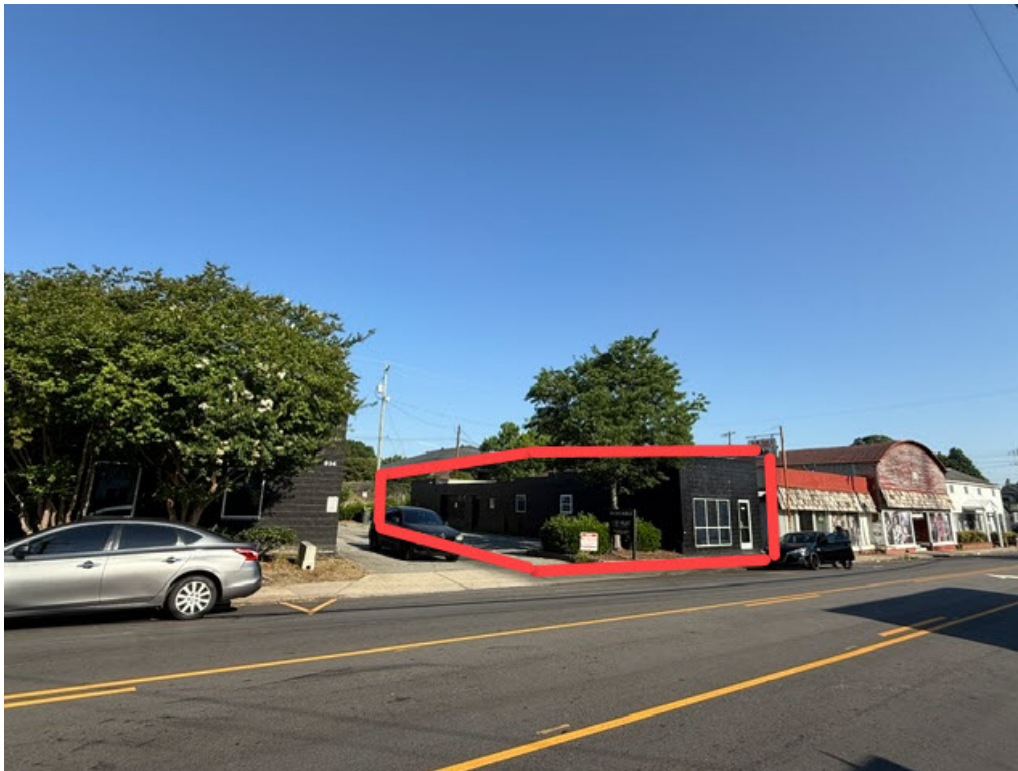


FOR LEASE \$15.00/SF NNN | ~1,800 SF | GB ZONING | GREENSBORO, NC

930 S Chapman Street Greensboro, NC — Retail | Office | Flex | Studio

~1,800 SF | GB Zoning | 1 Drive-In Bay (8' Clear) | Finished Office & Waiting Area | Courtyard & Street Parking | Near UNCG & Greensboro Coliseum | *Inquire about combining with 934 S Chapman



LEASE RATE	BUILDING SF	ZONING
\$15.00/SF NNN	~1,800 SF	GB
<i>Per Year Triple Net Move-In Ready</i>	<i>88' x 20' — Drive-In Bay + Finished Office</i>	<i>General Business — Broad Use Flexibility</i>

930 S Chapman Street is a **beautifully finished ~1,800 SF flex/retail space** on a highly traveled Greensboro corridor minutes from UNCG and the Greensboro Coliseum. The building delivers a rare combination: a **clean, modern office and waiting area with track lighting, hardwood floors, coffered ceiling, and tile accent walls** alongside a **functional drive-in bay** for service, storage, or production. GB zoning opens the door to a wide range of uses. Available standalone or combined with adjacent 934 S Chapman — inquire for details.

PROPERTY HIGHLIGHTS — 930 S CHAPMAN STREET

❖ Finished Office & Waiting Area	Track lighting, coffered ceiling, hardwood floors, tile accent wall	❖ Drive-In Bay — 8' Clear Height	Roll-up door, concrete floor — service, storage, or production
❖ Near UNCG & Greensboro Coliseum	High-traffic corridor — 20,000+ students and major event venue	❖ GB Zoning — Broad Use Flexibility	Retail, salon, studio, office, service, food, and more
❖ Courtyard + Street Parking	Shared courtyard parking plus on-street availability	❖ Combinable with 934 S Chapman	Expand your footprint — inquire about adjacent unit availability
❖ Service Window / Pass-Through	Interior pass-through window — ideal for retail or reception flow	❖ Move-In Ready	Clean, well-maintained space available for immediate occupancy

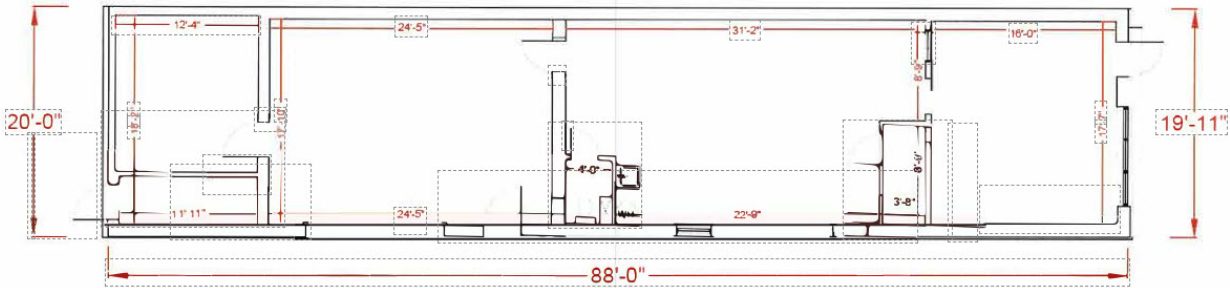
INTERIOR — FINISHED OFFICE & WAITING AREA



Main office and waiting area — track lighting, coffered ceiling, hardwood floors, tile accent wall, and kitchenette area. Clean, modern finish throughout.

