0.86+/- Acre Medical Office Development Opportunity

2706 Henry Street

GREENSBORO, NORTH CAROLINA 27405

CBRE

Property Highlights

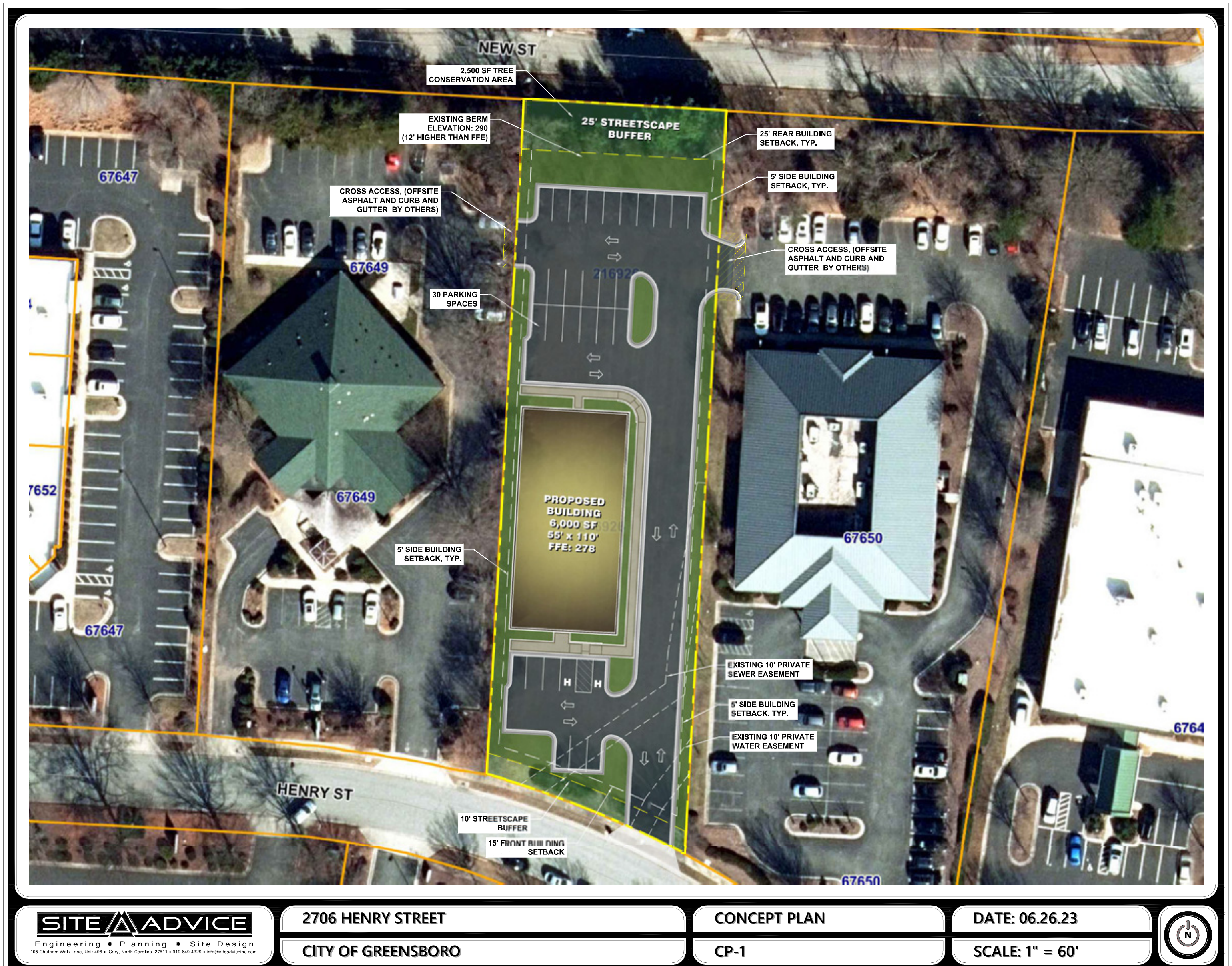
Development Ready Lot

Strategic commercial zoning (C-M) allows for a diverse range of use including professional offices, medical clinics, and commercial services. High demand professional hub (medical corridor) surrounded by established neighborhoods New Irving Park and O Henry Oaks.

Address	2706 Henry Street Greensboro, NC 27405
Acres	0.86 AC*
Proposed Building SF	6,000 SF
Zoning	C-M
Sales Price	Call CBRE for Guidance

*Per Guilford County Tax Records

Preliminary Site Plan



Aerial View


New St
New St
New St
New St
N Church St
N Church St
Fresenius Kidney Care
Greensboro Dialysis
Christopher S. Dickson,
MD, FACS
Greensboro Oral Surgery
Greensboro
Children's Clinic
Fenton Street
Henry St
Henry St
Henry St
Henry St
Henry St

Surrounding Aerial

Demographics & Traffic Counts

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	9,327	79,602	174,445
Employees	5,079	51,519	97,562
Median Age	39.2	36.8	35.0
Households	3,787	31,587	66,067
Average Household Income	$90,506	$93,992	$97,107
Average Value of Owner Occupied Housing Units	$416,076	$363,327	$360,580
Daytime Workers	4,911	65,967	113,898
Daytime Residents	5,491	44,353	95,664

Source: CBRE Fast Reports

Traffic Counts	
US 29	43,000 VPD
Lawndale Dr	24,500 VPD
W Cone Blvd	17,000 VPD
I-785	12,000 VPD

