

0.3 MILES TO I-840 LOOP

YANCEYVILLE STREET

8,400 VPD

PIEDMONT CLASSICAL
HIGH SCHOOL

FOUNDRY
COMMERCIAL

LEES CHAPEL ROAD

21,000 VPD

LEES CHAPEL ROAD

13,500 VPD

DOLLAR GENERAL

YANCEYVILLE STREET

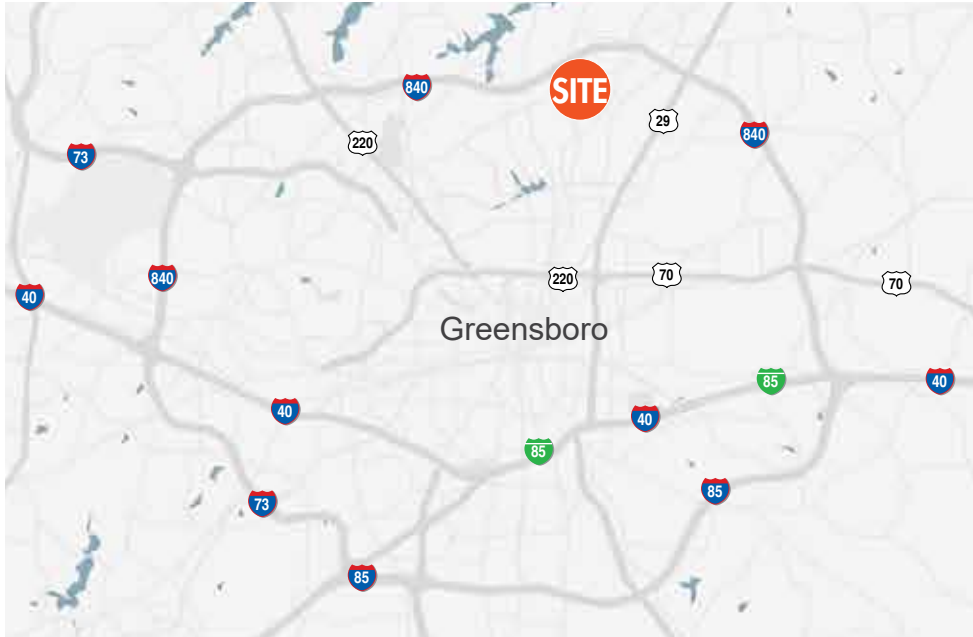
14,000 VPD

±1.5 AC

1400 LEES CHAPEL ROAD

GREENSBORO, NC 27405

AVAILABLE | ±1.5 AC



PROPERTY FEATURES

- Located on a hard corner with a signalized intersection
- Excellent visibility
- Emerging area with over 21,000 VPD
- Approximately 0.3 miles from the newly opened I-840 Northern Loop
- Wide range of allowable uses

