SURMOUNT

ISSENBERG BRITTI GROUP

Actual Photo

- Bank Branch (Vacant)
- 2,284 SF Free Standing Building with Four Drive-Thru Lanes

4636 W Market St,
Greensboro, NC 27407

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this vacant Bank Branch located at 4636 W Market Street in Greensboro, North Carolina, just 10 minutes away from Downtown Greensboro. This offering represents a great redevelopment or value-add opportunity and features a 2,284-square-foot free-standing building equipped with four drive-thru lanes, situated on a highly visible 0.84-acre parcel along one of Greensboro's most heavily trafficked corridors.

Strategically located near a signalized intersection, the property benefits from excellent exposure with traffic counts exceeding 47,949 vehicles per day at the intersection. It is directly adjacent to a high-performing 7-Eleven, ranked in the top 15 percent nationwide by Placer.ai, and is surrounded by a strong mix of national retailers including McDonald's, Zaxby's, Advance Auto Parts, Sheetz, Food Lion, Walgreens, Wendy's, Taco Bell, and O'Reilly Auto Parts. Additionally, the property offers convenient access to key highway systems, bolstering its long-term accessibility and appeal.

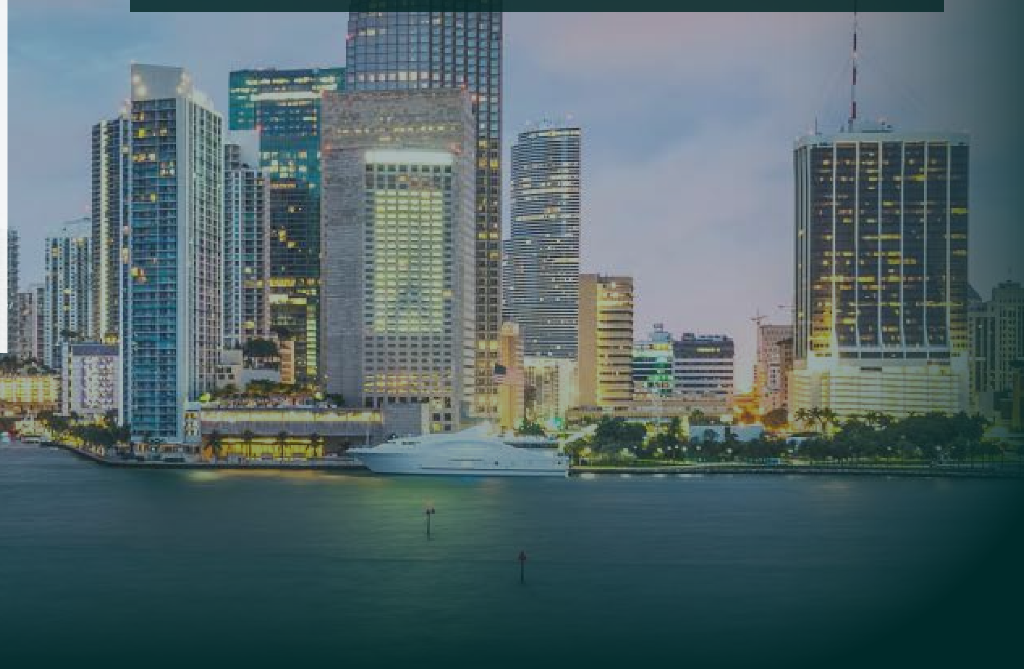
Greensboro, the third-most populous city in North Carolina, is home to 295,160 residents and serves as the headquarters for a diverse mix of international and national companies, including Honda Aircraft Company, VF Corporation, Volvo Trucks North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville, and Gilbarco Veeder-Root. The region is experiencing substantial economic growth, fueled by major investments such as Toyota's $1.29 billion battery manufacturing plant at the Greensboro-Randolph Megasite and Boom Supersonic's $500 million investment in a new manufacturing facility at Piedmont Triad International Airport.

Greensboro is also a prominent educational hub, hosting several four-year colleges and universities, most notably the University of North Carolina at Greensboro, North Carolina A&T State University, Guilford College, and Guilford Technical Community College. Nearby, High Point University has been ranked the #1 Best Regional College in the South by U.S. News & World Report. Additionally, Greensboro is the headquarters for the ACC and home to the Greensboro Coliseum, a premier sporting and entertainment venue.

With its strategic location, strong surrounding demographics, and multiple potential exit strategies, this offering presents a compelling opportunity for investors, developers, and owner-users alike.

