

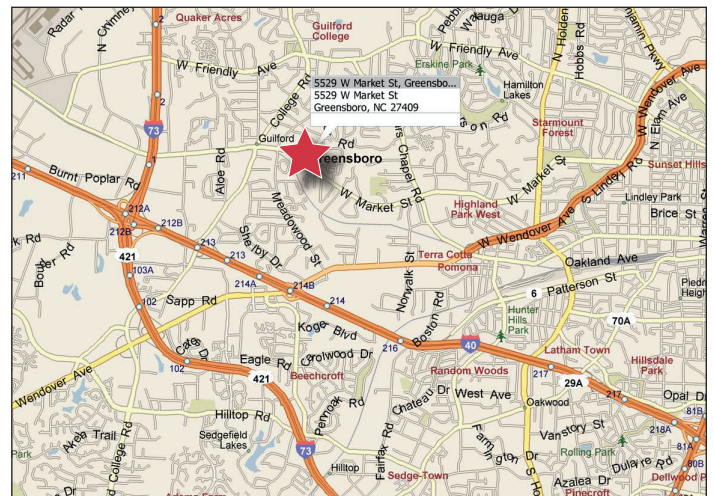


## 5529-5567 W. Market St.

Greensboro, North Carolina 27409

### Property Features

- **Suite 5537: 2,460 SF**
- **Suite 5539: 1,860 SF**
- **Suite 5545: 1,240 SF**
- **Suite 5551: 1,240 SF**
- **Suite 5557: 2,460 SF**
- Very busy shopping center with excellent foot traffic
- Located on West Market Street with high visibility and easy access
- Area offers high density roof tops and excellent mix of multi and single family housing
- Tenants include DMV, American Deli, Boost Mobile, Barber Shop, plus several specialty shops
- Traffic Count - 23,000 VPD (W. Market St.)
- Excellent Signage Available



For more information, contact:

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### Please Call for Lease Rates and Terms

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## Executive Summary

5529 W Market St, Greensboro, North Carolina, 27409  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.07582  
Longitude: -79.89237

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,765	51,813	132,203
2010 Population	11,650	58,292	144,555
2020 Population	12,494	63,627	155,863
2025 Population	12,945	66,300	162,463
2000-2010 Annual Rate	0.79%	1.19%	0.90%
2010-2020 Annual Rate	0.68%	0.86%	0.74%
2020-2025 Annual Rate	0.71%	0.83%	0.83%
2020 Male Population	47.5%	47.8%	47.6%
2020 Female Population	52.5%	52.2%	52.4%
2020 Median Age	32.4	35.3	36.1

In the identified area, the current year population is 155,863. In 2010, the Census count in the area was 144,555. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 162,463 representing a change of 0.83% annually from 2020 to 2025. Currently, the population is 47.6% male and 52.4% female.

### Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	44.6%	53.5%	57.1%
2020 Black Alone	39.6%	31.0%	26.7%
2020 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2020 Asian Alone	5.6%	5.4%	7.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	5.2%	5.8%	4.7%
2020 Two or More Races	4.2%	3.6%	3.4%
2020 Hispanic Origin (Any Race)	11.6%	11.4%	9.6%

Persons of Hispanic origin represent 9.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.6 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	40	74	86
2000 Households	5,117	22,938	55,672
2010 Households	5,863	26,743	62,441
2020 Total Households	6,288	29,135	67,257
2025 Total Households	6,529	30,417	70,243
2000-2010 Annual Rate	1.37%	1.55%	1.15%
2010-2020 Annual Rate	0.69%	0.84%	0.73%
2020-2025 Annual Rate	0.76%	0.86%	0.87%
2020 Average Household Size	1.99	2.13	2.24

The household count in this area has changed from 62,441 in 2010 to 67,257 in the current year, a change of 0.73% annually. The five-year projection of households is 70,243, a change of 0.87% annually from the current year total. Average household size is currently 2.24, compared to 2.24 in the year 2010. The number of families in the current year is 36,067 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	14.8%	15.1%	14.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$43,661	\$51,971	\$55,413
2025 Median Household Income	\$45,619	\$54,019	\$58,167
2020-2025 Annual Rate	0.88%	0.78%	0.97%
<b>Average Household Income</b>			
2020 Average Household Income	\$57,174	\$72,125	\$79,225
2025 Average Household Income	\$60,841	\$77,562	\$86,292
2020-2025 Annual Rate	1.25%	1.46%	1.72%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$29,150	\$33,012	\$34,216
2025 Per Capita Income	\$31,079	\$35,565	\$37,332
2020-2025 Annual Rate	1.29%	1.50%	1.76%

### Households by Income

Current median household income is \$55,413 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$58,167 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$79,225 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,292 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,216 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,332 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	144	143	150
2000 Total Housing Units	5,483	24,484	59,155
2000 Owner Occupied Housing Units	1,736	11,813	32,996
2000 Renter Occupied Housing Units	3,381	11,124	22,676
2000 Vacant Housing Units	366	1,547	3,483
2010 Total Housing Units	6,383	29,353	68,531
2010 Owner Occupied Housing Units	1,868	12,571	34,446
2010 Renter Occupied Housing Units	3,995	14,172	27,995
2010 Vacant Housing Units	520	2,610	6,090
2020 Total Housing Units	6,785	31,907	73,646
2020 Owner Occupied Housing Units	1,665	12,068	33,594
2020 Renter Occupied Housing Units	4,623	17,066	33,663
2020 Vacant Housing Units	497	2,772	6,389
2025 Total Housing Units	7,054	33,320	76,893
2025 Owner Occupied Housing Units	1,706	12,354	34,787
2025 Renter Occupied Housing Units	4,823	18,063	35,456
2025 Vacant Housing Units	525	2,903	6,650

Currently, 45.6% of the 73,646 housing units in the area are owner occupied; 45.7%, renter occupied; and 8.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 68,531 housing units in the area - 50.3% owner occupied, 40.9% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 3.25%. Median home value in the area is \$191,857, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.26% annually to \$204,253.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.