



6912 Downwind Rd.

Greensboro, North Carolina 27409

Property Highlights

- Beautiful 5,310 SF Retail/Office building in great condition
- Recently Renovated in late 2016
- Drive Through on Property
- 6 acre parcel
- Generator on property
- Great owner occupant opportunity
- Monument Sign



Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	1,251	43,450	155,643
Total Population	2,208	101,928	383,419
Average HH Income	\$45,811	\$72,297	\$69,001

Sales Price: \$1,200,000

For More Information

Elliot Sheridan
 C: 336 404 8768
 esheridan@naipt.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

The undersigned hereby acknowledge(s) this Plat and Allotment to be FREE free act and deed and hereby dedicate(s) to Public use as Streets, Playgrounds, Parks, Open Spaces, and Easements forever all areas so shown or indicated on said Plat, and authorize(s) the City of Greensboro to record this plat in the office of the Register of Deeds of Guilford County, N.C.

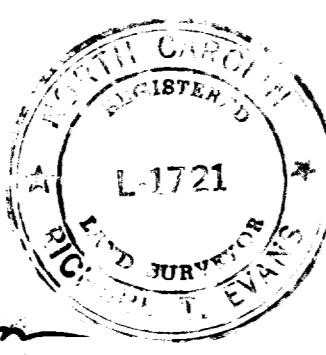
Guilford County, North Carolina
JAMES PERSON Review Officer of the City of Greensboro, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.
James Person 9-22-98
Review Officer Date

AT&T FAMILY FEDERAL CREDIT UNION
Signed John S. State Sr. Vice Pres. 415A SEC.
Attest Wicky J. State SEC.

Approved by the Planning Board of the City of Greensboro, N.C., effective on the 22 day of SEPT. 19 98, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N.C., within thirty days from the effective date of this approval.

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N.C.

SURVEYOR'S
I, RICHARD T. EVANS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4571, Page 1760, etc.) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page MAP; that the ratio of precision as calculated is ±10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and Seal this 22 day of SEPTEMBER, A.D., 19 98.



SEAL OR STAMP
Registration Number

North Carolina - GUILFORD County, I, a Notary Public of the County and State aforesaid, certify that RICHARD T. EVANS, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this day of SEP, 19 98.

SEAL OR STAMP
Notary Public
My commission expires:

NORTH CAROLINA - GUILFORD
The foregoing certificate(s) of

A Notary Public of said County is (are) certified to be correct

This KATHERINE LEE PAYNE, Register of Deeds
Deputy, Register of Deeds

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of two feet horizontal for each foot of vertical dimension.

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (G).

Signed Richard T. Evans Date 9-22-98
Planning Director

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification

Approved _____ District Engineer
Date _____

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision-regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be FREE free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

