

FOR LEASE \$15.00/SF NNN | FOR SALE \$695,000 | 4,218 SF | GREENSBORO, NC

946 S Chapman Street Greensboro, NC — Flex | Auto | Retail | Service

4,218 SF | 0.25 Acre | GB Zoning | 2 Drive-In Doors | 6-Car Interior Capacity | 2-Lift Ready | 10 Parking Spaces | Near UNCG & Greensboro Coliseum



FOR SALE	FOR LEASE	BUILDING SF
\$695,000	\$15.00/SF NNN	4,218 SF
~\$165/SF — Flex / Auto / Retail Ready	Triple Net Move-In Ready	0.25 Ac GB 2 Drive-In Doors 10 Parking

946 S Chapman Street is a **versatile 4,218 SF flex/service building** in one of Greensboro's most active corridors — minutes from UNCG and the Greensboro Coliseum. Featuring **two drive-in doors, interior capacity for 6 vehicles, and lift-ready floor**, this property excels for automotive service, detailing, fleet maintenance, or specialty retail. A **beautifully finished lobby and waiting area** adds a professional touch rarely found in service bay properties — equally suited for client-facing retail, studio, or showroom use. Available for sale or lease.

PROPERTY HIGHLIGHTS — 946 S CHAPMAN STREET

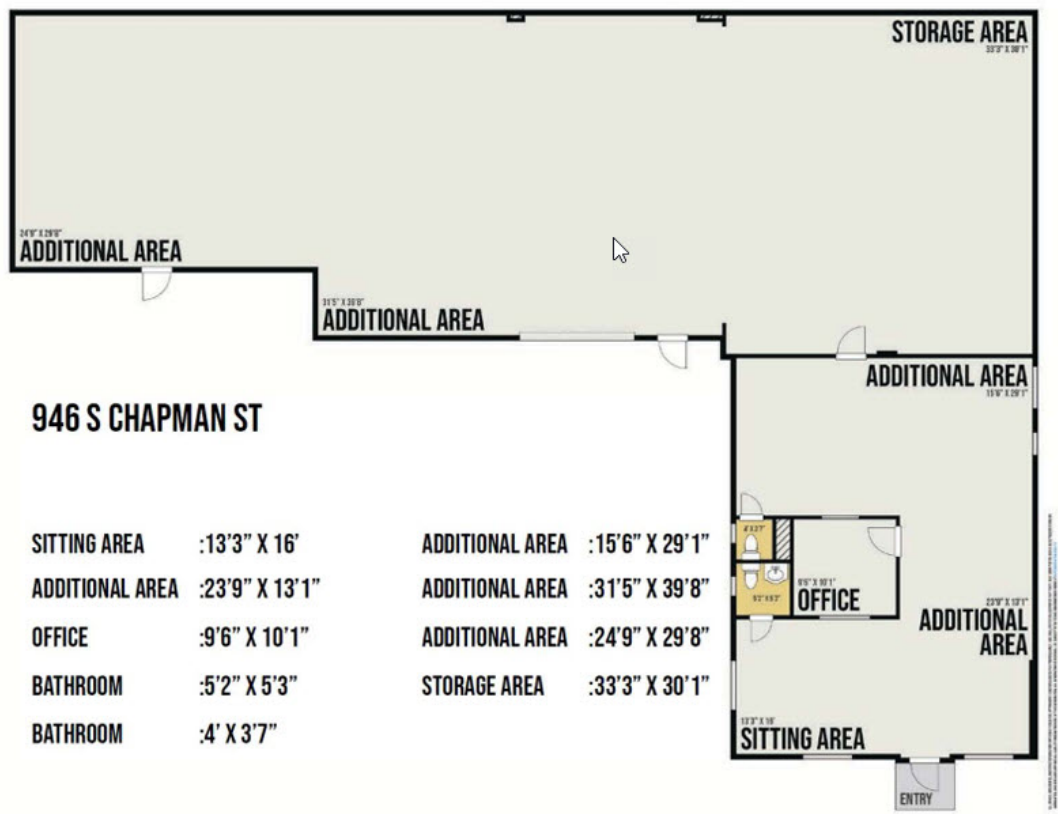
❖ 2 Drive-In Doors	Direct vehicle access — ideal for auto service, fleet, or equipment storage	❖ 6-Vehicle Interior Capacity	Large open bay accommodates 6 cars inside simultaneously
❖ 2-Lift Ready	Floor reinforced and configured to support two automotive lifts	❖ Beautiful Lobby / Waiting Area	Finished, professional reception — rare for a service bay property
❖ 10 Parking Spaces	Ample on-site parking for staff, customers, and vehicle queue	❖ GB Zoning — Greensboro	Broad use flexibility: auto, retail, studio, office, personal services
❖ Near UNCG & Coliseum	Heavy traffic corridor — proximity to 20,000+ students and major events	❖ For Sale or Lease	Owner/user purchase or NNN lease — flexible deal structure

