



# 720 Summit Ave

Greensboro, NC 28208



## Available for Sale or Lease

+/- 13,700 SF Office Building For Sale | +/- 6,850 SF Second Floor For Lease

## Property Overview

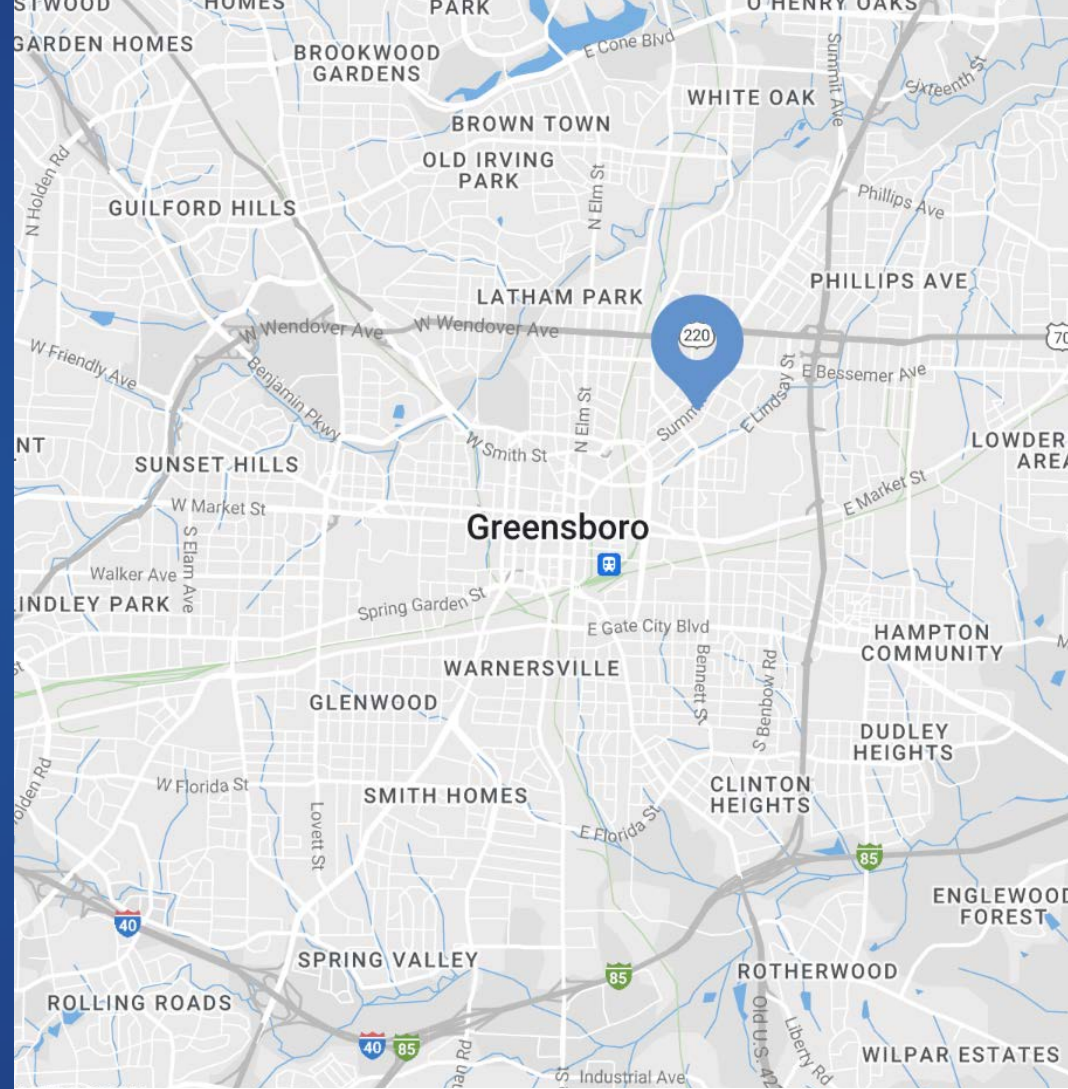
# 720 Summit Ave

## Available for Sale or Lease

Explore the possibilities at 720 Summit Ave in Greensboro, NC! This well-located corner building is available for sale and the second floor is available for lease, it can be subdivided into 4 separate spaces. Offering practical workspace in a strategic location, envision your business thriving in this centrally positioned office space. Schedule a tour today and discover the potential of this office opportunity.

