



Retail Condo Investment

4925 W. Market St. Suite 1110 & 1115 | 27407

FOR SALE

±2,000 SF
Retail Condo



Property Details

Type	Retail Condominium
Available	±2,000 SF
Price	\$325,000

Property Highlights

- ±2,000 SF retail condominium
- Fully leased investment property
- ±5 years remaining on lease
- 4% annual rent increases
- Annual rents will grow from \$37,440 to \$43,800 in current lease term
- In-place NOI of approximately \$22,820
- Established retail plaza location
- Strong W. Market Street visibility



Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

Aaron Uzzell, Broker

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Retail Condo Investment

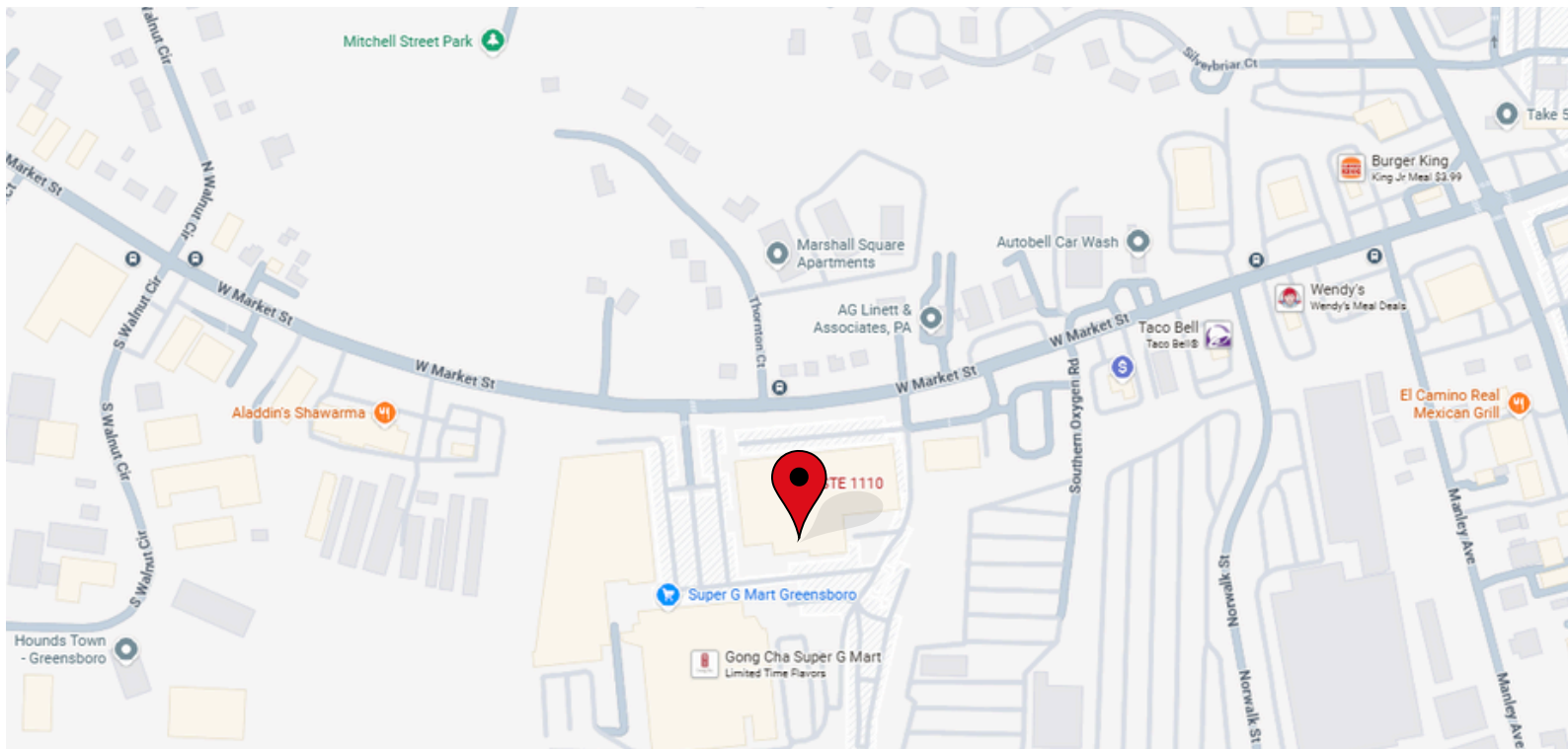
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Property Description

