



NOW LEASING

State Street Crossing

2104 Georgia Street, Greensboro, NC (Irving Park)

A premier 2,400 SF end-cap retail space in an established Irving Park neighborhood center — strong footage, signage, and shared parking. Available for a single lease. March 2025.

LEASING CONTACT

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2104 Georgia Street • Greensboro, NC 27408



STATE STREET CROSSING

Property Overview

Irving Park · Greensboro, NC

State Street Crossing is an established, surface-parked neighborhood retail center in the affluent Irving Park submarket of Greensboro. The property has one available suite totaling **5,400 square feet of contiguous space** for a single retail, fitness, showroom, medical office, education, or professional service user seeking a flagship neighborhood location.

The space features excellent building frontage, a glass storefront line, prominent signage, and convenient shared surface parking. The center has been recently renovated with updated exterior paint, sconces, refreshed monument signage, and landscaping — presenting a clean, modern setting for an incoming tenant.

The suite will be **available in March 2027**, offering time to navigate permitting, buildout, and a coordinated opening.

PROPERTY FACTS

ADDRESS

2104 Georgia Street, Greensboro, NC 27408

CENTER

State Street Crossing

AVAILABLE SF

5,400 SF

OCCUPANCY

Single user

USE

Retail · Service · Fitness · Professional · Medical

PARKING

Shared surface parking (3.9 per 1,000 SF)

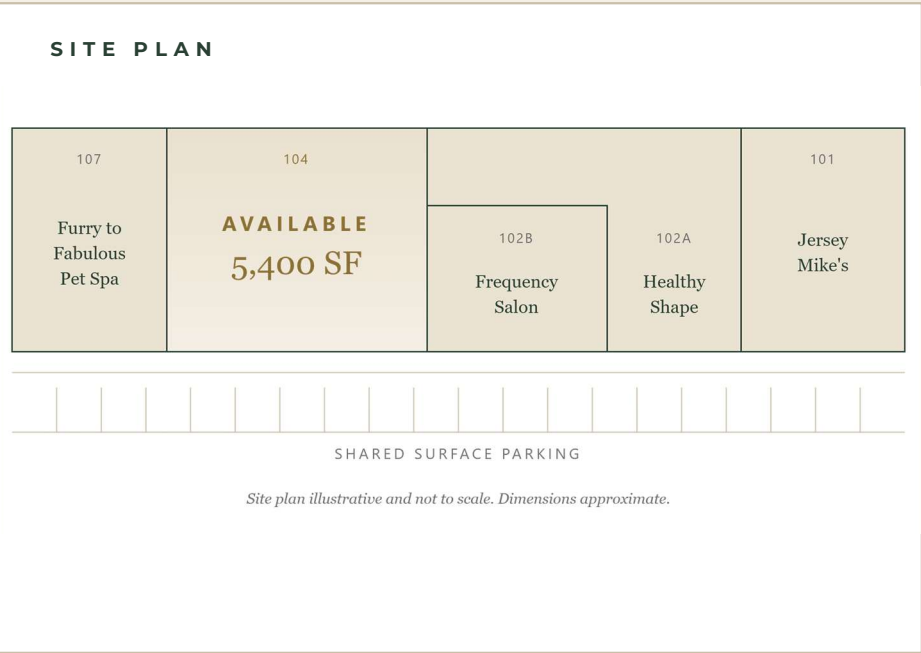
AVAILABILITY

March 2027

Space Features & Site Plan

Irving Park · Greensboro, NC

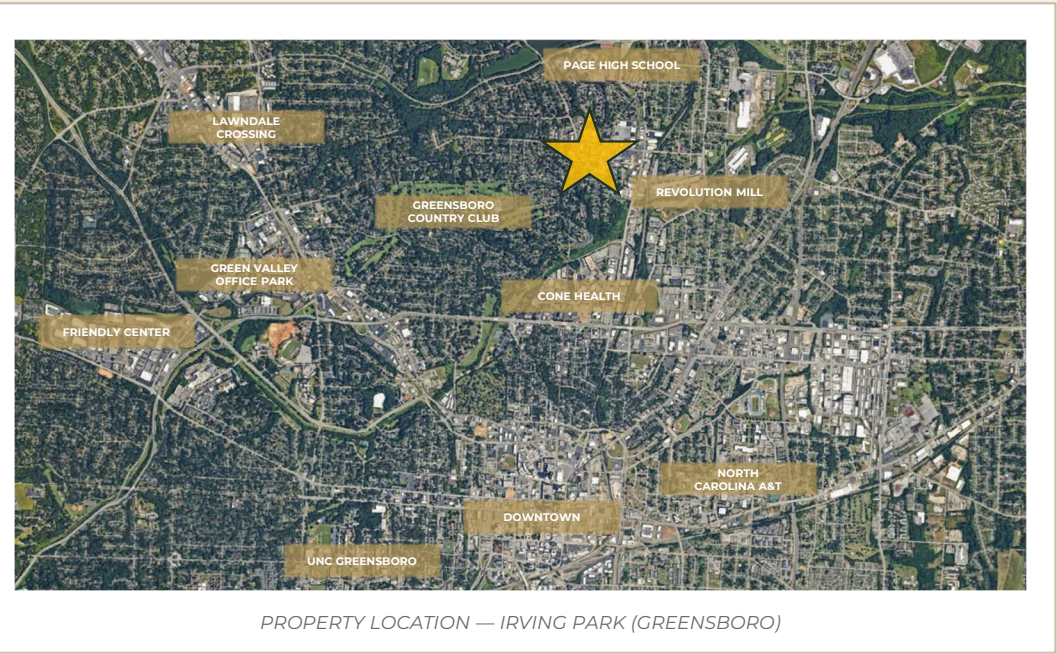
- ◆ **5,400 SF contiguous suite**
One user — full storefront presence
- ◆ **Prominent position**
Center of property, glass storefront, and parapet signage opportunity
- ◆ **Flexible uses**
Retail, personal services, fitness/wellness, education, or medical-retail
- ◆ **Shared surface parking**
Convenient customer access with 49 dedicated parking spaces
- ◆ **Renovated shopping center**
Refreshed paint, lighting, monument signage, and landscaping



STATE STREET CROSSING

Neighborhood Overview

Irving Park · Greensboro, NC



TRADE AREA DEMOGRAPHICS

	POPULATION	AVG HHI	HOUSEHOLDS
1 MILE	7,877	\$105K	3,538
3 MILE	102,005	\$77K	39,325
5 MILE	197,603	\$85K	77,993

CURRENT CO-TENANCY

Jersey Mike's · Frequency Salon
Healthy Shape · Furry to Fabulous



State Street Crossing

2104 Georgia Street · Greensboro, North Carolina

5,400

SF AVAILABLE

Single

USER SUITE

Prominent

SIGNAGE & FRONTAGE

March 2027

AVAILABILITY

LEASING CONTACT

William Frye – Wildpine Commercial

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