## Property Details

<b>Address</b>	720 Summit Ave   Greensboro, NC 28208
<b>Availability</b>	+/- 13,700 SF Building for Sale +/- 6,850 SF Available for Lease (can be demised into 4 spaces)
<b>GLA</b>	+/- 13,700 SF
<b>Acreage</b>	+/- 0.71 AC
<b>Use</b>	Office
<b>Parcel</b>	7864999581
<b>Zoning</b>	GOM
<b>Parking</b>	Ample Parking
<b>Traffic Counts</b>	Summit Ave   9,800 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Sale Price</b>	Call for Pricing



## Demographics

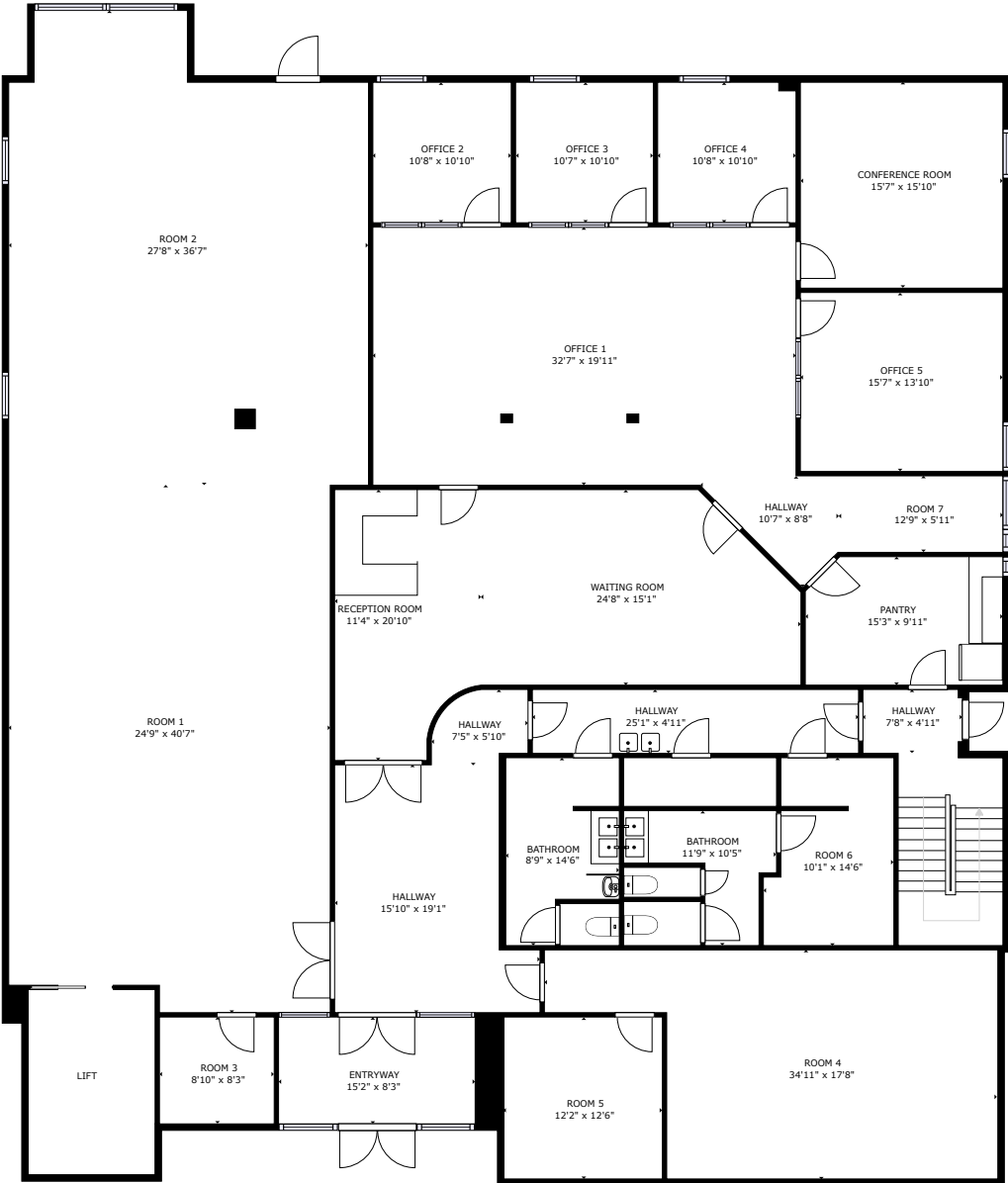
<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2023 Population</b>	12,425	93,004	188,892
<b>Avg. Household Income</b>	\$72,767	\$73,598	\$80,093
<b>Median Household Income</b>	\$44,359	\$42,707	\$50,781
<b>Households</b>	3,705	33,993	73,908
<b>Daytime Employees</b>	30,754	81,277	122,647

