

# PRIME OFFICE LOCATION

625 Green Valley Road | Greensboro, NC



## KEYMAN SUITES AVAILABLE

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# THE SPACE

Location **625 Green Valley Road, Greensboro, NC, 27408**  
 COUNTY **Guilford**

## HIGHLIGHTS

- Keyman Suites available in the current Wells Fargo building
- Full service rent: \$500 - \$675 per month
- Fully furnished offices
- Shared Breakroom, conference room and restrooms
- Secure Private Offices
- 24/7 access
- Elevator Lobby
- Easy access to West Wendover
- Prime location in the busy Green Valley corridor near Friendly Center
- Close proximity to Downtown Greensboro



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,308	84,089	225,330



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,628	\$84,748	\$70,305



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,956	35,091	94,693

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## PROPERTY FEATURES

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TOTAL TENANTS	1
BUILDING SF	12,000
GLA (SF)	5,872
LAND SF	83,635
LAND ACRES	1.92
YEAR BUILT	1992
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	65

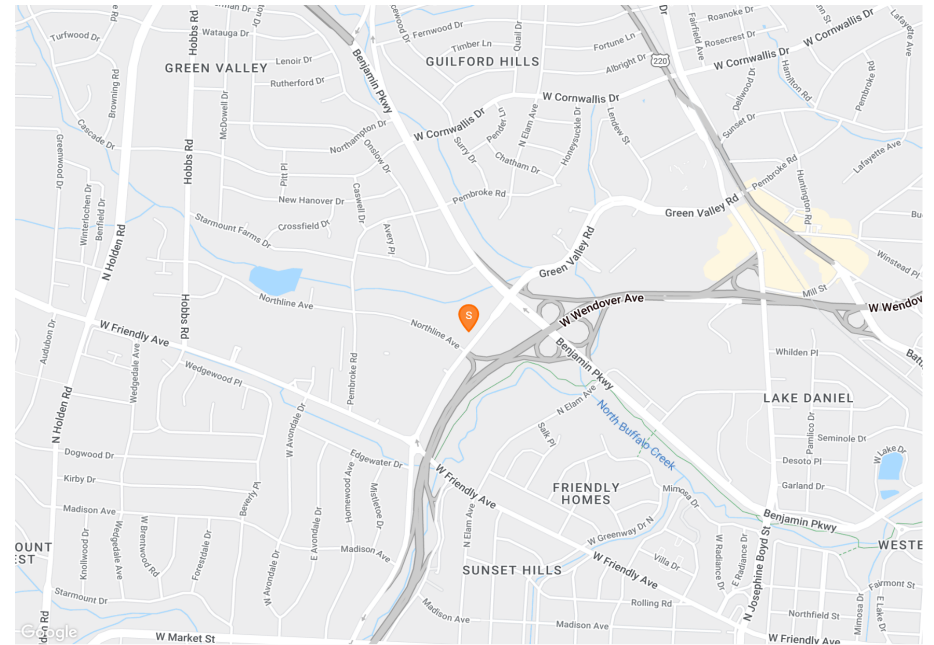
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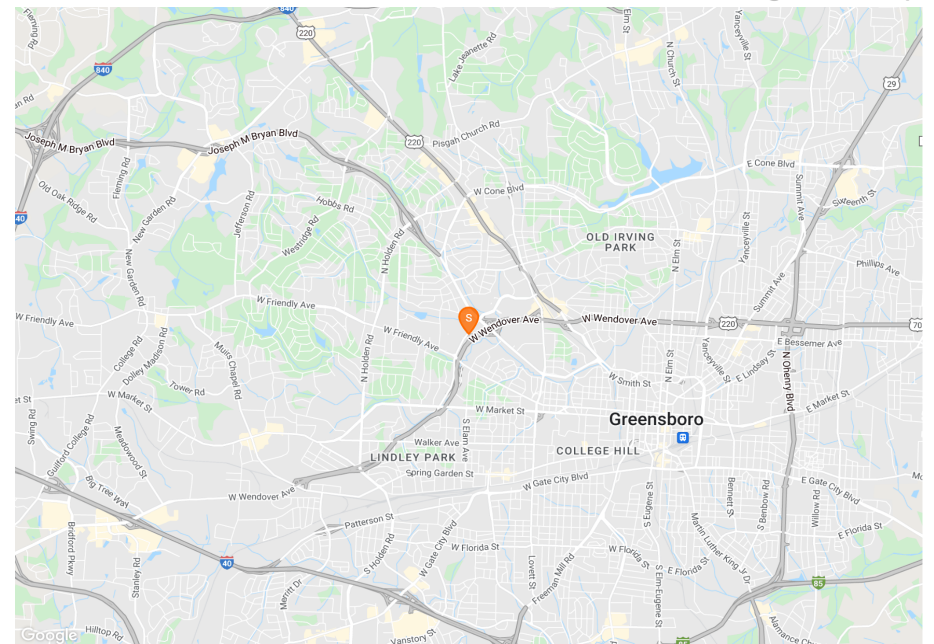
## About Greensboro, NC