DEMOGRAPHICS

1 MILE RADIUS ————— 3 MILE RADIUS —————

 **9,986**
ESTIMATED POPULATION 2023

 **31.5**
MEDIAN AGE


 **\$55,493**
MEDIAN HOUSEHOLD INCOME

 **753**
TOTAL EMPLOYEES

 **\$168,376**
MEDIAN HOME VALUE 2023

 **56,449**
ESTIMATED POPULATION 2023

 **38.6**
MEDIAN AGE


 **\$74,604**
MEDIAN HOUSEHOLD INCOME

 **12,776**
TOTAL EMPLOYEES

 **\$233,572**
MEDIAN HOME VALUE 2023

5 MILE RADIUS —————

 **126,912**
ESTIMATED POPULATION 2023

 **37.6**
MEDIAN AGE

 **\$73,291**
MEDIAN HOUSEHOLD INCOME

 **69,051**
TOTAL EMPLOYEES

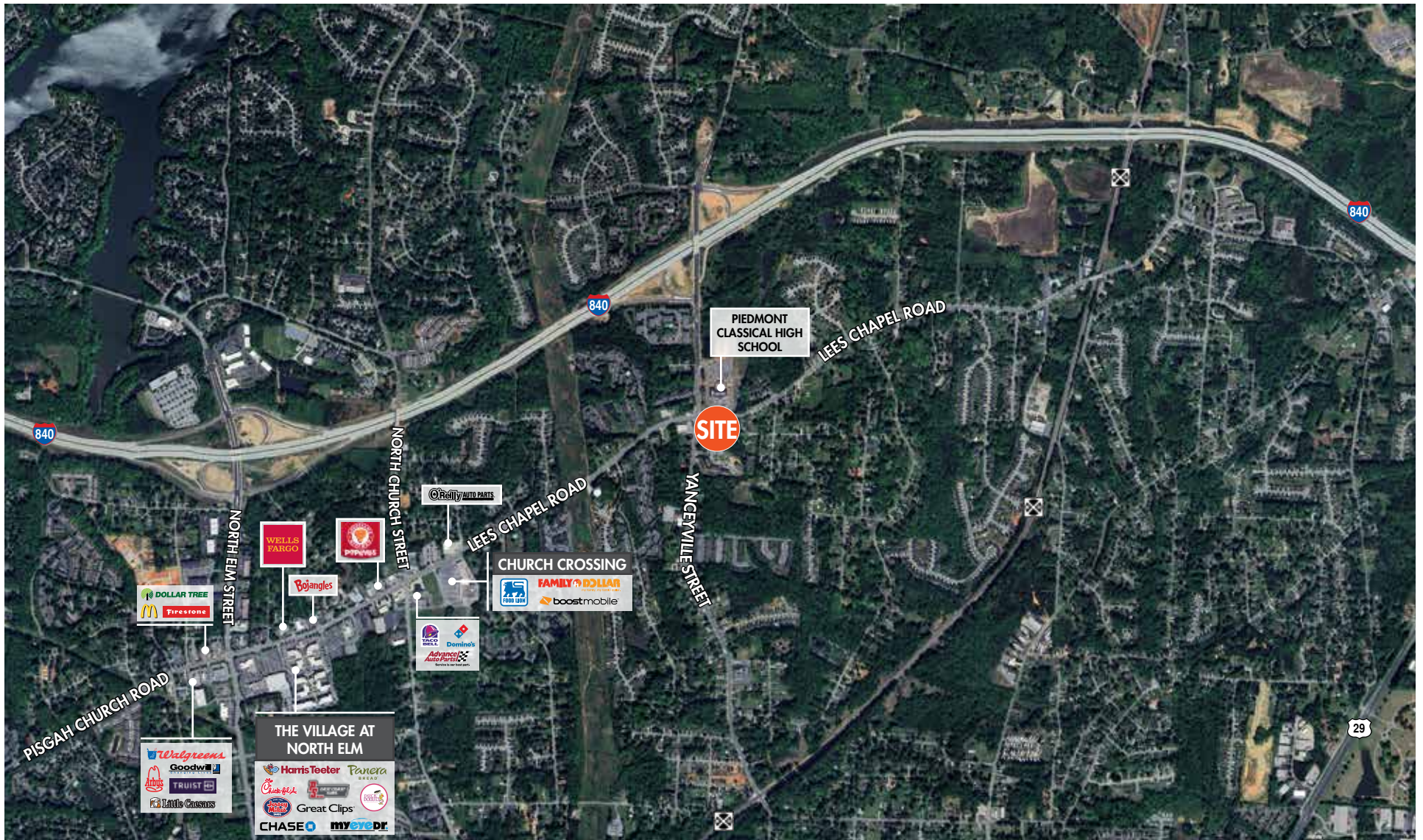
 **\$232,112**
MEDIAN HOME VALUE 2023

FOR MORE INFORMATION, PLEASE CONTACT:

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