

FOR SALE \$695,000 | ~4,096 SF TOTAL | 2 BUILDINGS | GB ZONING | GREENSBORO, NC

930 & 934 S Chapman Street Greensboro, NC — Two-Building Portfolio Offering

~4,096 SF Total | 930: ~1,800 SF + 934: ~2,296 SF | GB Zoning | 3 Bay Doors | Conditioned | 3 Bathrooms | Metallic Epoxy Floors | Near UNCG & Greensboro Coliseum



930-934 S Chapman Street — two-building portfolio outlined in red. Greensboro, NC.

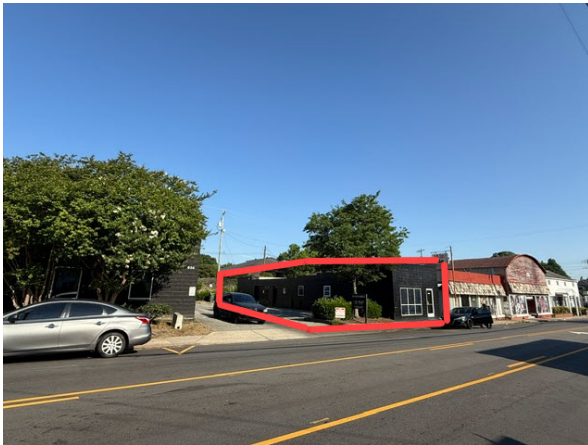
ASKING PRICE	TOTAL SF	BUILDINGS
\$695,000	~4,096 SF	2
930 + 934 S Chapman — Conveyed Together	930: ~1,800 SF + 934: ~2,296 SF	Adjacent GB Zoning 3 Bay Doors Total

930 & 934 S Chapman Street represent a compelling **two-building portfolio totaling ~4,096 SF** on one of Greensboro's most active flex/retail corridors. Together these adjacent properties deliver **3 bay doors, conditioned space, metallic epoxy showroom floors, a finished reception and waiting area, 3 bathrooms, storage, and parking** — a complete owner/user or investor package priced at \$695,000. Ideally positioned near UNCG and the Greensboro Coliseum with GB zoning that supports a wide range of uses.

PORTFOLIO HIGHLIGHTS — 930 & 934 S CHAPMAN STREET

❖ ~4,096 SF — Two Buildings	930 (~1,800 SF) + 934 (~2,296 SF) — adjacent, conveyed together	❖ 3 Bay Doors Total	1 at 930 + 2 large bays at 934 — maximum drive-in versatility
❖ Metallic Epoxy Floors (934)	Stunning custom finish — showroom quality throughout 934's main space	❖ Conditioned Space (934)	HVAC throughout 934 — comfortable year-round for staff and customers
❖ Finished Reception & Waiting (930)	Track lighting, coffered ceiling, hardwood floors — move-in ready	❖ 3 Bathrooms Total	1 at 930 + 2 at 934 — fully equipped for staff and customers
❖ Parts / Storage Area	Dedicated storage in both buildings for inventory and equipment	❖ GB Zoning — Greensboro	Retail, auto, studio, fitness, office, service — broad flexibility

EXTERIOR — 930 S CHAPMAN (LEFT) | 934 S CHAPMAN (RIGHT)



930 S Chapman (left) — ~1,800 SF with finished office/waiting and drive-in bay. 934 S Chapman (right) — ~2,296 SF with metallic epoxy floors, 2 bay doors, conditioned.

