

## GATE CITY STATION

301 S Church St, Greensboro, NC 27401

### PROPERTY HIGHLIGHTS

- 7,900 SF available on a 40,000 SF Office Building with parking
- Located in Downtown Greensboro, adjacent to the Greensboro Train Station
- Features a commercial kitchen, loading dock, elevator & exposed brick
- The building was originally a 3-story candy factory in the 1920s
- Home to The Experiential School of Greensboro
- LAT: 36.070615 LONG: -79.786686

### KICK ASS CONCEPTS

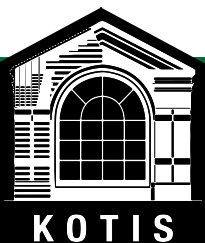
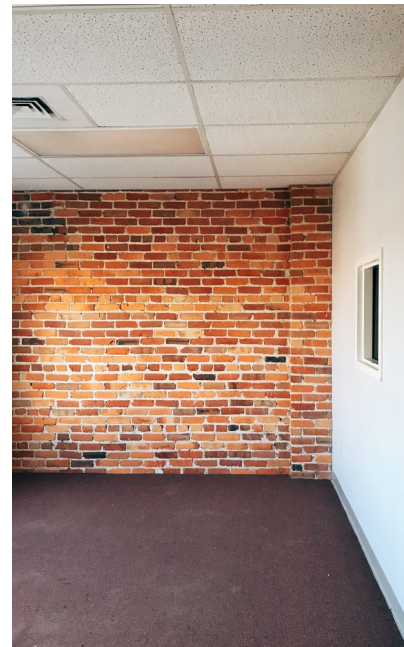
336.601.0000 | [kickassconcepts.com](http://kickassconcepts.com)





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ADDITIONAL  
PHOTOS



LANCE WOOD  
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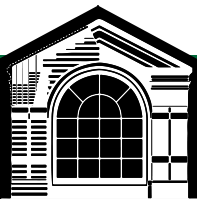


## LEASE INFORMATION

|              |   |             |             |
|--------------|---|-------------|-------------|
| Lease Type:  | - | Lease Term: | Negotiable  |
| Total Space: | - | Lease Rate: | Market Rate |

## AVAILABLE SPACES

| SUITE             | TENANT                            | SIZE     | TYPE | RATE | DESCRIPTION |
|-------------------|-----------------------------------|----------|------|------|-------------|
| Gate City Station | Experiential School of Greensboro | 6,777 SF | NNN  | -    | -           |



PLANS



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KOTIS

## RETAILER MAP



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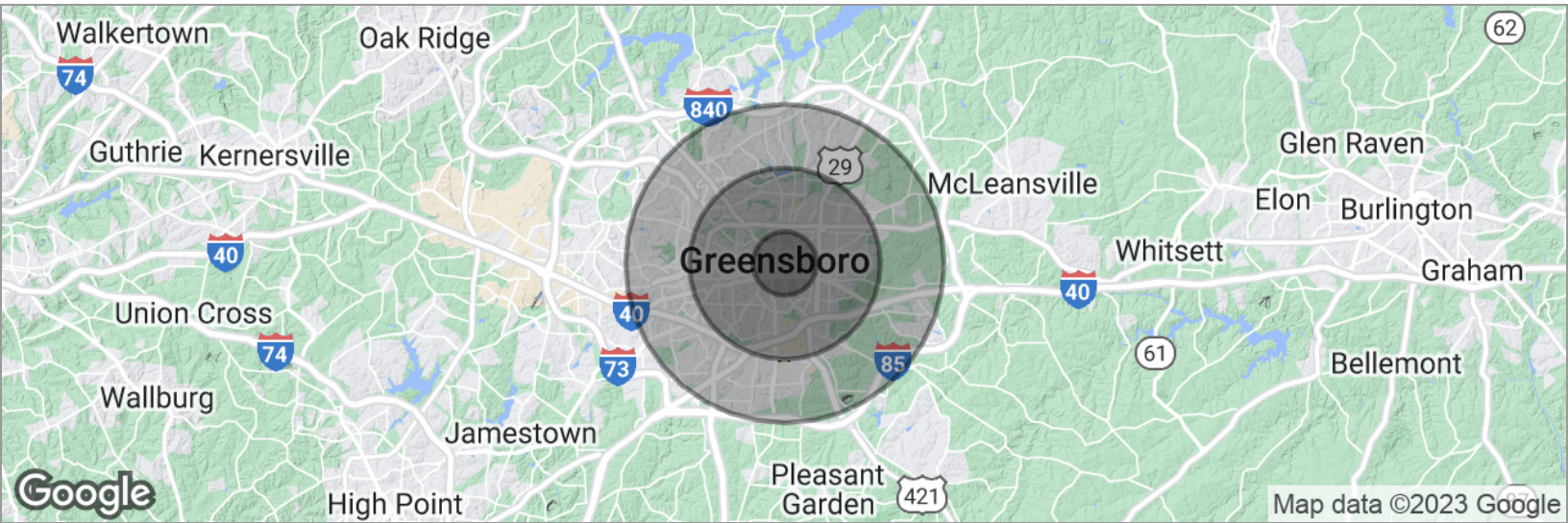
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

|                     |        |        |         |
|---------------------|--------|--------|---------|
| Total population    | 11,453 | 83,343 | 179,284 |
| Median age          | 29.4   | 32.6   | 34.5    |
| Median age (Male)   | 27.8   | 30.9   | 33.0    |
| Median age (Female) | 30.3   | 34.7   | 36.2    |

## HOUSEHOLDS & INCOME

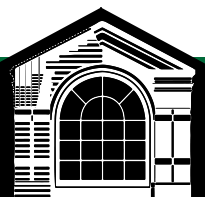
### 1 MILE

### 3 MILES

### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,151     | 32,176    | 71,429    |
| # of persons per HH | 2.8       | 2.6       | 2.5       |
| Average HH income   | \$35,073  | \$49,478  | \$53,927  |
| Average house value | \$176,142 | \$236,113 | \$176,663 |

*\* Demographic data derived from 2020 ACS - US Census*



KOTIS

## DEMOGRAPHICS MAP



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