

# FOR SALE / LEASE

111 N SCHOOL ST, GREENSBORO, MD 21639



**Versatile Warehouse Space  
Located In Enterprise Zone**

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## HIGHLIGHTS

- ±1.2-acre industrial warehouse/distribution site in Greensboro, Caroline County
- Warehouse/distribution-zoned parcel with development potential
- Located within Caroline County's North County Enterprise Zone
- Eligible for state income tax credits and local property tax credits tied to job creation and capital investment
- ±16,897 SF multi-tenant industrial building
- Value-add investment opportunity with flexible industrial uses
- Approximately 0.63 acres of outdoor storage area available
- Recently replaced roof (2025)
- 3-phase electric service available
- Dedicated warehouse, distribution, and storage functionality

## OFFERING



# FOR SALE / LEASE

## INDUSTRIAL PROPERTY

Sale Price	\$550,000
Lease Rate	Call Broker for Info
Lot Size	1.2 Acres
Zoning	Light Commercial

### SPACES

### SPACE SIZE

For Lease	16,987 SF
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# INTERIOR PHOTOS





# RETAILER MAP



GPS



111 N School St



DOLLAR GENERAL

TRUIST

STARGAS

EXXON



NAPA AUTO PARTS

EAGLE AUTO SALVAGE INC.

CARS R US

Save a lot food stores

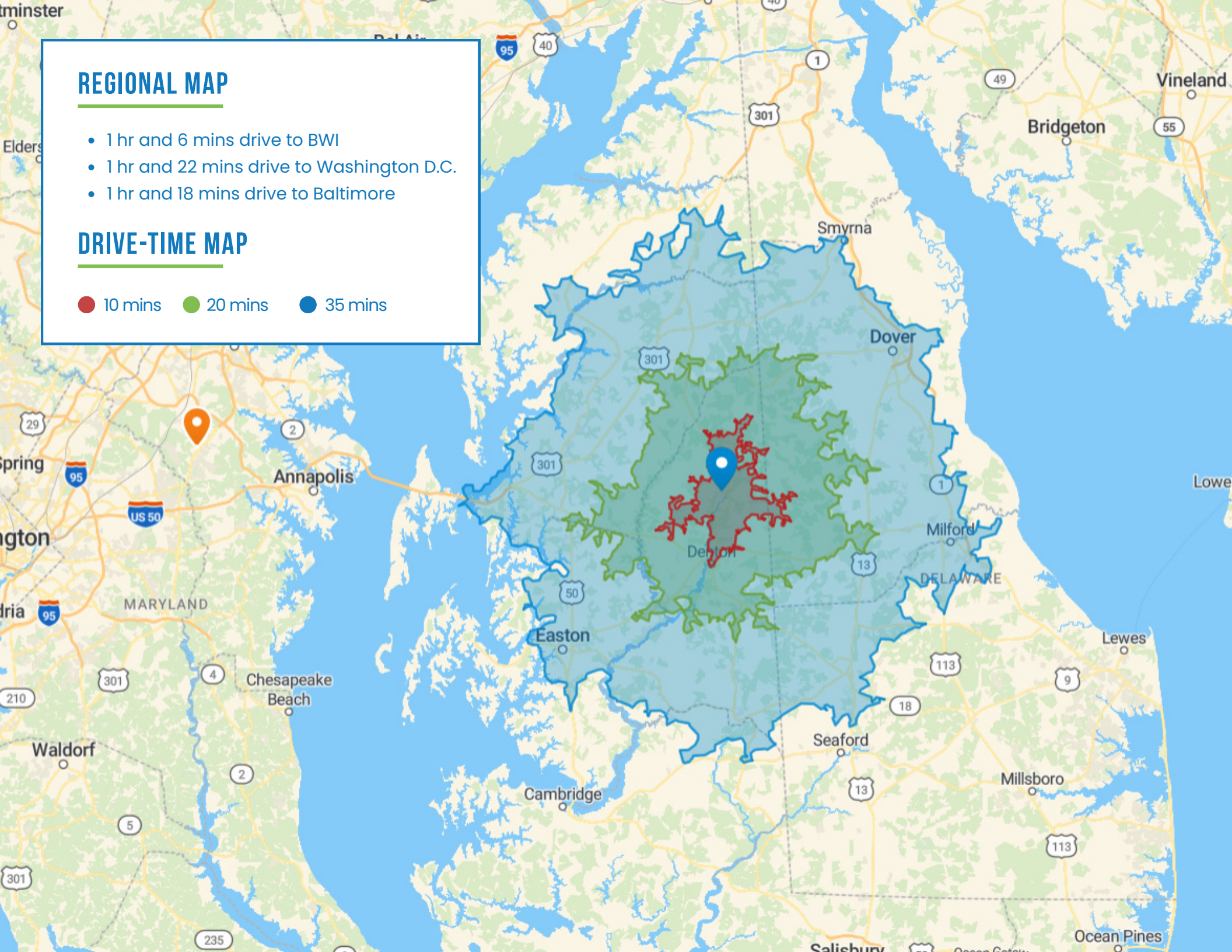
FAMILY DOLLAR

## REGIONAL MAP

- 1 hr and 6 mins drive to BWI
- 1 hr and 22 mins drive to Washington D.C.
- 1 hr and 18 mins drive to Baltimore