Souce: NCDOT

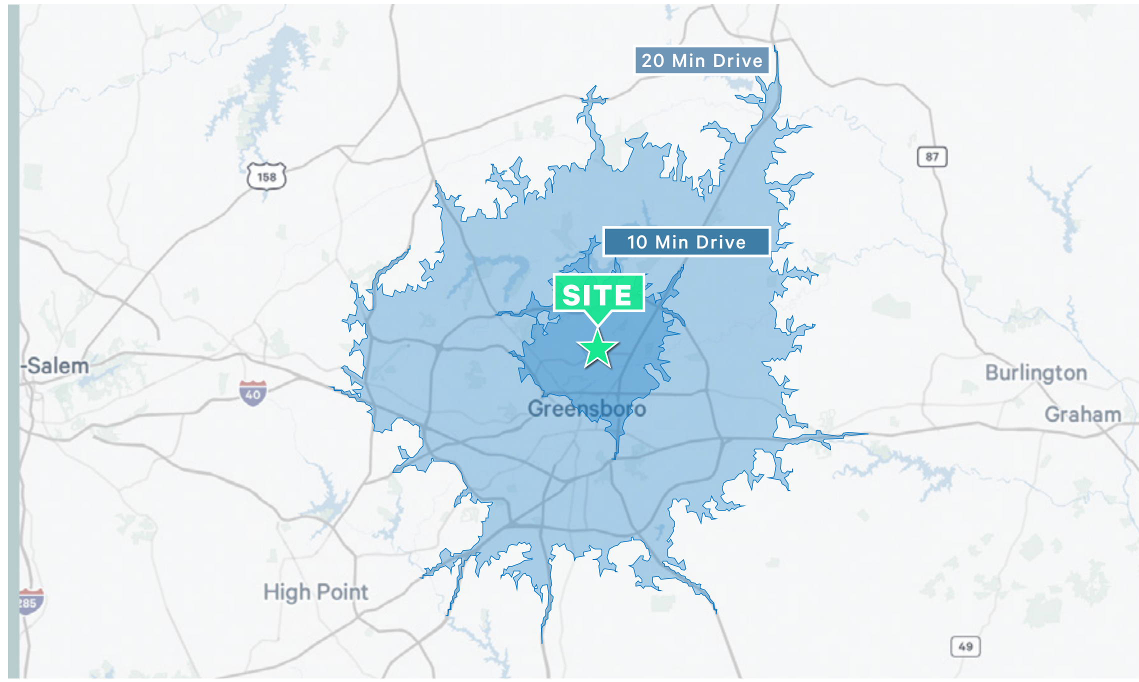
Greensboro Spotlight

POPULATION
5 Miles | 175,418
10 Miles | 368,984

LABOR FORCE
5 Miles | 80,280
10 Miles | 177,981

AVG. INCOME
5 Miles | $96,946
10 Miles | $97,731

HOUSEHOLDS
5 Miles | 70,041
10 Miles | 152,410



#1 Top City for Small Businesses in North Carolina
B2B REVIEWS, MARCH 2026

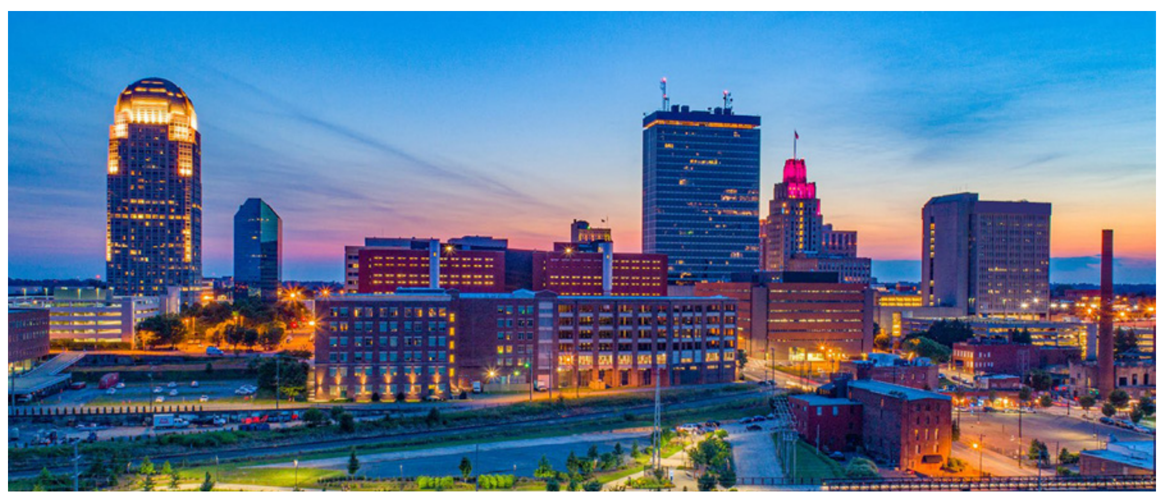
#1 Top Regional Hub for Elite Medical Care in the Triad
NEWSWEEK, AUGUST 2025

#1 Top Residential Expansion Market for Livability
NICHE, MARCH 2026

#1 Top NC City Cultivating Educational Social Mobility
U.S. NEWS & WORLD REPORT, SEPTEMBER 2025

#2 Top Suburban Real Estate Market in the Metro
NICHE, MARCH 2026

#3 Top Metro for Premier Healthcare Excellence in NC
BUSINESS NORTH CAROLINA, MARCH 2026



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DISCLAIMER

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