

FOR LEASE \$15.00/SF NNN | 2,296+/- SF | GB ZONING | GREENSBORO, NC

934 S Chapman Street Greensboro, NC — Flex | Auto | Studio | Showroom

2,296+/- SF | GB Zoning | 2 Large Bay Doors | Conditioned | 2 Bathrooms | Reception & Waiting Area | Parts Storage | Near UNCG & Greensboro Coliseum | *Inquire about combining with 930 S Chapman



LEASE RATE	BUILDING SF	ZONING
\$15.00/SF NNN	2,296+/- SF	GB
<i>Per Year Triple Net Conditioned Space</i>	<i>81'10" x 27'10" — 2 Bay Doors + Reception</i>	<i>General Business — Broad Use Flexibility</i>

934 S Chapman Street is a **stunning, move-in-ready 2,296+/- SF conditioned flex space** featuring one of the most impressive interior finishes in the corridor — **metallic epoxy floors, exposed HVAC ductwork, high ceilings, and two large bay doors**. The space delivers a rare combination of industrial capability and showroom-quality finish that suits a wide range of users: auto specialty, creative studio, fitness, retail showroom, or professional service. A **large reception and waiting area, parts/storage room, and two bathrooms** round out a complete, functional layout. Available standalone or combined with adjacent 930 S Chapman — inquire for details.

PROPERTY HIGHLIGHTS — 934 S CHAPMAN STREET

❖ Metallic Epoxy Floors	Stunning custom epoxy finish — showroom quality throughout the main space	❖ 2 Large Bay Doors	Drive-in access for vehicles, equipment, or large-format deliveries
❖ Conditioned Space	HVAC throughout — comfortable year-round for staff and customers	❖ Exposed Ductwork / High Ceilings	Industrial-chic aesthetic — works as-is for studio, gallery, or showroom
❖ Large Reception & Waiting Area	Professional client-facing entry with dedicated waiting space	❖ Parts Storage Area	Dedicated storage room — ideal for inventory, parts, or equipment
❖ 2 Bathrooms	Two full bathrooms for staff and customer use	❖ Combinable with 930 S Chapman	Adjacent unit also available — combine for ~4,100 SF total

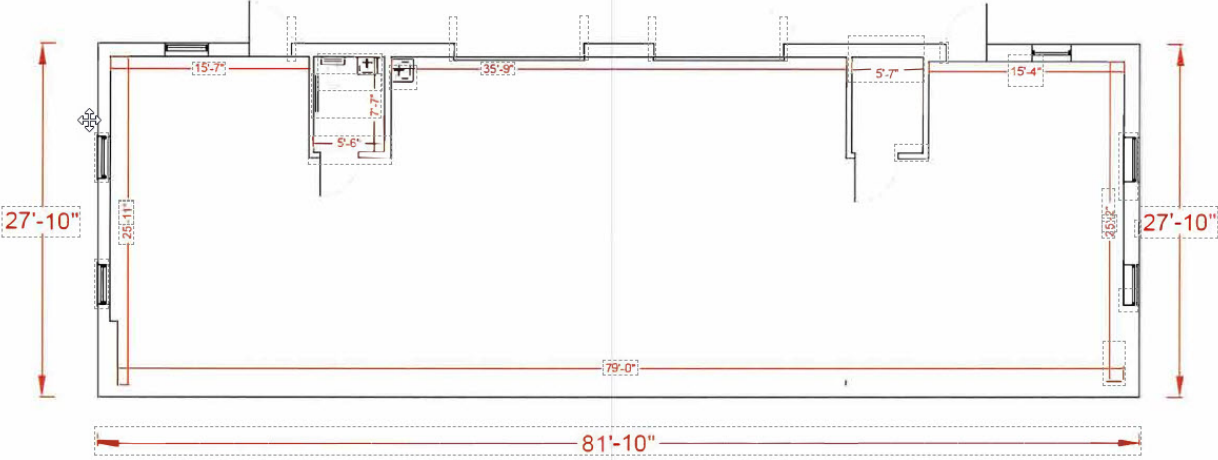
INTERIOR — METALLIC EPOXY FLOORS | HIGH CEILINGS | BAY DOORS



934 S Chapman Street interior — custom metallic epoxy floors, exposed ductwork, high ceilings, and 2 bay doors at rear. Conditioned throughout. A true showroom-quality industrial space.