Investment Highlights

- Redevelopment / Value Add Opportunity
- 2,284 SF Free Standing Building with Four Drive-Thru Lanes
- .84-Acre Parcel with Frontage Along W Market Street | Dense & Highly Trafficked Corridor
- Located Near Signalized Intersection | Traffic Counts Exceed 47,949 at Intersection
- Very Strong Surrounding Drivers
- Adjacent to High Performing 7-Eleven | Ranked Top 15% Nationwide For Entire Chain (Placer.ai)
- Property Benefits from Excellent Visibility Provided by West Market Street | 25,000 VPD Proximity to Key Highway Systems | Enhancing Accessibility & Traffic
- Nearby Retailers Include: 7-Eleven, McDonald's, Zaxby's, Advance Auto, Sheetz, Food Lion, Walgreens, Wendy's, Taco Bell, O'Reilly Auto Parts, and More Proximit



The Offering

Bank Branch (vacant)
4636 W Market Street,
Greensboro, NC 27407

Wendy's

Property Details

Lot Size	36,154 SF (0.83 Acres)
Rentable Square Feet	2,284 SF
Price/SF	$897.55
Year Built / Renovated	1997 / 2003

Financial Overview

List Price	$2,050,000
Down Payment	100% / $2,050,000
Type of Ownership	Fee Simple


TRUIST
SUBJECT PROPERTY
W Market St
W Market St
W Market St
Spring Garden St
Spring Garden St
W Wendover Ave
W Wendover Ave
W Wendover Ave
25,000 AADT
22,949 AADT
41,330 AADT
Best Diner
Valero
NAPA
Seoul Garden
AUTOFOCUS
RegionalCarRental
ROADLINK
GRILLS
CES CITY ELECTRIC SUPPLY
AMERICAN FLAG & SIGN
GARAGE TAVERN
Al Aqsa Meat Market
Aladdin's SHAWARMA
Tortilleria La Milpa
ACE Hardware
PAUL DAVIS
AC MOTORS
market USA
West Market Street Yacht Club
Energy MIZER
MURPHY'S UPHOLSTERY
O'Reilly AUTO PARTS
EDWARDS PLUMBING
AAA SELF STORAGE
RGX RIM REPAIR
Supply 2 Build
ASSOCIATED MATERIALS
Industrial Air, Inc.
CENTURY PRODUCTS INC.
BRENNTAG
GREENSBORO AUTO AUCTION INC.
CALIBER COLLISION
Guilford Locksmithing
MELVIN'S TIRE & AUTO by MAVIS
Breakout Games
First Quality Auto
Triple A's Motors
ACURA
CROWN AUTOMOTIVE
BRINSFIELD AUTO
enterprise
Country Barbecue
NISSAN
COSTCO WHOLESALE
T.J.maxx
MOE'S
petco
Mario's Pizza
five BELOW
Yin & Yang
carlotz
LINCOLN
Ford
Ford | FORD PARTS
GREENSBORO Credit Union
Mercedes-Benz
HONDA
INFINITI
Greensboro Regional REALTORS Association, Inc
Oak Hollow Business Park
TRIAD LANES
NC Education Lottery
Valvoline
Vocational Rehabilitation Services
Marshall Square Apartments
American Partners
goodwill
MEXICO RESTAURANT
Burger King
7 ELEVEN
Take 5
bp
COOK OUT
AUTOBELL
NOVA
TACO BELL
Wendy's
DOLLAR GENERAL
The Beehive Bar & Lounge
Cafe Bom Bom
super mart
Gong cha
Peace Zone Home Care,Inc
FedEx.
El Camino Real Mexican Grill
TURF Service Inc
H&R BLOCK
Capital Electric
Pho Hien Vuong
mosaic
BLAND LANDSCAPING CO.
10 ROADS EXPRESS
spec METRIX
Professional Support Services
GREENSBORO COLLISION CENTER
GREEN Ford
ISUZU
LINCOLN
STORAGE Rentals of America
CHRYSLER
Jeep
DODGE
RAM
Whistle EXPRESS CAR WASH
DriveTime
Systems Contractors
VINFAST
CARMAX
RestorPro RECONSTRUCTION
RESCO
Walgreens
McDonald's
First Citizens Bank
KFC
GREENSBORO TIRE & AUTO
Advance Auto Parts
Public Storage
SMO
West Market Shopping Center
FOOD LION
Western Union
DRAGON'S HOARD
Aris
PRIMO
CAPTAINS
RECONSIDERED GOODS
RIGHT FIT STORAGE
CWNC.COM
WELLNESS
RICH GIRLS
ATLANTIC
Studio Tile ST
SHOPPES ON MARKET
planet fitness
urban Air
JOANN
PRICE PLACE CENTER
The UPS Store
ZAXBY'S
the O
Zeeyum Kitchen
boost mobile
DOLLAR TREE
Q4L Fashion
The Shoe Market
FILIPINO-AMERICAN
LASH
COSMO PROF
Domino's
SUKAI
CABINETS TO GO
UNITED STATES POSTAL SERVICE
Autumn Trace Apartments
Biscuitville
Asahi
SIGNS BY TOMORROW
Bay Hill Seafood Sales
jiffy lube
CONE HEALTH
NC RENTALS
CONVENIENT APPLIANCE SERVICE, INC.
monitech Ignition Interlock Systems
xpedx
The Maids
Wendover Business Park
Retro Faucet Parts