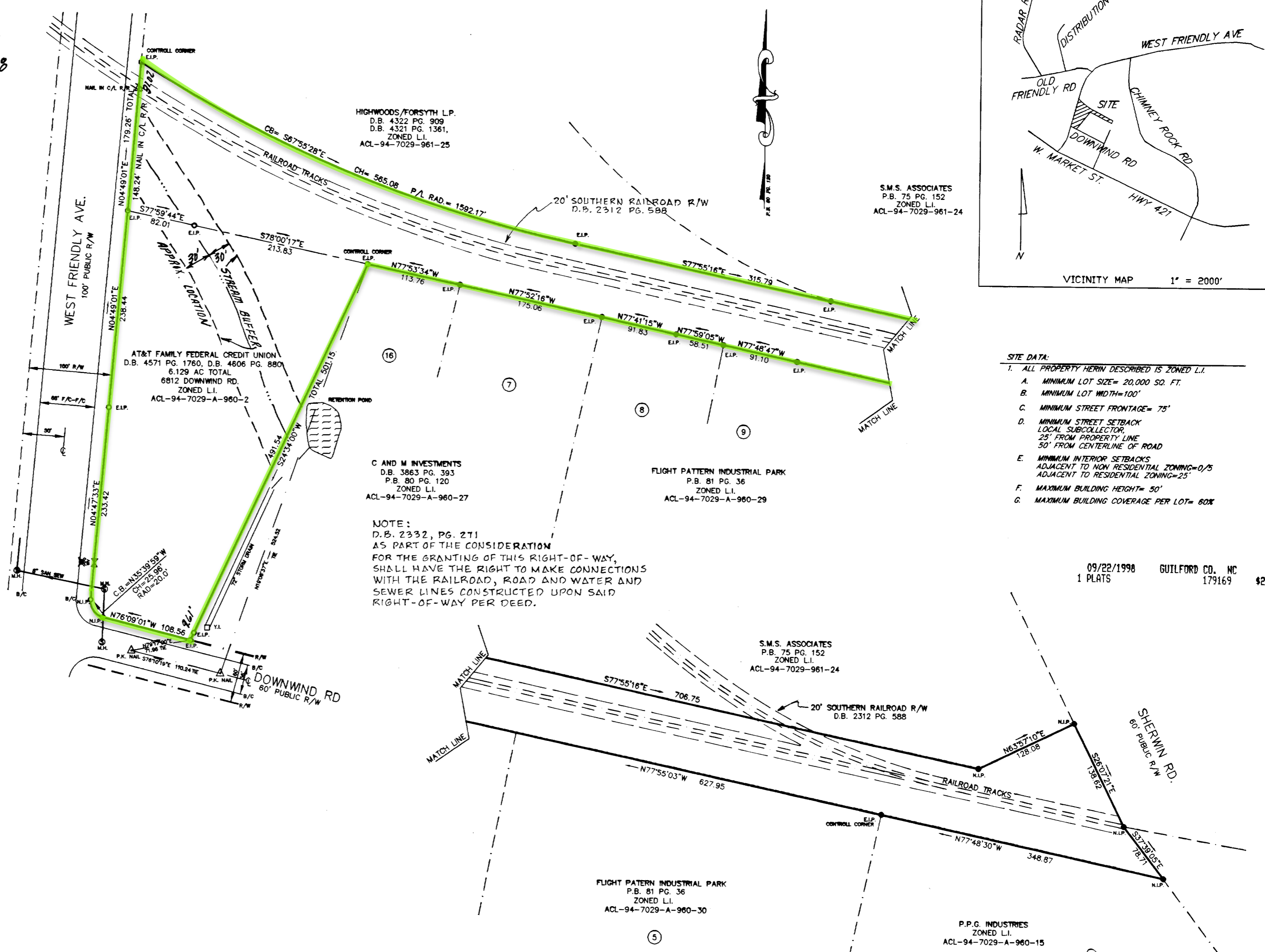
Signed _____
Attest _____

Approved by the Board of Commissioners of Guilford County, N.C. on the _____ day of _____, 19 _____; provided that the plat is registered in the office of the Register of Deeds of Guilford County, N.C., within thirty days from date of this approval.

Signed _____ (Seal)
Chairman

Approved by the Planning Department of Guilford County, North Carolina on the _____ day of _____, 19 _____, pursuant to Article V of the Guilford County Development Ordinance.

Planning Director



- SITE DATA:
- ALL PROPERTY HEREIN DESCRIBED IS ZONED L.I.
 - MINIMUM LOT SIZE = 20,000 SQ. FT.
 - MINIMUM LOT WIDTH = 100'
 - MINIMUM STREET FRONTAGE = 75'
 - MINIMUM STREET SETBACK LOCAL SUBCOLLECTOR 25' FROM PROPERTY LINE 50' FROM CENTERLINE OF ROAD
 - MINIMUM INTERIOR SETBACKS ADJACENT TO NON RESIDENTIAL ZONING = 0/5 ADJACENT TO RESIDENTIAL ZONING = 25'
 - MAXIMUM BUILDING HEIGHT = 50'
 - MAXIMUM BUILDING COVERAGE PER LOT = 60%

NOTE:
D.B. 2332, PG. 211
AS PART OF THE CONSIDERATION FOR THE GRANTING OF THIS RIGHT-OF-WAY, SHALL HAVE THE RIGHT TO MAKE CONNECTIONS WITH THE RAILROAD, ROAD AND WATER AND SEWER LINES CONSTRUCTED UPON SAID RIGHT-OF-WAY PER DEED.

09/22/1998 GUILFORD CO. NC
1 PLATS 179169 \$21.00

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Richard T. Evans
RICHARD T. EVANS L-1721

LEGEND

ELP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
AC.	ACRES
EX	EXISTING
C/L	CENTERLINE
D.M.D.	DOUBLE MERIDIAN DISTANCE
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY
L.F.	LINEAR FEET
CONC.	CONCRETE
OP	POWER POLE
LP	LIGHT POLE
OP	EXISTING P.K. NAIL
M.H.	MAN HOLE

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS AND DISCLAIMERS CONTAINED IN SECTIONS 30-6-13, 7(B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

- NOTES:
- AREA DETERMINED BY D.M.D. METHOD
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
 - TOTAL AREA: 6.129 AC.
 - THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1:10,000'
 - NO N.C.G.S. MONUMENTS WITHIN 2000' OF SITE
 - PROPERTY IS ZONED LIGHT INDUSTRIAL

OWNER NAME AND ADDRESS
AT&T FAMILY FEDERAL CREDIT UNION
P.O. BOX 26000
2098 FRONTS BOULEVARD
WINSTON SALEM, N.C.
27114
DAYTIME PHONE (336) 659-1955



COMBINATION PLAT FOR
AT&T FAMILY FEDERAL CREDIT UNION
MOREHEAD TOWNSHIP GREENSBORO
GUILFORD COUNTY NORTH CAROLINA
SCALE: 1"=100' DATE: AUGUST 17, 1998

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
THIS 22 DAY OF Sept
1998 TIME 10:16:53
BOOK 130 PAGE 028

(IN FEET)
1 inch = 100 ft.
EVANS ENGINEERING, INC. ENGINEERS, PLANNERS, SURVEYORS
4609 DUNDAS DRIVE GREENSBORO, NORTH CAROLINA 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
DRAWING: ATFFAM

