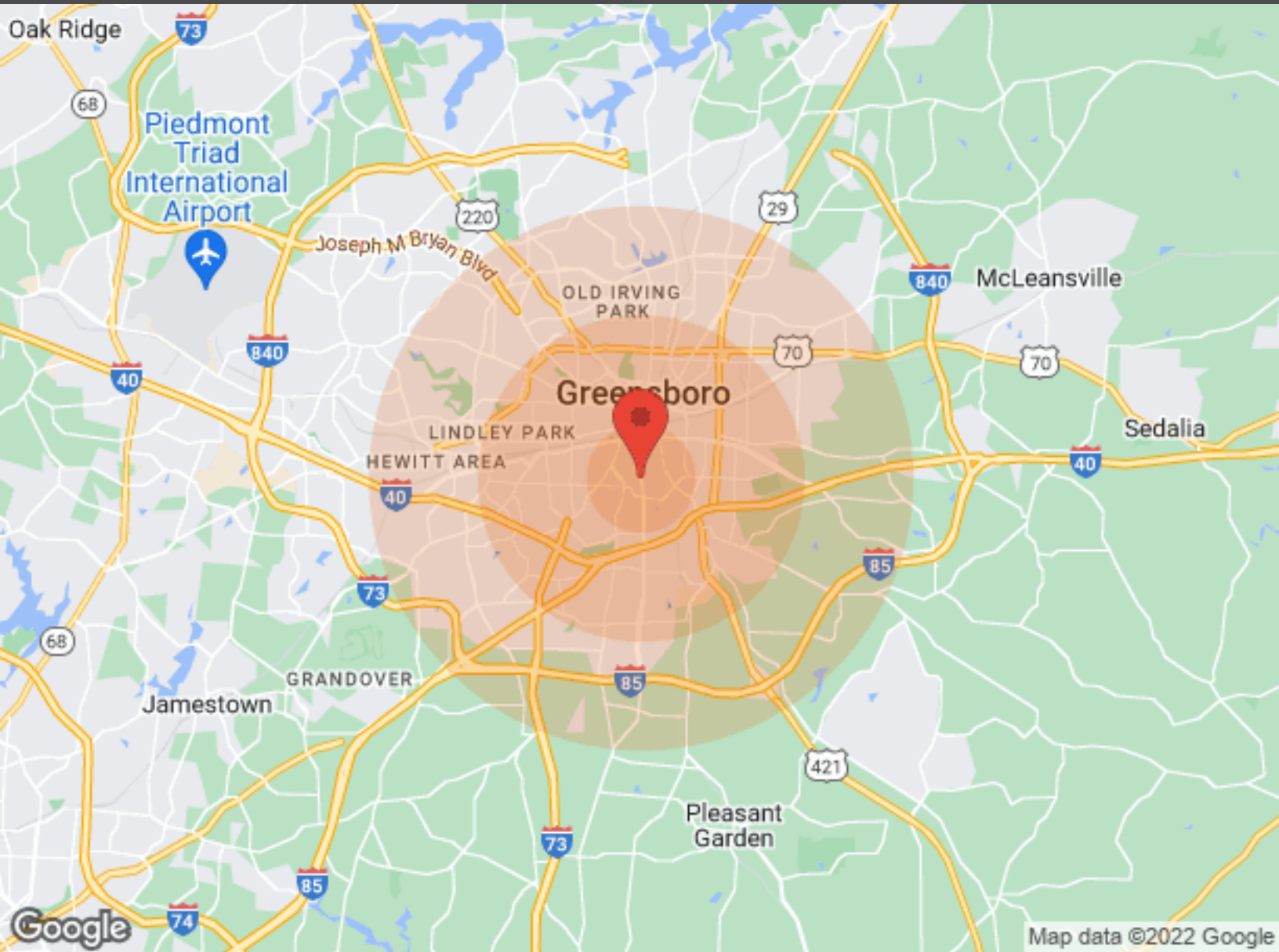
Population	1 Mile	3 Miles	5 Miles
Male	5,813	37,342	84,599
Female	6,411	42,481	93,797
Total Population	12,224	79,823	178,396
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,881	14,035	33,322
Ages 15-24	1,961	9,604	22,732
Ages 55-64	1,210	8,405	19,951
Ages 65+	1,333	10,470	26,860
Race	1 Mile	3 Miles	5 Miles
White	1,150	25,374	70,189
Black	10,496	47,090	89,563
Am In/AK Nat	13	70	248
Hawaiian	N/A	7	26
Hispanic	727	6,644	17,100
Multi-Racial	1,046	9,872	25,246

Income	1 Mile	3 Miles	5 Miles
Median	\$20,835	\$27,914	\$32,902
< \$15,000	2,008	8,082	14,284
\$15,000-\$24,999	987	5,559	11,325
\$25,000-\$34,999	596	4,499	10,166
\$35,000-\$49,999	380	4,598	10,931
\$50,000-\$74,999	420	4,022	11,027
\$75,000-\$99,999	96	2,058	5,930
\$10,000-\$149,999	10	1,310	4,521
\$150,000-\$199,999	24	471	1,639
> \$200,000	7	298	1,852

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,343	36,196	83,101
Occupied	4,667	31,640	73,611
Owner Occupied	1,508	13,090	36,669
Renter Occupied	3,159	18,550	36,942
Vacant	676	4,556	9,490