Available

For Lease

+/- 6,850 SF

 Virtual Tour



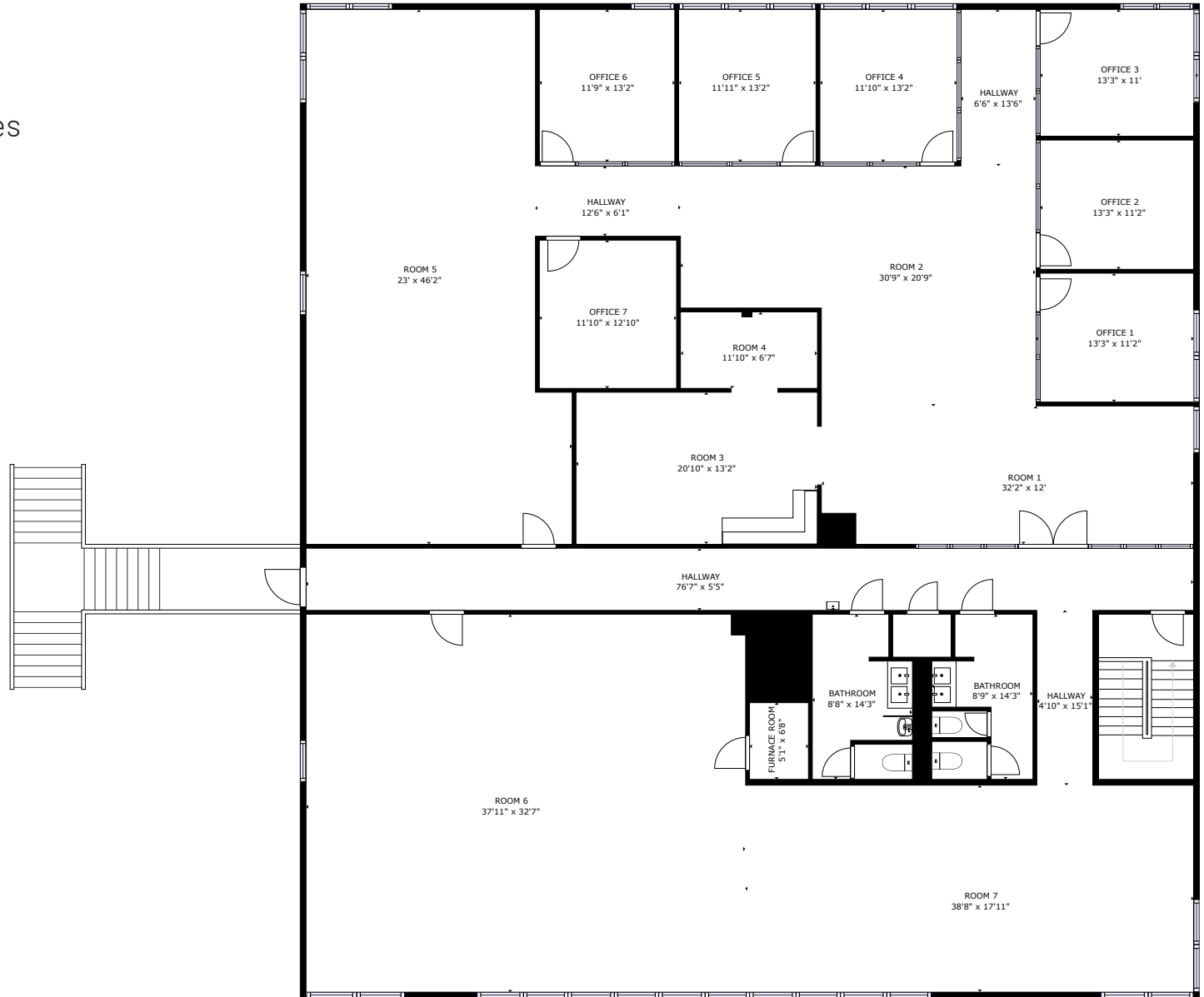
# Available

For Lease

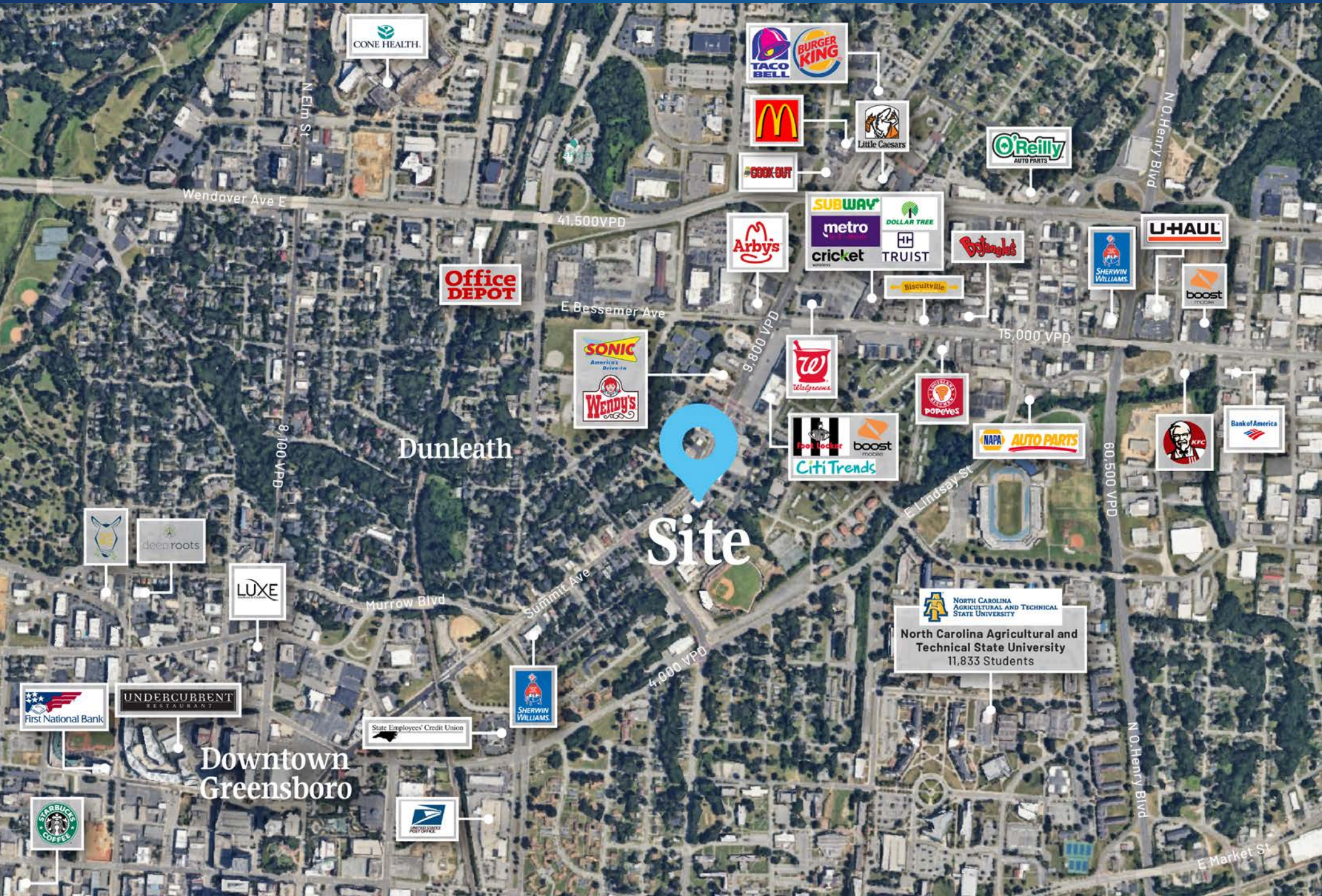
+/- 6,850 SF

Can be demised into 4 spaces

 Virtual Tour



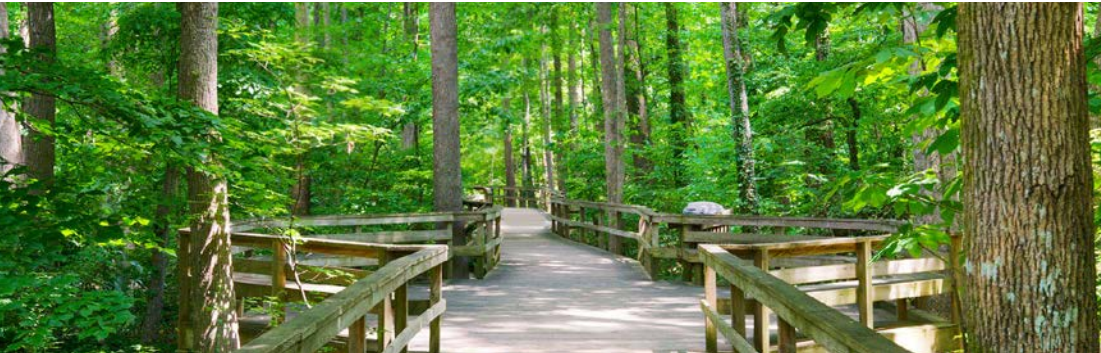
# Market Overview



# Greensboro

## North Carolina

Greensboro, North Carolina, is a vibrant city located in the heart of the Piedmont region. Known for its rich history, culture, and thriving economy, it offers a blend of urban amenities and natural beauty. Greensboro is also home to seven universities and colleges, bringing a diverse population of young professionals to the city each year. The city boasts a lively arts scene, with numerous galleries, theaters, and music venues showcasing local talent adding to the culture of the area. Greensboro's parks, gardens, and outdoor recreational areas provide residents and visitors alike with ample opportunities for relaxation and adventure.



Interior Photos | Second Floor



## Downtown Greensboro

Contact for Details

**Lauren Bremer**

(980) 226-6911

lauren@thenicholscompany.com

**Frank Jernigan**

(704) 749-5742

frank@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.