EXTERIOR — 946 S CHAPMAN STREET



946 S Chapman Street — street-level view showing drive-in access, ample parking, and professional exterior finish.

FLOOR PLAN — 946 S CHAPMAN STREET | 4,218 SF



4,218 SF single-story flex/service building. Open bay warehouse core with finished lobby/sitting area, private office, 2 bathrooms, and storage. All figures from floor plan — verify independently.

SPACE BREAKDOWN

Space	Dimensions	Notes
Lobby / Sitting Area	13'3" × 16'	Beautiful finished waiting / retail area — client facing
Sitting Area (2nd)	12'8" × 18'	Additional waiting or showroom space at entry
Office	9'6" × 10'1"	Private office adjacent to reception
Bathroom (1)	5'2" × 5'3"	Full bathroom
Bathroom (2)	4' × 3'7"	Half bath / water closet
Bay / Additional Areas	Multiple zones	Open warehouse/service bay — 6-car capacity, 2-lift ready
Storage Area	33'3" × 30'1"	Dedicated storage / parts / equipment room

INTERIOR — SERVICE BAY | DRIVE-IN DOORS | LIFT READY



Interior view — open service bay with two blue drive-in doors, sealed concrete floors, high ceilings, and 6-car interior capacity. Configured for 2 lifts.

POTENTIAL USE CASES — GB ZONING

AUTOMOTIVE & SERVICE	RETAIL & STUDIO	SPECIALTY & FLEX
❖ Auto Repair / Specialty Shop ❖ Auto Detailing Studio ❖ Tire & Wheel / Alignment ❖ Fleet Maintenance ❖ Classic Car Restoration	❖ Boutique / Showroom Retail ❖ Fitness / CrossFit Studio ❖ Art Studio / Maker Space ❖ Photography / Production ❖ Equipment Rental / Sales	❖ Contractor / Trade HQ ❖ HVAC / Plumbing Staging ❖ Medical Equipment Storage ❖ Distribution / Last-Mile ❖ Creative Office + Warehouse

LOCATION — GREENSBORO, NC | UNCG & COLISEUM CORRIDOR

946 S Chapman Street sits in one of Greensboro's most trafficked commercial corridors — minutes from **UNC Greensboro (20,000+ students)** and the **Greensboro Coliseum** (capacity 23,000+), generating constant traffic from students, events, faculty, and surrounding neighborhoods. The property's dual visibility on Chapman Street and proximity to Battleground Ave and High Point Road creates exceptional daily exposure.

ANCHOR DESTINATIONS	ACCESS & CORRIDORS
❖ UNCG (UNC Greensboro) — 20,000+ students, faculty and staff — 1.5 miles ❖ Greensboro Coliseum — 23,000-seat arena, concerts & events — 1 mile ❖ Downtown Greensboro — city core, employers, restaurants — 2 miles ❖ Friendly Center — major retail hub — 1.5 miles ❖ I-40 / I-85 interchange — 5 minutes — full Triad connectivity ❖ PTI Airport — 20 minutes ❖ High Point — 15 minutes west	❖ S Chapman Street — direct street frontage and access ❖ W Gate City Blvd (US-421) — major commercial arterial nearby ❖ High Point Road — heavy retail and restaurant corridor ❖ Battleground Ave — one of GSO's highest-traffic corridors ❖ I-40 West — 5 minutes to interchange ❖ Bus routes — Greensboro transit service in area ❖ Strong established residential base within 1-mile radius

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**946 S Chapman Street**

Greensboro, NC

- ❖ For Sale: **\$695,000**
- ❖ For Lease: **\$15.00/SF NNN**
- ❖ Building SF: **4,218 SF**
- ❖ Lot: **0.25 Acre** | Zoning: **GB**
- ❖ Drive-In Doors: **2** | Parking: **10**
- ❖ Interior Capacity: **6 Vehicles**
- ❖ Lift Ready: **2 Lifts**

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