

# FOR SALE | DOWNTOWN GREENSBORO LAND

421 Spring Garden St. Greensboro, NC 27401

**NAI**Piedmont Triad



## Land | ±1.08 Acres

- ±1.08 Acres located in an Opportunity Zone
- 1,440 SF office with 744 SF garage on site
- Located between Downtown and UNC-G
- Close to County Courthouse and S. Elm Entertainment District
- Corner Lot- Spring Garden and Eugene Court
- Zoning-Central Business District with Downtown Design Overlay
- Close to Morehead Park Trailhead and Downtown Greenway
- Ideal for office, restaurant, entertainment, mixed use
- **2019 Demographics**


	1 Mile	3 Miles	5 Miles
Population	15,200	84,994	192,981
Households	5,586	33,215	77,533
Avg. HH Income	\$49,072	\$59,458	\$64,102

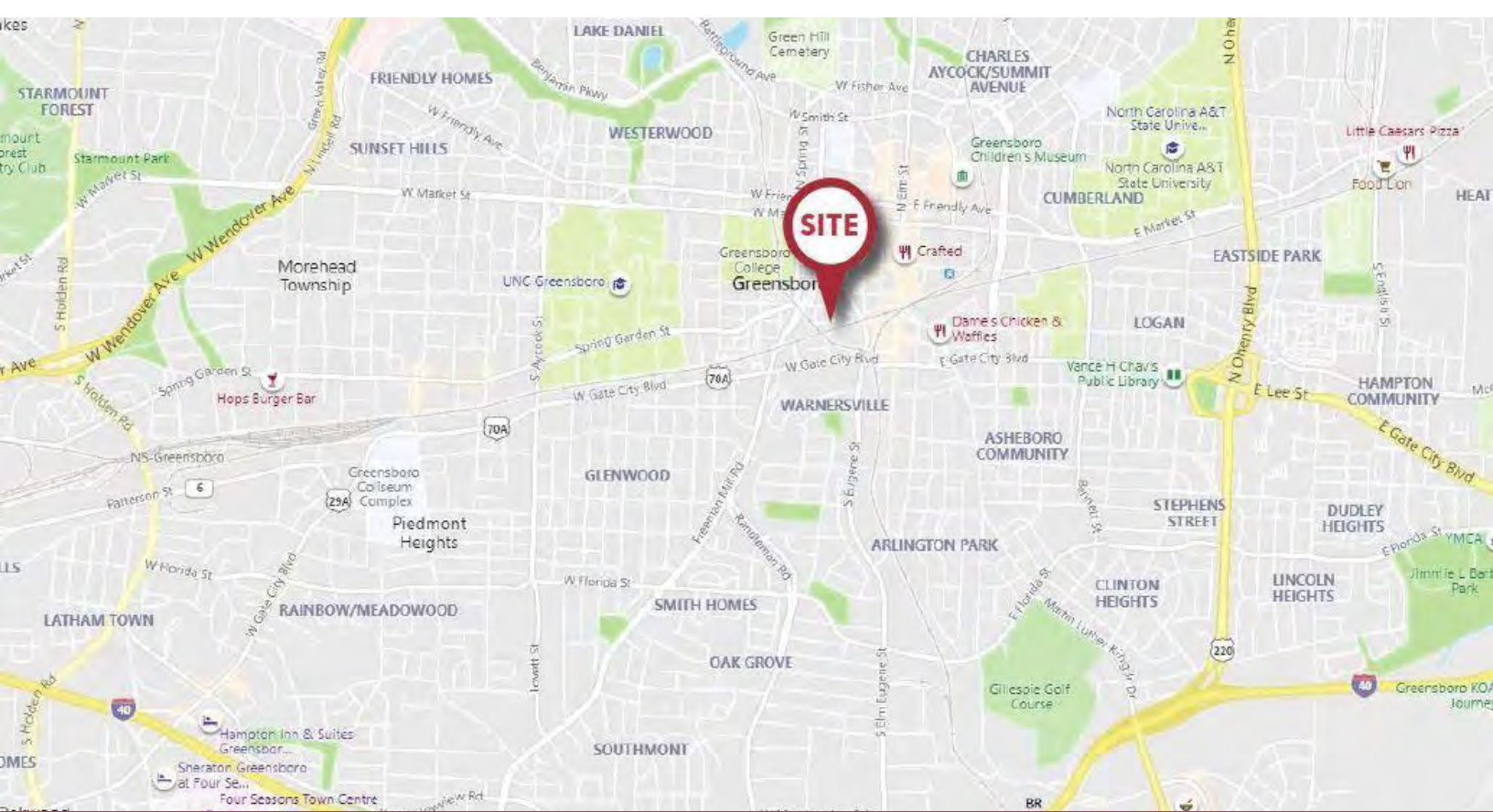
**Sales Price: \$895,000**



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