



FOR SALE

1607 Spring Garden Street
Greensboro, NC 27403



UNC GREENSBORO

Find your way here

Spring Garden St.



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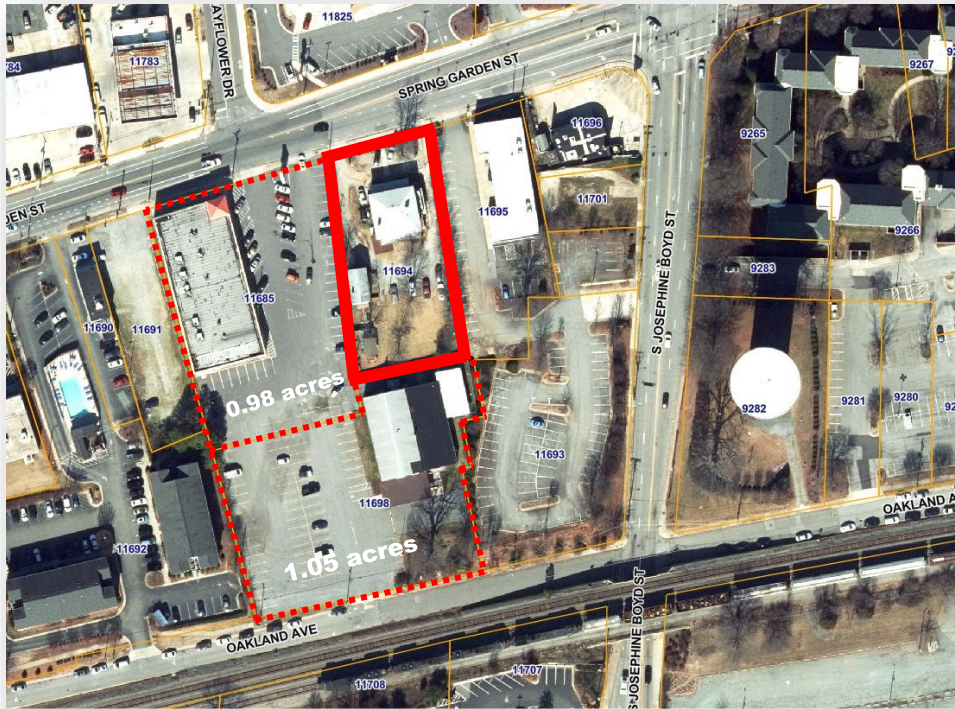
1607 Spring Garden Street
 Greensboro, NC 27403
 (Redevelopment Site)

FOR SALE
\$850,000

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

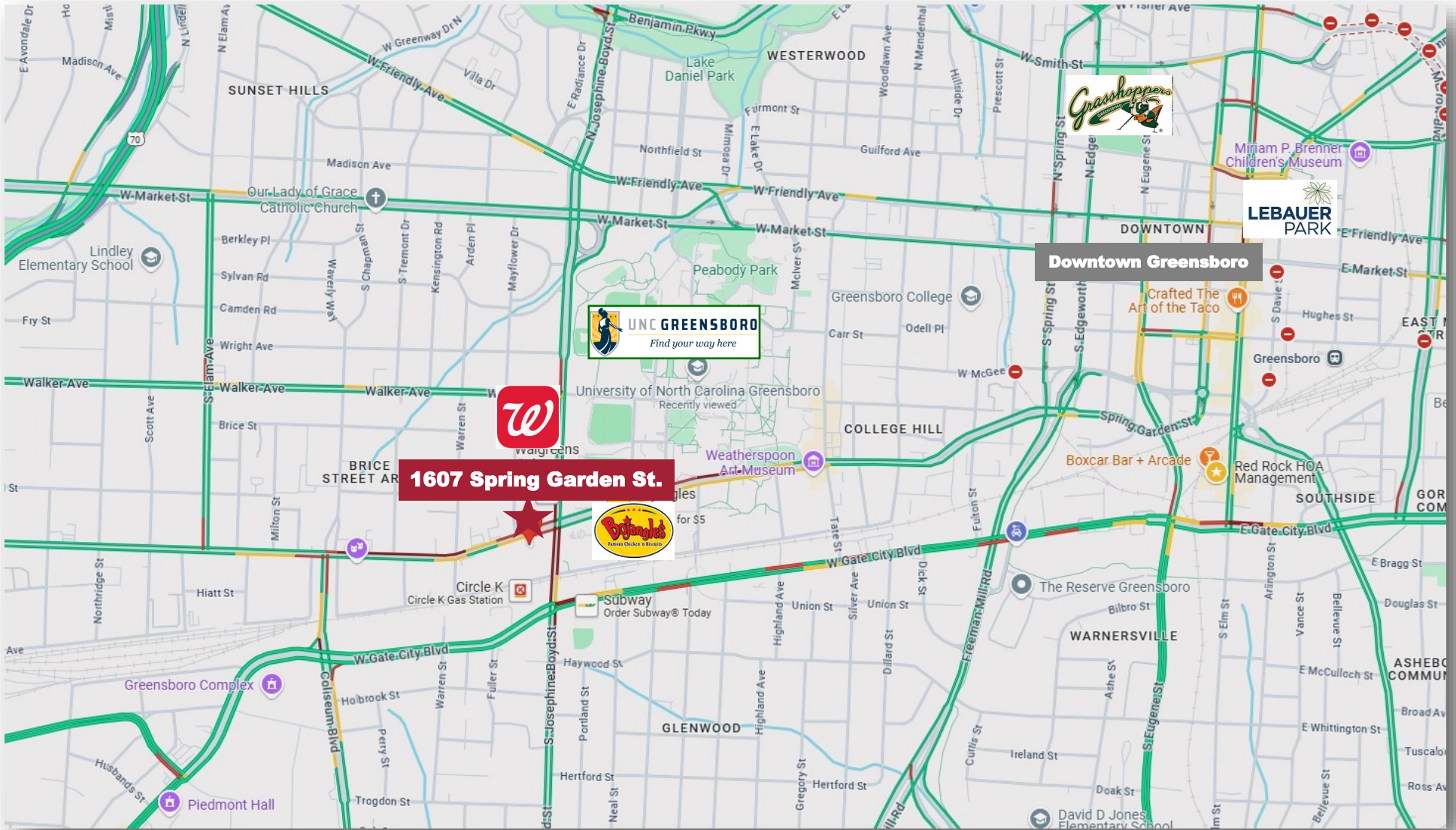


Spring Garden Street & Josephine Boyd Street
17,908 Vehicles Per Day

1607 Spring Garden Street



The University of North Carolina at Greensboro is a challenging, supportive and engaged community. Founded in 1891, UNCG is the largest and most diverse university in the Triad, serving **more than 19,000** students. Renowned by the NY Times as North Carolina's "most affordable Universities" and by Money Magazine as one of "America's Best Colleges", the university offers over 100 undergraduate, 61 master's, and 26 doctoral programs. While UNCG offers a variety of housing options, 62% of students live off campus in the surrounding community.



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