DETAILED DEMOGRAPHICS

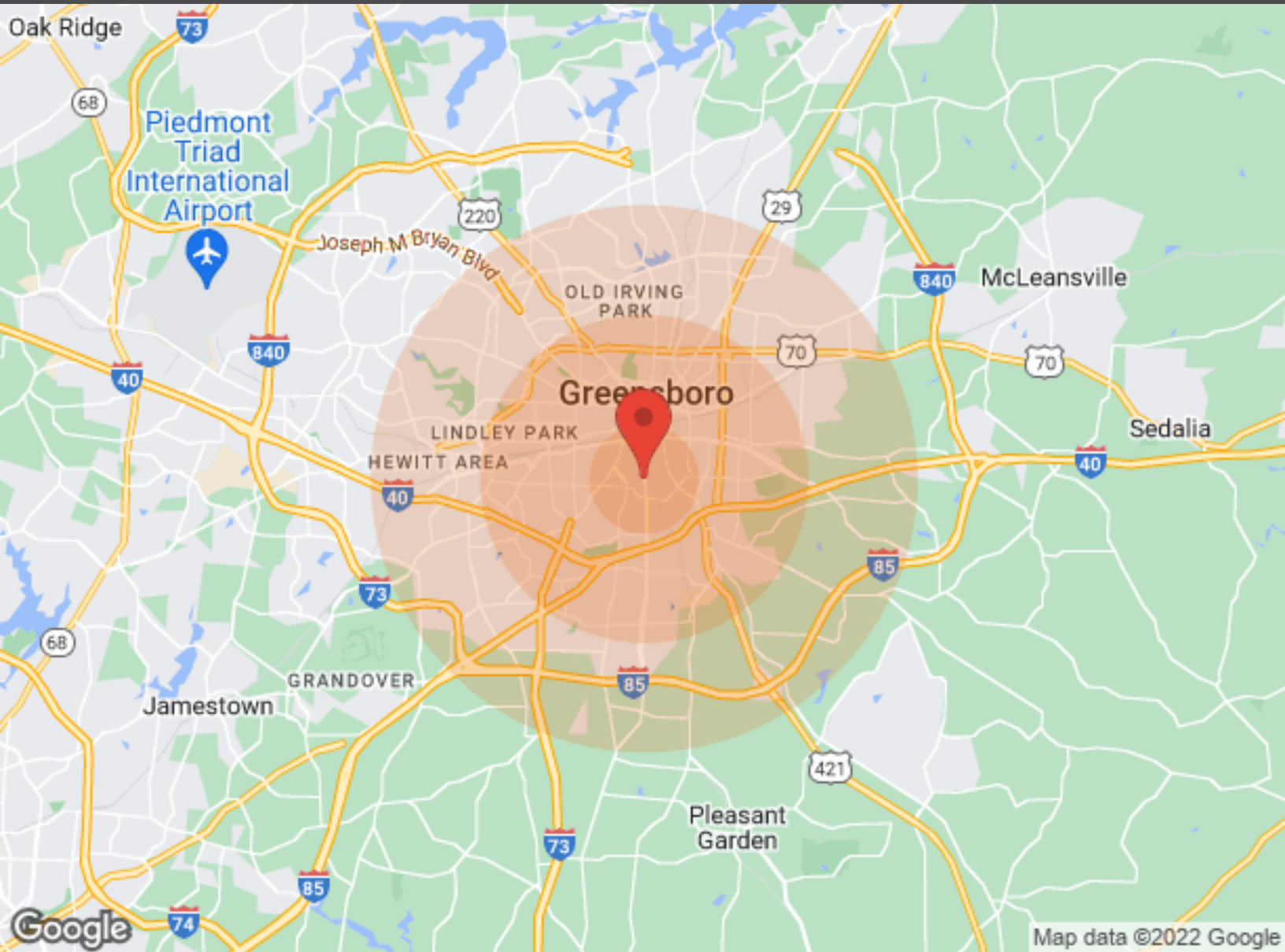
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Ages 0-4	806	4,506	10,036	Median	\$20,835	\$27,914	\$32,902
Ages 5-9	1,038	5,082	12,110	< \$10,000	1,247	4,979	8,548
Ages 10-14	1,037	4,447	11,176	\$10,000-\$14,999	761	3,103	5,736
Ages 15-19	1,018	4,361	11,094	\$15,000-\$19,999	581	2,548	5,063
Ages 20-24	943	5,243	11,638	\$20,000-\$24,999	406	3,011	6,262
Ages 25-29	869	6,194	12,252	\$25,000-\$29,999	467	2,412	5,621
Ages 30-34	834	6,845	12,897	\$30,000-\$34,999	129	2,087	4,545
Ages 35-39	799	6,791	13,046	\$35,000-\$39,999	184	1,808	4,245
Ages 40-44	796	6,417	12,994	\$40,000-\$44,999	118	1,605	3,758
Ages 45-49	795	5,860	12,598	\$45,000-\$49,999	78	1,185	2,928
Ages 50-54	746	5,202	11,744	\$50,000-\$60,000	191	1,820	4,963
Ages 55-59	661	4,567	10,680	\$60,000-\$74,000	229	2,202	6,064
Ages 60-64	549	3,838	9,271	\$75,000-\$99,999	96	2,058	5,930
Ages 65-69	425	3,045	7,574	\$10,000-\$124,999	10	835	2,910
Ages 70-74	311	2,357	6,022	\$125,000-\$149,999	N/A	475	1,611
Ages 74-79	218	1,683	4,517	\$150,000-\$199,999	24	471	1,639
Ages 80-84	141	1,200	3,255	> \$200,000	7	298	1,852
Ages 85+	238	2,185	5,492				