GCOM | Greensboro Commercial Properties presents an opportunity to acquire a ±2,000 SF retail condominium as an investment property located at 4925 W. Market Street in Greensboro, NC, within the established Fanta International Retail Plaza. The property is fully leased with approximately five (5) years remaining on the current lease, providing stable in-place income and 4% annual rent increases. The asset benefits from strong visibility along the W. Market Street corridor, shared parking, and proximity to surrounding retail and residential neighborhoods. This is an attractive opportunity for investors seeking predictable cash flow with minimal management responsibilities.



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Aaron Uzzell

Aaron Uzzell is a lifelong resident of North Carolina and a graduate of the UNC-Greensboro, where he earned degrees in History and Pre-Law. Having built a successful career in hospitality, Aaron shifted his focus to commercial real estate, where he utilizes his client-focused expertise and relationship-building skills to serve his clients. With a service-oriented approach, robust network of industry contacts, and a dedication to exceptional service, Aaron is committed to helping clients achieve their real estate goals.

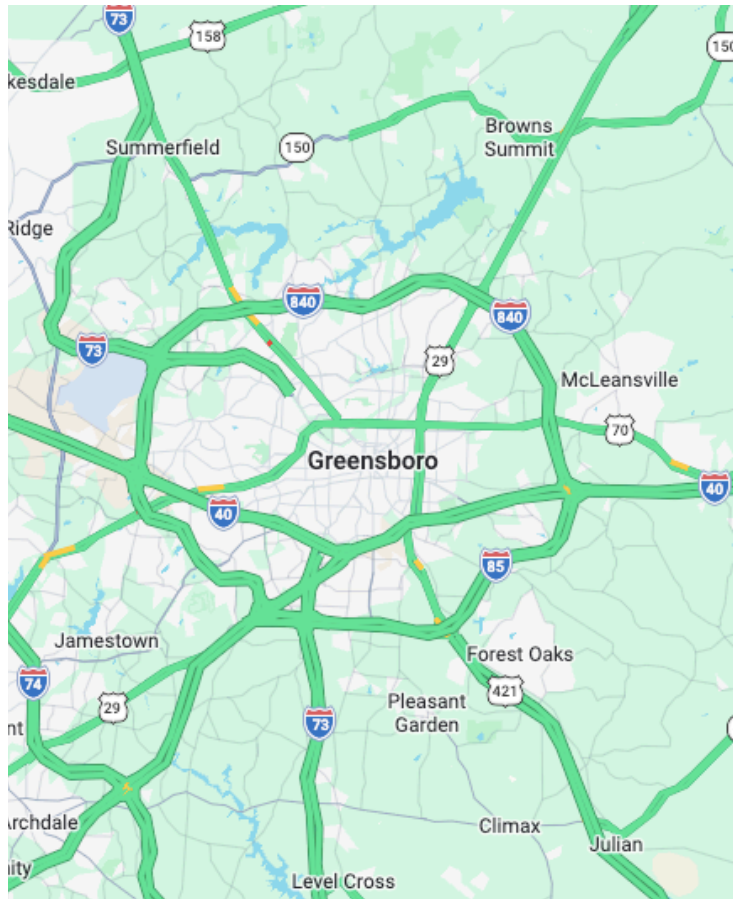
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About GCOM | Greensboro Commercial Properties

“At the core, real estate is a people business and it requires trust in the competency and character of the professional who is representing their interest.”

The richness of the connection with the people of Greensboro brings life and enjoyment to the process. In a commercial real estate transaction, one typically has only one chance to make it right. Having an experienced professional who knows the market and can navigate through the process can make all the difference in a strategic property investment or lease.



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