



831-833 Guilford College Rd,  
Greensboro, NC 27409

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For Sale  
\$865,000



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## Property Features

Attractive corner lot well located in Southwest Greensboro with access to I-40, I-73, I-85 and I-840 minutes away. Prime location for retail, mixed-use of retail and multi family development. 285 foot frontage on Guilford College Road and 300 foot frontage on Sapp Road.

- **Acreage:** 1.91 acres
- **Zoning:** CD-C-M
- **Directions:** Located at the intersection of Guilford College Road and Sapp Road

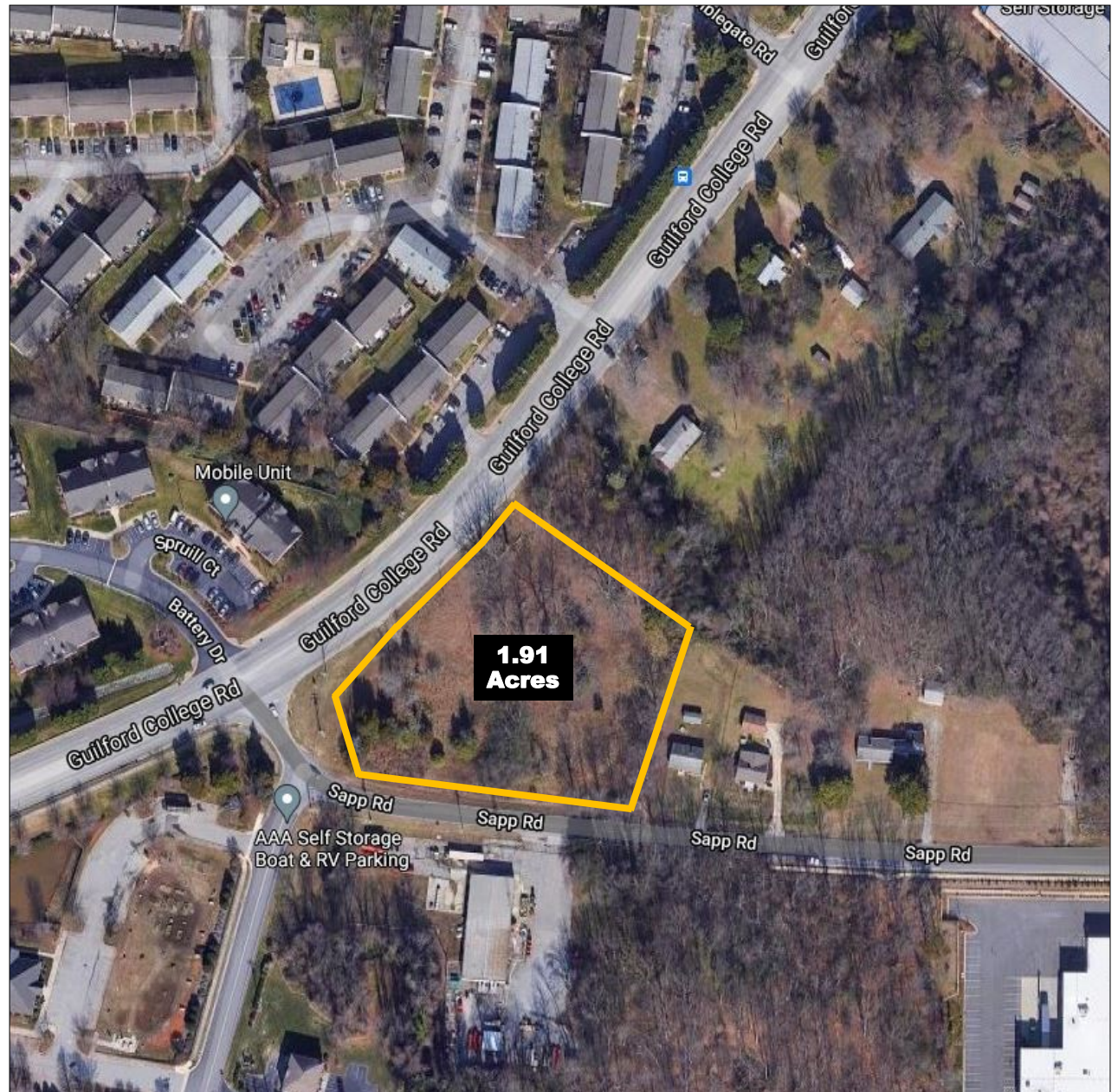
## Demographics

	2 Miles	5 Miles
<b>2021 Population</b>	26,287	136,596
<b>Avg HH Income</b>	\$69,254	\$78,821
Traffic Volume: 32,998 VPD		

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice.  
Prospects should verify all information.



440 West Market Street, Greensboro, NC 27401  
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This is an aerial map of a commercial area in Greensboro, North Carolina. The map is centered on the intersection of Guilford College Road and Wendover Avenue. A yellow star is placed at the intersection, with a black box containing the text "831-833 Guilford College Rd." next to it. The map shows various businesses, including Cooper's Ale House, Spare Time Entertainment, Dick's Sporting Goods, Target, Cook Out, Sportsman's Warehouse, Hobby Lobby, and Walmart. Major roads like I-73, I-40, and Guilford College Rd are visible. The map also shows a large body of water on the left side, labeled "Long Branch".