- Greensboro, NC is located in the central region of North Carolina. It is part of the Piedmont Triad and is the third largest city in North Carolina. Greensboro is known for many local attractions such as the Greensboro Science Center, Tanger Arts Performing Center, Guilford Courthouse National Military Park, International Civil Rights Center and Museum, the Wyndham Golf Championship and others.
- The Wells Fargo building is located in the Green Valley Office Corridor near the Friendly Center Retail Complex surrounded by upscale shopping, restaurants, businesses and medical facilities. Known for its convenient location and accessibility, this area offers a live, work and play opportunity.

Locator Map



Regional Map







Tanger Outlets

Spectrum

BARNES & NOBLE



O<sub>2</sub> FITNESS



Walgreens

625 Green Valley Road



PÓBLANOS  
KNOWS MEXICAN FOOD.



HIBACHI FUSION EXPRESS  
336-763-7516



FIVE GUYS  
BURGERS and FRIES



Joseph M Bryan Boulevard



The Cheesecake Factory

Pita Delite  
AND A WHOLE LOT MORE!

HARPER'S RESTAURANT



belk  
MODERN. SOUTHERN. STYLE.

CONE HEALTH  
The Network for Exceptional Care

Friendly Center



TRULIANT  
Federal Credit Union











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,270	77,415	196,198
2010 Population	6,006	77,958	210,434
2021 Population	6,308	84,089	225,330
2026 Population	6,489	86,918	232,688
2021-2026: Population: Growth Rate	2.85 %	3.30 %	3.20 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	196	5,277	14,264
\$15,000-\$24,999	179	3,324	10,226
\$25,000-\$34,999	173	3,043	10,218
\$35,000-\$49,999	337	4,798	14,851
\$50,000-\$74,999	387	5,283	15,605
\$75,000-\$99,999	482	3,792	10,033
\$100,000-\$149,999	575	4,659	11,229
\$150,000-\$199,999	299	2,191	3,893
\$200,000 or greater	326	2,725	4,374
Median HH Income	\$83,782	\$53,856	\$47,088
Average HH Income	\$110,628	\$84,748	\$70,305

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,005	33,963	87,598
2010 Total Households	2,815	32,507	88,648
2021 Total Households	2,956	35,091	94,693
2026 Total Households	3,042	36,414	98,039
2021 Average Household Size	2.13	2.21	2.25
2000 Owner Occupied Housing	2,368	18,366	42,684
2000 Renter Occupied Housing	549	13,730	38,711
2021 Owner Occupied Housing	2,258	17,902	43,915
2021 Renter Occupied Housing	698	17,189	50,778
2021 Vacant Housing	185	3,856	10,633
2021 Total Housing	3,141	38,947	105,326
2026 Owner Occupied Housing	2,349	18,723	46,110
2026 Renter Occupied Housing	693	17,691	51,929
2026 Vacant Housing	191	4,003	11,063
2026 Total Housing	3,233	40,417	109,102
2021-2026: Households: Growth Rate	2.90 %	3.70 %	3.50 %