FLOOR PLAN — 934 S CHAPMAN STREET | 81'10" × 27'10" | 2,296+/- SF

934 S. Chapman Street Floor Plan



934 S Chapman Street floor plan — 81'10" long × 27'10" deep. Left: reception/waiting zone (~15'7"). Center: large open flex area (~35'9") with bathroom core. Right: additional flex/storage (~15'4"). Two bay doors at rear. All dimensions approximate.

SPACE BREAKDOWN

Space	Dimensions / Detail
Total Building	2,296+/- SF 81'10" long × 27'10" deep
Reception / Waiting	~15'7" zone — dedicated client-facing entry and waiting area
Main Open Area	~35'9" center — open flex with metallic epoxy floors, high ceilings
Storage / Parts Area	~15'4" right zone — dedicated parts, inventory, or equipment storage
Bay Doors	2 large bay doors at rear — drive-in vehicle and equipment access
Bathrooms	2 bathrooms — staff and customer
HVAC	Conditioned throughout — comfortable year-round
Parking	Courtyard shared parking + on-street availability

POTENTIAL USE CASES — GB ZONING

The combination of showroom-quality epoxy floors, conditioned space, high ceilings, and two bay doors makes 934 S Chapman one of the most versatile flex spaces on the corridor. GB zoning opens the door to an exceptional range of users.

AUTOMOTIVE & SPECIALTY	CREATIVE & STUDIO	RETAIL & SERVICE
❖ Auto Detailing / Wrapping ❖ Exotic / Classic Car Display ❖ Motorsport Parts & Sales ❖ Fleet Service / Upfitter ❖ Tire, Wheel & Audio	❖ Photography / Film Studio ❖ Art Gallery / Event Space ❖ Recording / Production ❖ Fitness / CrossFit / Boxing ❖ Dance / Performing Arts	❖ Showroom Retail / Boutique ❖ Furniture / Design Studio ❖ Equipment Sales / Rental ❖ Salon / Spa / Wellness ❖ Professional Office + Bay

★ PORTFOLIO OPPORTUNITY — 930 + 934 S CHAPMAN STREET

934 S Chapman is also available to lease **combined with adjacent 930 S Chapman (~1,800 SF)** for a total of **~4,100 SF** of contiguous Chapman Street frontage — or available for **sale** (inquire for pricing and details). The combined footprint delivers exceptional scale, dual bay access, finished office space, and full flex capability for a larger operator.

LOCATION — GREENSBORO, NC | UNCG & COLISEUM CORRIDOR

934 S Chapman Street sits on one of Greensboro's most energetic commercial corridors — **minutes from UNC Greensboro (20,000+ students)** and the **Greensboro Coliseum (23,000-seat arena)**, generating constant traffic from students, events, and established surrounding neighborhoods. The corridor attracts creative, automotive, fitness, and specialty retail operators drawn by the combination of affordability, visibility, and proximity to a built-in customer base.

ANCHOR DESTINATIONS	ACCESS & CORRIDORS
❖ UNCG — 20,000+ students & faculty — 1.5 miles ❖ Greensboro Coliseum — 23,000-seat arena — 1 mile ❖ Downtown Greensboro — 2 miles ❖ Friendly Center — major retail hub — 1.5 miles ❖ 930 S Chapman — adjacent, combinable unit ❖ 946 S Chapman — also available nearby ❖ Dense established residential neighborhood	❖ S Chapman Street — direct frontage & access ❖ W Gate City Blvd (US-421) — major arterial ❖ High Point Road — retail corridor ❖ Battleground Ave — high-traffic spine ❖ I-40 — 5 minutes to interchange ❖ Greensboro Transit bus service nearby ❖ PTI Airport — 20 minutes

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**

Broker | Lindsay Commercial Properties

Direct: 336-692-5612

MLindsay.LCP@gmail.com

Lindsay Commercial Properties

PROPERTY SUMMARY**934 S Chapman Street**

Greensboro, NC

- ❖ For Lease: **\$15.00/SF NNN**
- ❖ Building SF: **2,296+/- SF** (81'10" × 27'10")
- ❖ Zoning: **GB — General Business**
- ❖ Bay Doors: **2 Large Bay Doors**
- ❖ HVAC: **Conditioned Throughout**
- ❖ Bathrooms: **2** | Parking: **Courtyard + Street**
- ❖ For Sale / Combined w/ 930: **Inquire**

Lindsay Commercial Properties — Commercial & Investment Real Estate. All information deemed reliable but not guaranteed. Tenants should independently verify all details prior to executing any agreement.