



FOR SALE

1607 Spring Garden Street  
Greensboro, NC 27403



Spring Garden St.



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Greensboro, NC 27408  
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1607 Spring Garden Street  
Greensboro, NC 27403  
(Redevelopment Site)

**FOR SALE**  
**\$1,000,000**

Development site less than 1/4 mile from UNCG. Adjoining two properties are also for sale \* (0.98 and 1.05 acres). If all three parcels are assembled they total 2.52 acres.

- Acreage: 0.49 +/-
- Zoning: C-M

\* Listed with other firms



## UNCG At A Glance

- The University of North Carolina at Greensboro serves 18,000 students
- Over 68% of students live off campus in the surrounding community
- 20% of first year students live off campus

### POPULATION



1 Mile	2 Miles	3 Miles
20,620	49,459	95,808

### AVERAGE HH INCOME



1 Mile	2 Miles	3 Miles
\$63,342	\$64,923	\$68,433

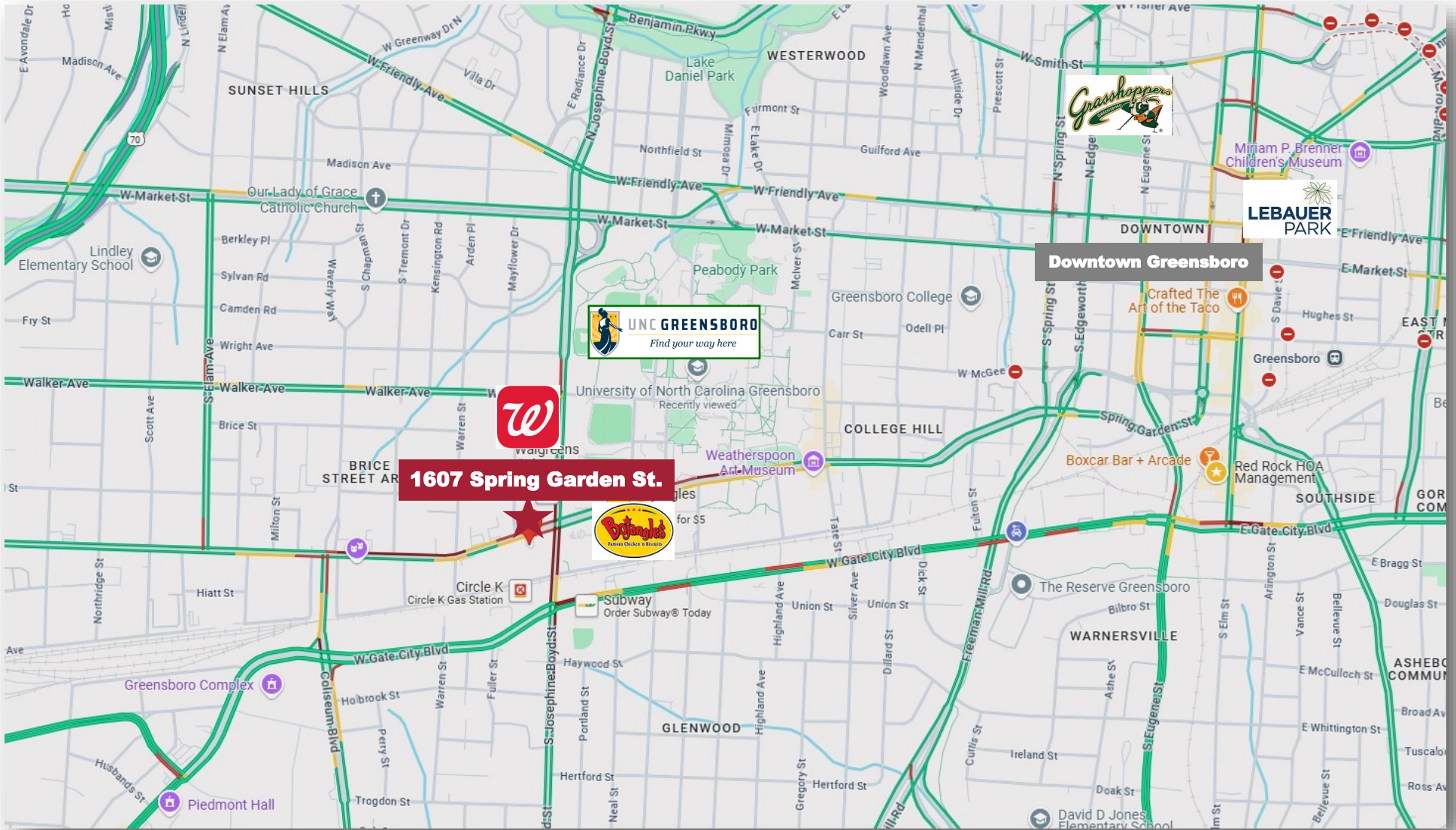
### TRAFFIC



Spring Garden Street & Josephine Boyd Street
17,908 Vehicles Per Day

# 1607 Spring Garden Street





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