Source: esri



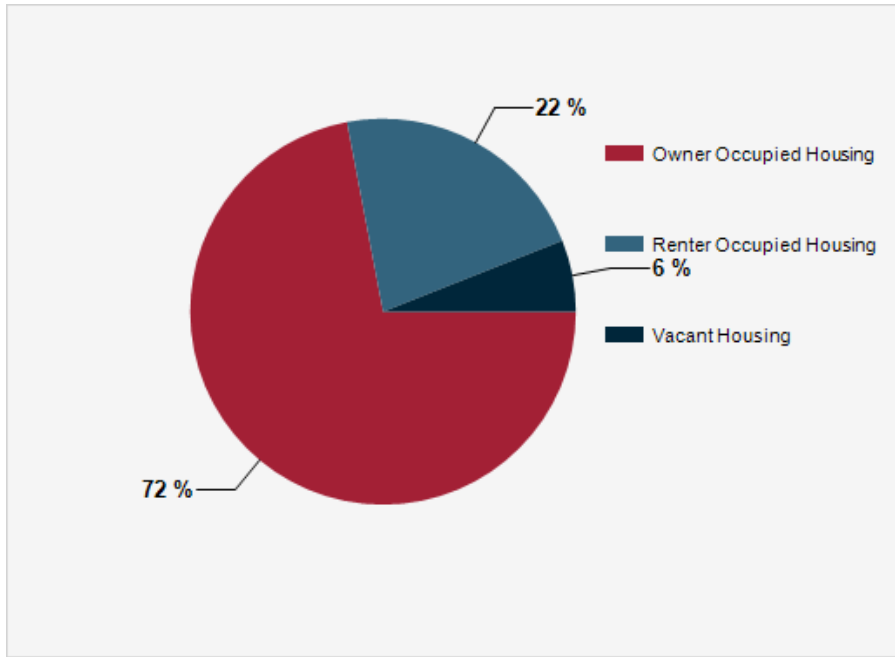
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	343	5,390	16,497
2021 Population Age 35-39	408	4,952	14,415
2021 Population Age 40-44	372	4,576	12,884
2021 Population Age 45-49	399	4,523	12,386
2021 Population Age 50-54	432	4,541	12,528
2021 Population Age 55-59	514	4,973	12,909
2021 Population Age 60-64	527	4,916	12,603
2021 Population Age 65-69	487	4,438	11,082
2021 Population Age 70-74	382	3,739	9,292
2021 Population Age 75-79	266	2,592	6,474
2021 Population Age 80-84	178	1,766	4,393
2021 Population Age 85+	213	2,013	5,278
2021 Population Age 18+	5,211	69,640	181,633
2021 Median Age	48	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,622	\$47,360	\$44,596
Average Household Income 25-34	\$88,505	\$66,637	\$60,711
Median Household Income 35-44	\$88,464	\$63,355	\$54,322
Average Household Income 35-44	\$113,374	\$91,636	\$75,940
Median Household Income 45-54	\$101,388	\$78,017	\$60,222
Average Household Income 45-54	\$124,836	\$111,166	\$87,814
Median Household Income 55-64	\$106,661	\$75,930	\$55,782
Average Household Income 55-64	\$135,472	\$111,167	\$86,352
Median Household Income 65-74	\$84,365	\$62,808	\$48,560
Average Household Income 65-74	\$111,642	\$91,685	\$72,859
Average Household Income 75+	\$81,329	\$68,738	\$55,017

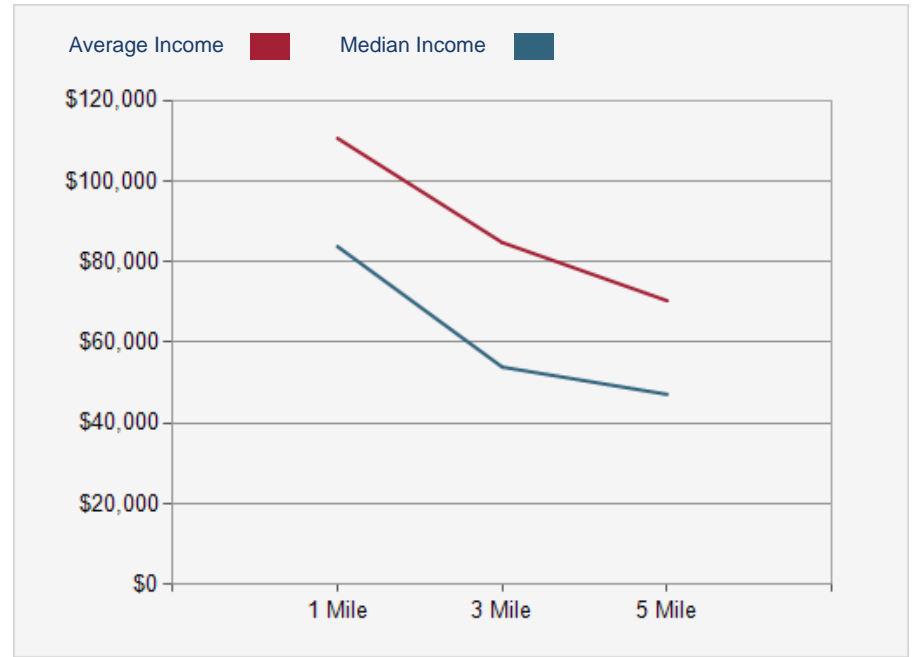
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	360	5,090	15,369
2026 Population Age 35-39	398	5,150	15,365
2026 Population Age 40-44	426	4,993	14,053
2026 Population Age 45-49	391	4,745	12,854
2026 Population Age 50-54	423	4,600	12,426
2026 Population Age 55-59	462	4,664	12,517
2026 Population Age 60-64	507	4,846	12,546
2026 Population Age 65-69	504	4,601	11,692
2026 Population Age 70-74	428	4,169	10,204
2026 Population Age 75-79	349	3,299	8,221
2026 Population Age 80-84	220	2,164	5,433
2026 Population Age 85+	223	2,123	5,557
2026 Population Age 18+	5,399	72,208	188,395
2026 Median Age	48	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,925	\$53,520	\$51,111
Average Household Income 25-34	\$97,114	\$75,832	\$69,325
Median Household Income 35-44	\$95,189	\$72,590	\$60,723
Average Household Income 35-44	\$125,759	\$101,745	\$85,118
Median Household Income 45-54	\$107,215	\$86,497	\$67,284
Average Household Income 45-54	\$137,789	\$122,170	\$97,811
Median Household Income 55-64	\$113,007	\$83,352	\$62,669
Average Household Income 55-64	\$148,335	\$122,571	\$96,319
Median Household Income 65-74	\$91,339	\$71,226	\$53,657
Average Household Income 65-74	\$125,588	\$101,807	\$81,743
Average Household Income 75+	\$97,622	\$80,449	\$64,132

