



**2.5 +/- AC, LAYDOWN YARD**  
PRIME GREENSBORO LOCATION

FOR LEASE

1021 TARRANT ROAD | GREENSBORO, NC

JAY LUKE & JIMMY LUKE

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## PROPERTY SUMMARY

### LOCATION

<b>ADDRESS</b>	1021 Tarrant Road
<b>CITY, STATE, ZIP</b>	Greensboro, NC 27409
<b>COUNTY</b>	Guilford County

### PROPERTY INFORMATION

<b>PIN</b>	7824-33-3066
<b>ZONING</b>	HI (Heavy Industrial)
<b>LOT SIZE</b>	2.5 +/- AC
<b>LEASE RATE</b>	\$4,000/\$6,500 per month

- + 2.5 +/- acre industrial site with +/- 2 acres of potential laydown yard
- + 1,200 +/- SF building available for office or light industrial support
- + Owner will build a 50'x60' storage building on site to suit tenant's needs – Pricing increases to \$6,500/mo. with new building in place.
- + Prime Greensboro location near the I-840 & I-40 interchange for regional connectivity and efficient access to the Triad & surrounding markets.



### DEMOGRAPHICS



#### POPULATION

1 mi. - 729  
3 mi. - 41,801  
5 mi. - 121,736



#### AVG. HH INCOME

1 mi. - \$98,216  
3 mi. - \$92,310  
5 mi. - \$102,414



#### TOTAL BUSINESSES

1 mi. - 219  
3 mi. - 2,488  
5 mi. - 6,069



#### TOTAL EMPLOYEES

1 mi. - 3,755  
3 mi. - 43,104  
5 mi. - 84,367

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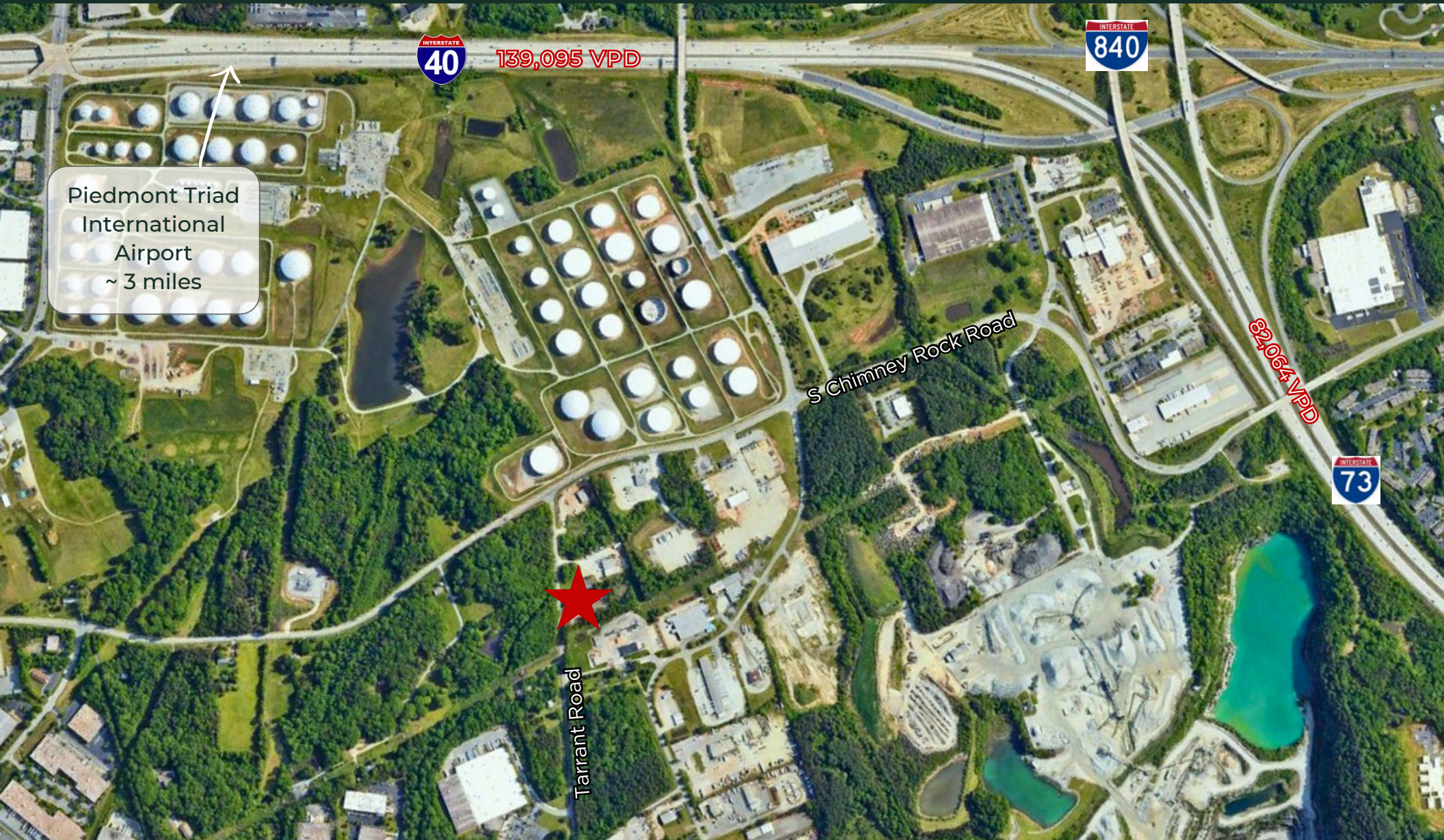
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