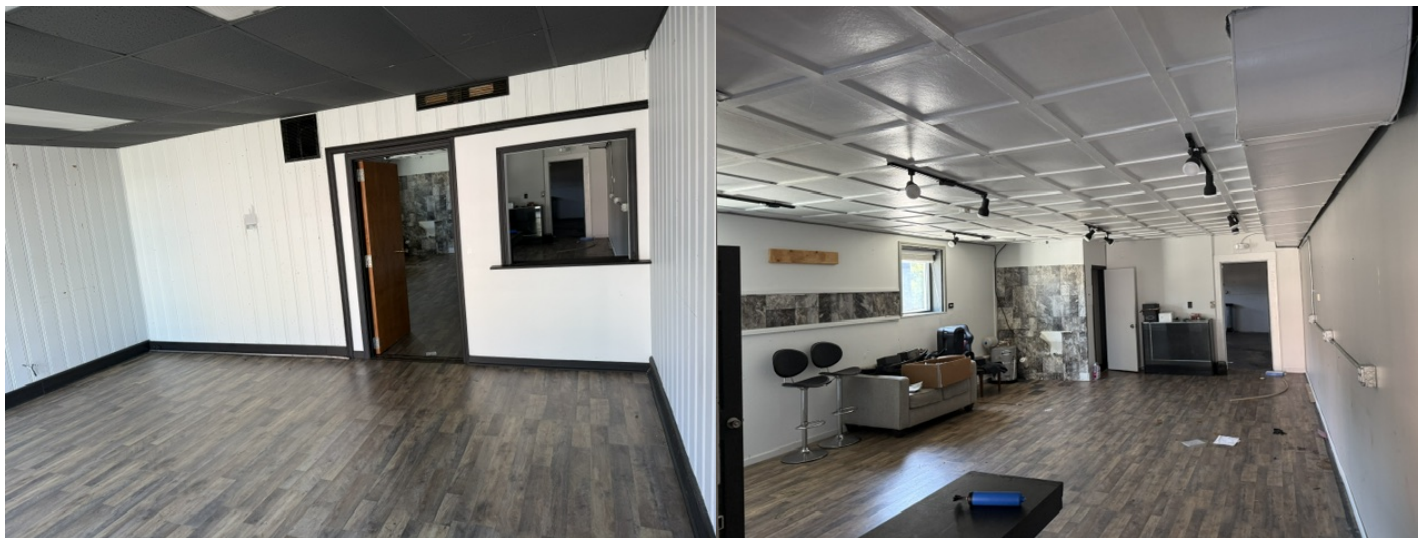
INTERIOR — 934 S CHAPMAN | METALLIC EPOXY | BAY DOORS | HIGH CEILINGS



934 S Chapman interior — custom metallic epoxy floors, exposed ductwork, high ceilings, 2 large bay doors. Conditioned throughout.

930 S CHAPMAN — ~1,800 SF

Finished Office + Waiting Area | Drive-In Bay | 1 Bathroom

INTERIOR — 930 S CHAPMAN | OFFICE + WAITING AREA

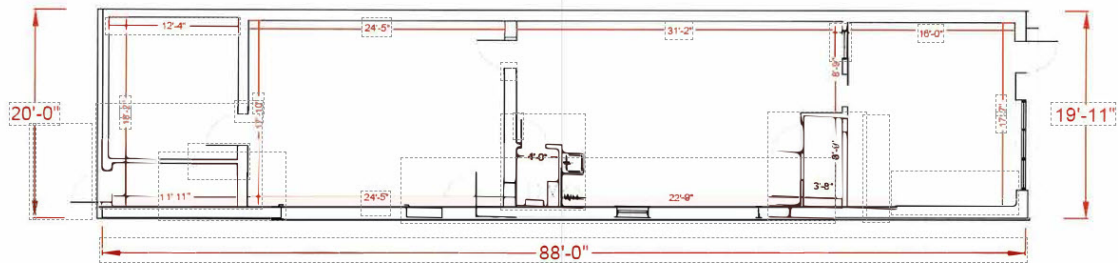
930 S Chapman interior — track lighting, coffered ceiling, hardwood floors, tile accent wall (left) and clean reception with service pass-through window (right).

DRIVE-IN BAY — 930 S CHAPMAN | 8' CLEAR HEIGHT

930 S Chapman drive-in bay — roll-up door, 8' clear height, concrete floor. Adjoins the finished office and waiting area.