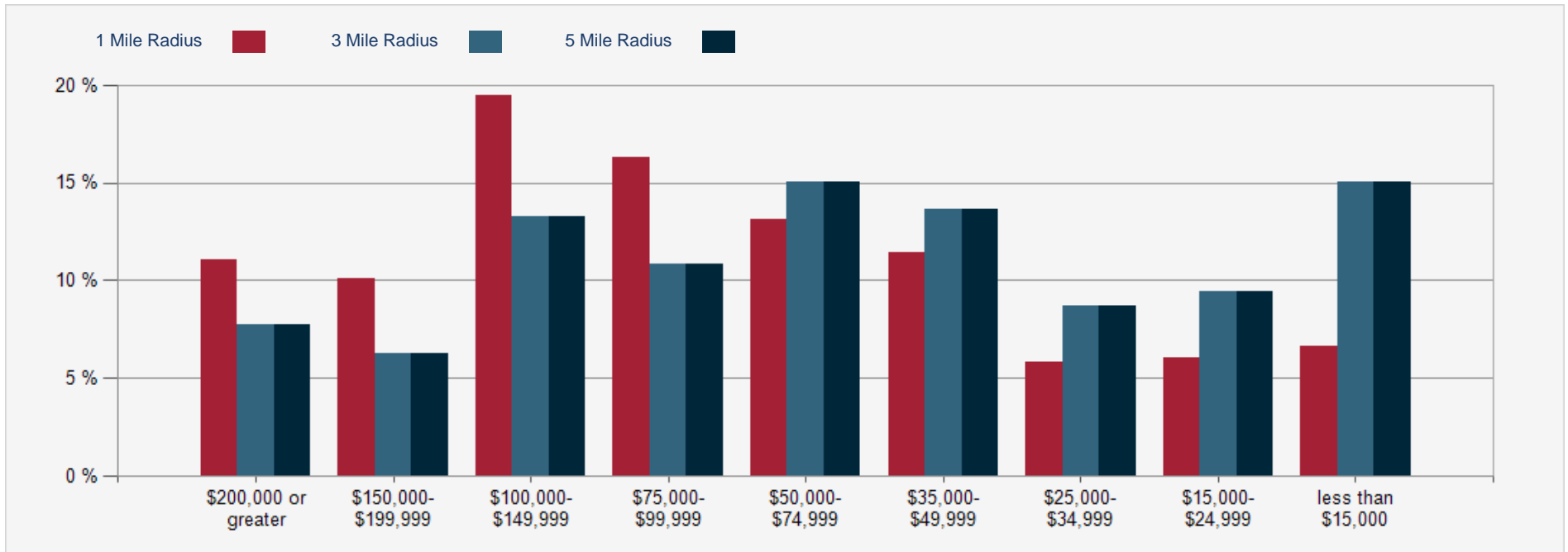
2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