## DRIVE-TIME MAP

● 10 mins ● 20 mins ● 35 mins



# DEMOGRAPHICS



## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	1,655	3,542	4,771
Households	539	1,223	1,751
Average Household Size	3.1	2.9	2.7
Average Age	31.2	33.9	37.1
Average Household Income	\$52,434	\$56,207	\$60,630



4,771

Population



2.7

Average HH Size



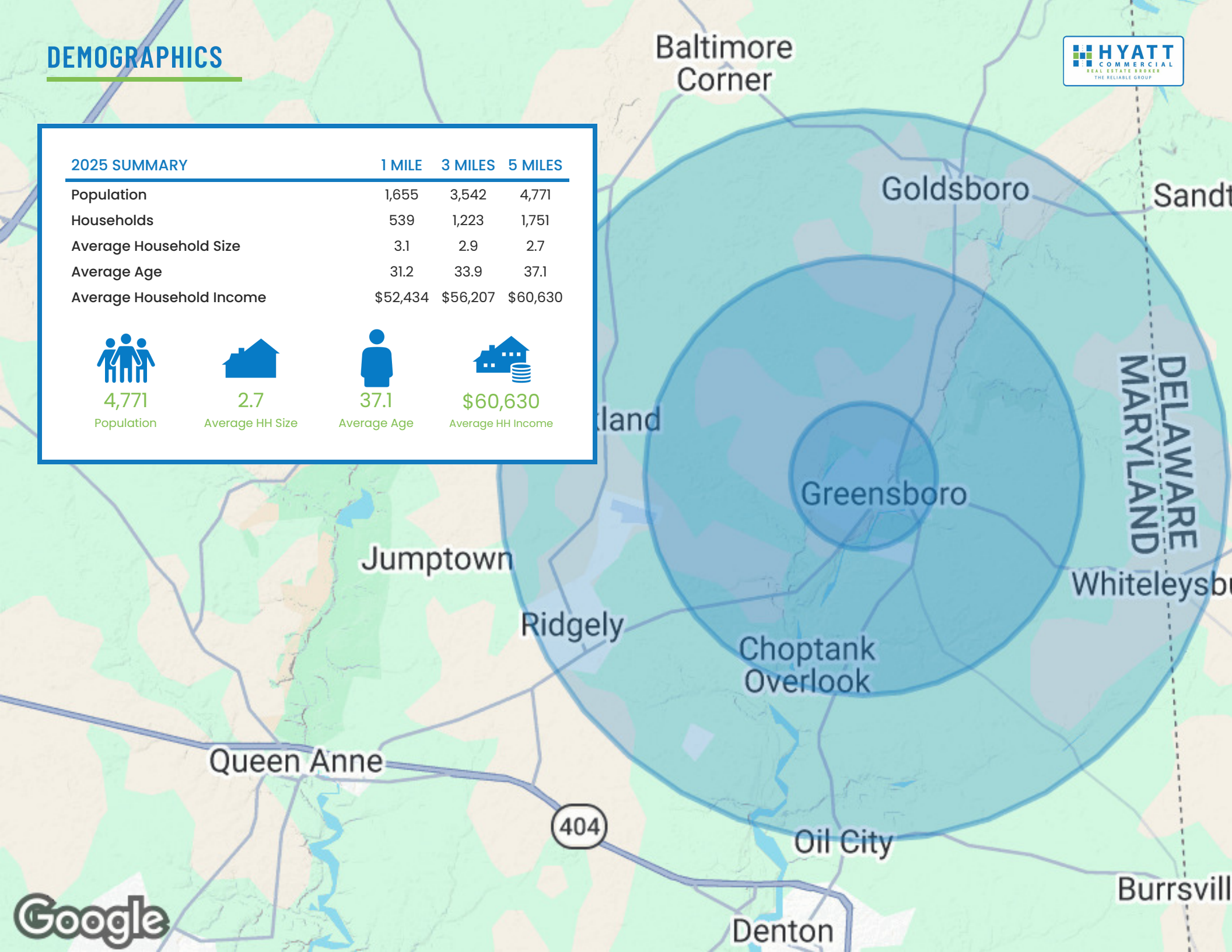
37.1

Average Age



\$60,630

Average HH Income





# CONTACT

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