TRUIST
SUBJECT PROPERTY
SHOPPES ON MARKET
planet fitness
urbanAir
JOANN
PRICE PLACE CENTER
The UPS Store
ZAXBY'S
the O
Zeeyum Kitchen
boostmobile
DOLLAR TREE
Q4L Fashion
The Shoe Market
FILIPINO-AMERICAN grocery
LASH Queen
COSMO PROF
Domino's
Lulu's Delight Nutrition
SUKAI African Market
OLEY HAIR
CABINETS TO GO
UNITED STATES POSTAL SERVICE
Biscuitville
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7 ELEVEN
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MEXICO RESTAURANT
Burger King
TAKE 5
goodwill
bp
Al Aqsa Meat Market
Aladdin's SHAWARMA
Tortilleria La Milpa
Marshall Square Apartments
AUTOBELL CAR WASH
COOK OUT
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W Market St
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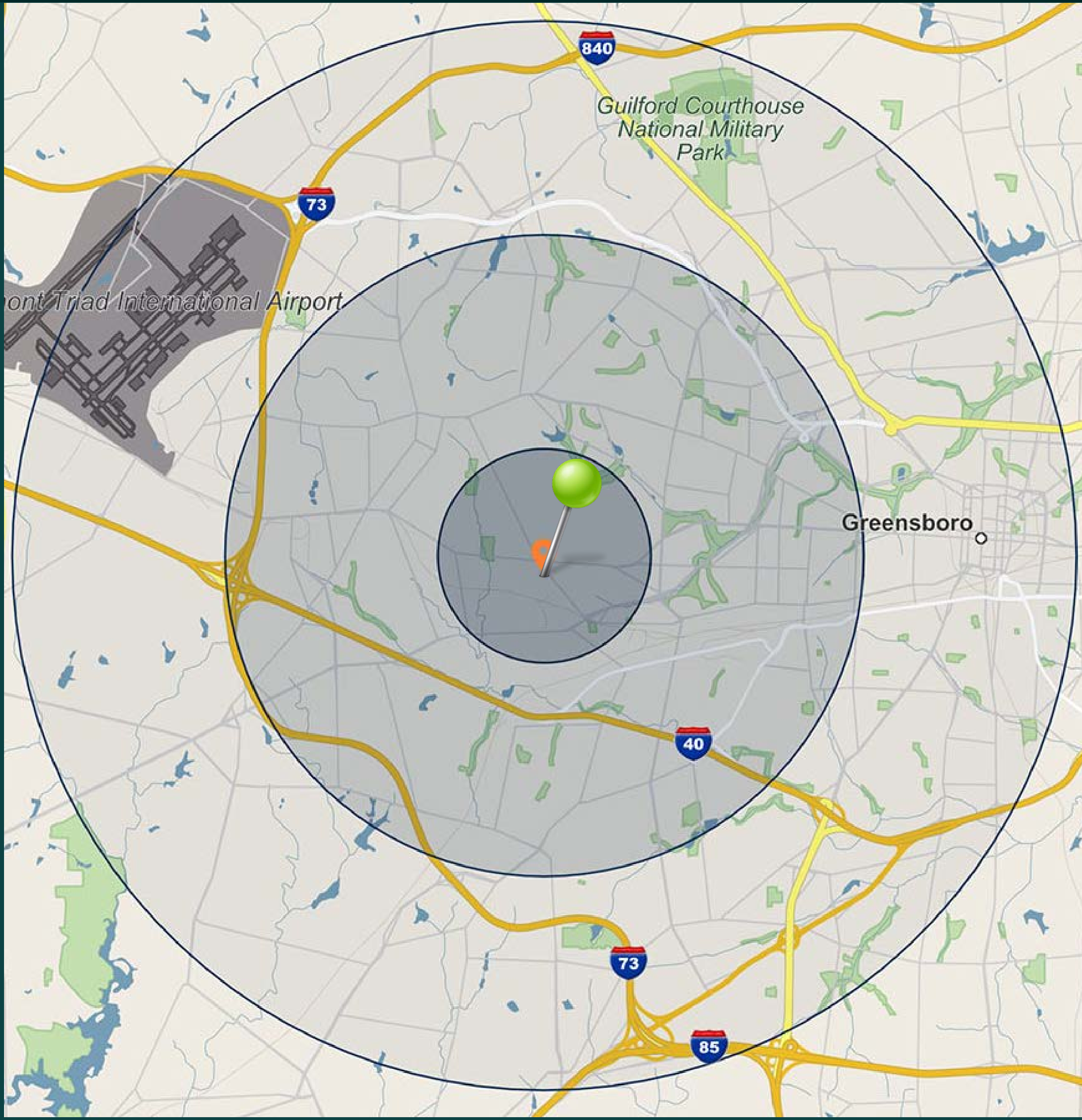
FOOD LION
KONQUER THAI BOXING
CAPTAINS CATCH
Western Union
PRIMO WATER
DRAGON'S HOARD
RECONSIDERED GOODS
little Aris JAPANESE KITCHEN
Bay Hill Seafood Sales
HOLDEN BUILDING COMPANY
NOVA credit union
TACO BELL
Wendy's
DOLLAR GENERAL
El Camino Real Mexican Grill
The Beehive Bar & Lounge
Café Bom Bom
super mart
Gong cha Brewing Happiness
Peace Zone Home Care,Inc
AAA SELF STORAGE
TURF Service Inc
H&R BLOCK
RIGHT FIT STORAGE
Computer Warehouse of NC
CWNC.COM
NC RENTALS
Mercy Training Institute
ONE REP
Capital Electric A Sonepar Company
Pho Hien Vuong
mosaic
WELLNESS NUTRITION
LEI Home Enhancements
CONVENIENT APPLIANCE SERVICE, INC.
FedEx
GREENSBORO AUTO AUCTION INC.
BLAND LANDSCAPING CO.
10 ROADS EXPRESS
specMETRIX
RICH GIRLS
UNDERGROUND RICH Studios
ATLANTIC PACKAGING
xpedx
22,949 AADT
Studio Tile & Design
The Maids
Professional Support Services
GREENSBORO COLLISION CENTER
RESCO PRODUCTS, INC
Spring Garden St
monitech Ignition Interlock Systems