2021 Household Income



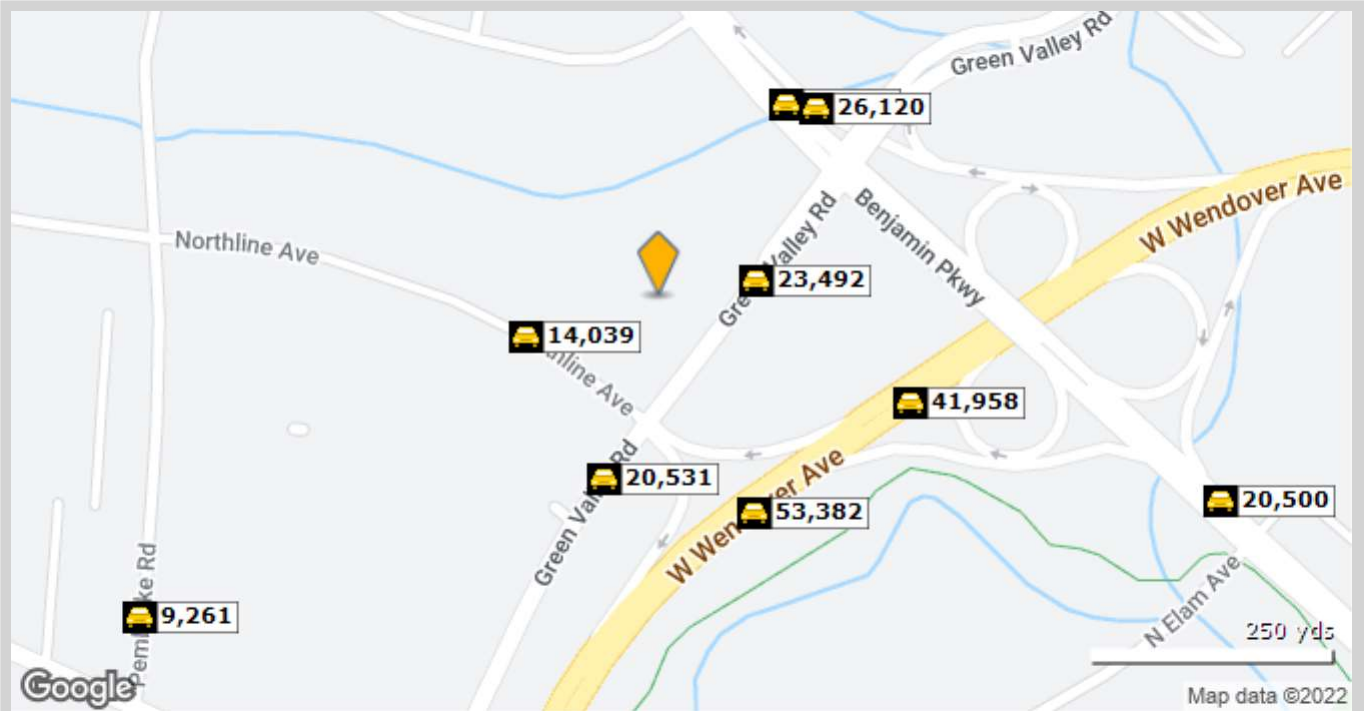


# Traffic Count Report

## Block H - Wells Fargo

625 Green Valley Rd, Greensboro, NC 27408

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **12,000 SF**  
 Typical Floor: **6,000 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Green Valley Rd	Benjamin Pkwy	0.08 NE	2018	23,492	MPSI	.06
2 Northline Ave	Friendly Center Rd	0.03 NW	2018	14,039	MPSI	.08
3 Green Valley Rd	Grandview Ave	0.03 SW	2018	20,531	MPSI	.11
4 Benjamin Parkway		0.00	2022	29,989	MPSI	.14
5 W Wendover Ave	Benjamin Pkwy	0.19 NE	2018	53,382	MPSI	.14
6 Benjamin Pky	Green Valley Rd	0.04 SE	2015	29,652	MPSI	.15
7 Benjamin Pkwy	Green Valley Rd	0.04 SE	2022	26,120	MPSI	.15
8 West Wendover Avenue		0.00	2022	41,958	MPSI	.17
9 Benjamin Parkway	N Elam Ave	0.02 SE	2019	20,500	AADT	.36
10 Pembroke Rd	W Friendly Ave	0.05 S	2018	9,261	MPSI	.36



# Prime Office Location



*Exclusively Listed By*



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