FLOOR PLAN — 930 S CHAPMAN STREET | 88' × 20' | ~1,800 SF

930 S. Chapman Street Floor Plan



930 S Chapman Street floor plan — 88 linear feet × ~20' deep. Left zone: finished office/waiting with bathroom. Center: open flex/transition area. Right zone: drive-in bay. All dimensions approximate.

Dimension	Detail
Total Building	~1,800 SF 88' long × ~20' deep
Office / Waiting	~12'4" zone — track lighting, coffered ceiling, hardwood floors
Transition / Flex	~24'5" center zone — open, adaptable
Drive-In Bay	~31'2"+ right zone — 8' clear height, roll-up door, concrete
Bathroom	Private bathroom in office zone
Parking	Courtyard shared parking + on-street
Zoning	GB — General Business, City of Greensboro

INTERIOR — RECEPTION & PASS-THROUGH

LINDSAY COMMERCIAL PROPERTIES

Mark Lindsay, CCIM | 336-692-5612 | MLindsay.LCP@gmail.com

Retail | Office | Flex | Studio
Greensboro, NC



Reception/front zone — white shiplap walls, hardwood floors, service window pass-through. Ideal for retail counter, salon reception, or professional check-in.

DRIVE-IN BAY — 8' CLEAR HEIGHT | ROLL-UP DOOR



Drive-in bay at 930 S Chapman — roll-up door, concrete floor, 8' clear height. Ideal for service, storage, equipment, or production use adjacent to the finished office area.

POTENTIAL USE CASES — GB ZONING

RETAIL & SERVICE	CREATIVE & STUDIO	PROFESSIONAL & FLEX
❖ Boutique Retail / Showroom ❖ Salon / Barber / Spa ❖ Food / Beverage Pop-Up ❖ Auto Detailing / Service ❖ Specialty Shop	❖ Photography / Film Studio ❖ Art Gallery / Maker Space ❖ Music / Recording Studio ❖ Fitness / Yoga / Pilates ❖ Dance / Martial Arts	❖ Professional Office ❖ Medical / Wellness Clinic ❖ Tutoring / Learning Center ❖ Contractor / Trade HQ ❖ Storage + Office Combo

LOCATION — GREENSBORO, NC | UNCG & COLISEUM CORRIDOR

930 S Chapman Street is positioned in one of Greensboro's most energetic commercial corridors. **UNC Greensboro (20,000+ students)** is 1.5 miles away and **Greensboro Coliseum** draws 23,000+ visitors per event — both generating sustained daily foot and vehicle traffic. The surrounding mix of students, young professionals, established neighborhoods, and event visitors creates ideal conditions for retail, personal service, and creative studio uses.

ANCHOR DESTINATIONS	ACCESS & CORRIDORS
❖ UNCG — 20,000+ students & faculty — 1.5 miles ❖ Greensboro Coliseum — 23,000-seat arena — 1 mile ❖ Downtown Greensboro — 2 miles ❖ Friendly Center — major retail hub — 1.5 miles ❖ 946 S Chapman — adjacent property also available ❖ Established residential neighborhoods surrounding site ❖ Growing student-oriented retail and services demand	❖ S Chapman Street — direct frontage & access ❖ W Gate City Blvd (US-421) — nearby arterial ❖ High Point Road — busy retail corridor ❖ Battleground Ave — high-traffic spine ❖ I-40 — 5 minutes to interchange ❖ Greensboro Transit bus service nearby ❖ PTI Airport — 20 minutes

AREA DEMOGRAPHICS — 1, 3 & 5-MILE RINGS

	1-Mile	3-Mile	5-Mile
Population	11,400	79,200	162,000
Households	4,800	33,100	67,500
Median HH Income	\$44,800	\$52,600	\$58,400
Avg HH Income	\$62,100	\$74,800	\$81,200
Daytime Population	13,200	86,000	174,000
Pop. Growth (5-yr)	+2.2%	+2.8%	+3.1%

CONTACT US — SCHEDULE A SHOWING TODAY**★ PORTFOLIO OPPORTUNITY — 930 + 934 S CHAPMAN STREET**

930 S Chapman is also available to lease **combined with adjacent 934 S Chapman**, or for sale **combined with 934 S Chapman**. Inquire with the listing broker for combined square footage, pricing, and availability details.

LISTING BROKER**Mark Lindsay, CCIM**

Broker | Lindsay Commercial Properties

Direct: 336-692-5612

MLindsay.LCP@gmail.com

PROPERTY SUMMARY**930 S Chapman Street**

Greensboro, NC

- ❖ For Lease: **\$15.00/SF NNN**
- ❖ Building SF: **~1,800 SF** (88' x ~20')
- ❖ Zoning: **GB — General Business**
- ❖ Bay: **1 Drive-In Door, 8' Clear**
- ❖ Parking: **Courtyard + Street**
- ❖ Combined w/ 934: **Inquire for details**

Lindsay Commercial Properties — Commercial & Investment Real Estate. All information deemed reliable but not guaranteed. Tenants should independently verify all details prior to executing any agreement.