AMERICAN PARTNERS
FEDERAL CREDIT UNION


AMERICAN PARTNERS
FEDERAL CREDIT UNION
4636 West Market St.

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	8,878	83,040	196,670
2023 Estimate			
Total Population	8,550	80,160	189,536
2020 Census			
Total Population	8,565	79,673	187,770
2010 Census			
Total Population	8,455	73,647	173,624
Daytime Population			
2023 Estimate	9,133	112,971	269,180
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2028 Projection			
Total Households	4,068	37,046	85,445
2023 Estimate			
Total Households	3,914	35,700	82,107
Average (Mean) Household Size	2.2	2.1	2.2
2020 Census			
Total Households	3,829	34,921	80,176
2010 Census			
Total Households	3,880	32,739	75,198
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2023 Estimate			
$200,000 or More	7.9%	5.2%	5.9%
$150,000-$199,999	5.5%	4.6%	5.0%
$100,000-$149,999	9.0%	14.0%	14.5%
$75,000-$99,999	9.5%	12.8%	13.4%
$50,000-$74,999	17.4%	19.0%	18.1%
$35,000-$49,999	16.1%	14.3%	13.6%
$25,000-$34,999	12.0%	11.1%	9.9%
$15,000-$24,999	10.4%	8.5%	8.2%
Under $15,000	12.4%	10.6%	11.3%
Average Household Income	$86,839	$80,581	$84,196
Median Household Income	$49,015	$56,672	$59,317
Per Capita Income	$39,822	$36,500	$37,434



Population

In 2023, the population in your selected geography is 189,536. The population has changed by 9.16 since 2010. It is estimated that the population in your area will be 196,670 five years from now, which represents a change of 3.8 percent from the current year. The current population is 47.2 percent male and 52.8 percent female. The median age of the population in your area is 35.2, compared with the U.S. average, which is 38.7. The population density in your area is 2,412 people per square mile.

Households

There are currently 82,107 households in your selected geography. The number of households has changed by 9.19 since 2010. It is estimated that the number of households in your area will be 85,445 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.2 people.

Income

In 2023, the median household income for your selected geography is $59,317, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 37.02 since 2010. It is estimated that the median household income in your area will be $68,527 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is $37,434, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $84,196, compared with the U.S. average, which is $100,106.

Employment

In 2023, 102,553 people in your selected area were employed. The 2010 Census revealed that 67.1 percent of employees are in white-collar occupations in this geography, and 17.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 20.00 minutes.

Housing

The median housing value in your area was $221,034 in 2023, compared with the U.S. median of $268,796. In 2010, there were 38,954.00 owner-occupied housing units and 36,244.00 renteroccupied housing units in your area.

Education

The selected area in 2023 had a higher level of educational attainment when compared with the U.S averages. 15.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 27.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was equal to the nation's at 8.5 percent.

The area had fewer high-school graduates, 19.8 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.3 percent in the selected area compared with the 20.1 percent in the U.S.

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#1 Net Lease Advisory Firm.

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We know net lease better than anyone.

Get in touch

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