930 S CHAPMAN FLOOR PLAN — ~1,800 SF

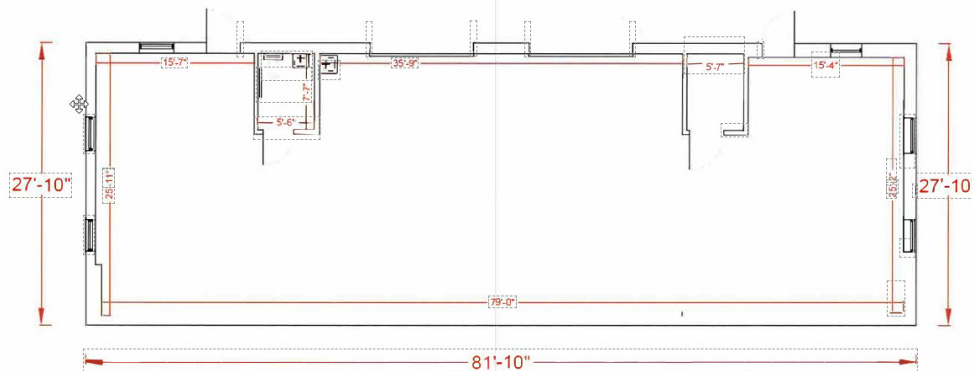
88' × ~20' | Office + Bay + Bathroom

930 S. Chapman Street Floor Plan

930 S Chapman — 88' long × ~20' deep. Left: finished office/waiting. Center: flex/transition. Right: drive-in bay. 1 bathroom.

934 S CHAPMAN FLOOR PLAN — 2,296+/- SF

81'10" × 27'10" | Reception + Open Bay + Storage + 2 Bathrooms

934 S. Chapman Street Floor Plan

934 S Chapman — 81'10" × 27'10". Left: reception/waiting (~15'7"). Center: open flex with epoxy floors (~35'9"). Right: storage/flex (~15'4"). 2 bay doors at rear. 2 bathrooms.

930 S CHAPMAN	934 S CHAPMAN
SF: ~1,800 88' × ~20'	SF: ~2,296 81'10" × 27'10"
Bay doors: 1 (8' clear, roll-up)	Bay doors: 2 (large)
Office/waiting: Yes — finished	Reception/waiting: Yes + storage
Bathrooms: 1	Bathrooms: 2
HVAC: Partial	HVAC: Conditioned throughout
Floors: Hardwood (office) / Concrete (bay)	Floors: Metallic epoxy (showroom)

LOCATION — GREENSBORO, NC | UNCG & COLISEUM CORRIDOR

930 & 934 S Chapman Street are positioned on one of Greensboro's most active flex corridors — **minutes from UNC Greensboro (20,000+ students)** and the **Greensboro Coliseum (23,000-seat arena)**. The area draws automotive, creative, fitness, retail, and professional operators who benefit from consistent traffic, an energetic customer base, and GB zoning flexibility. At \$695,000 for ~4,096 SF, this portfolio offers an exceptional per-SF value for an owner/user or investor.

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 — also available separately nearby ❖ Dense established residential neighborhoods surrounding ❖ Growing student-oriented corridor with strong demand	❖ S Chapman Street — direct frontage on both buildings ❖ W Gate City Blvd (US-421) — major arterial nearby ❖ High Point Road — active 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**LISTING BROKER****Mark Lindsay, CCIM**

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Lindsay Commercial Properties

PROPERTY SUMMARY**930 & 934 S Chapman Street**

Greensboro, NC

- ❖ For Sale: **\$695,000** (~\$170/SF)
- ❖ Total SF: **~4,096 SF** (two buildings)
- ❖ 930: **~1,800 SF** | 934: **~2,296 SF**
- ❖ Zoning: **GB — General Business**
- ❖ Bay Doors: **3 Total** (1 at 930, 2 at 934)
- ❖ HVAC: **Conditioned (934)**
- ❖ Bathrooms: **3 Total** | Parking: **Courtyard + Street**

Lindsay Commercial Properties — Commercial & Investment Real Estate. All information deemed reliable but not guaranteed. Buyers should independently verify all details, square footage, and zoning prior to purchase.