

OFFICE FOR SALE

5509-A West Friendly Avenue | Greensboro, NC

17,782 SF IN PROMINENT LOCATION



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PROPERTY FEATURES

OVERVIEW

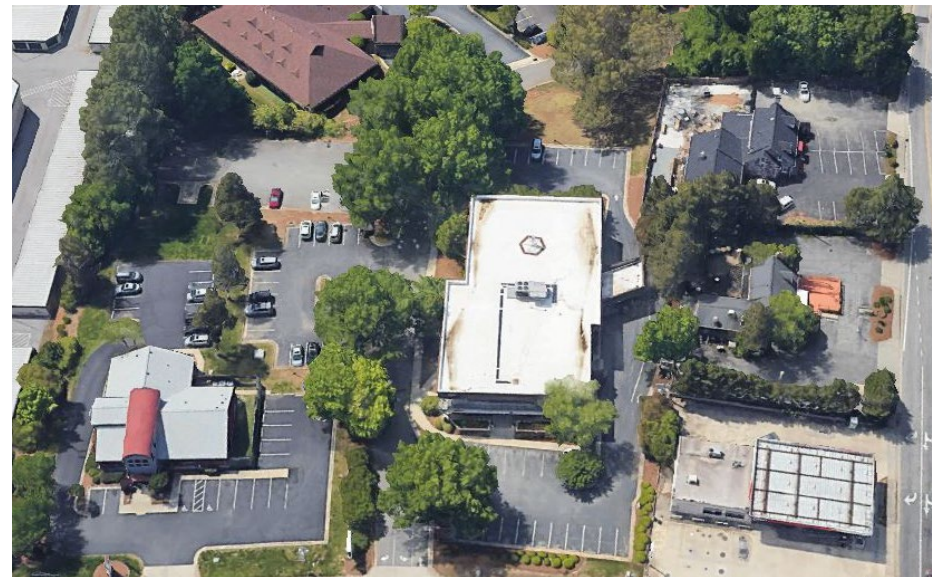
Address	5509-A West Friendly Avenue Greensboro, North Carolina
Building Area	17,782 SF
Parking	89 spaces 5.0 per 1,000 SF
Floors	Two (2)
Year Built	1985
Land Area	2.29 acres
Zoning	O (Office)
Traffic Counts	31,500 VPD – Friendly Avenue 9,100 VPD – Dolley Madison Road

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,950	62,852	165,601
Median Household Income	\$60,432	\$61,665	\$60,702
Daytime Employment	3,522	40,934	112,212

TENANT ROSTER

Tenant (Suite)	Rentable SF
The Arc of North Carolina (101, 104, 201, 203, 205)	8,505
VACANT (102)	4,223
Henry McDonald, CPA (103)	954
Erik Nelson (202A)	1,102
Brotherton, Ford, Berry & Weaver (204)	1,600



Overhead View

LOCATION OVERVIEW



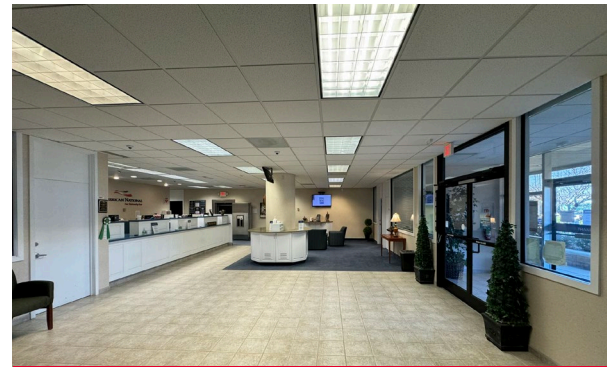
SITE PLAN



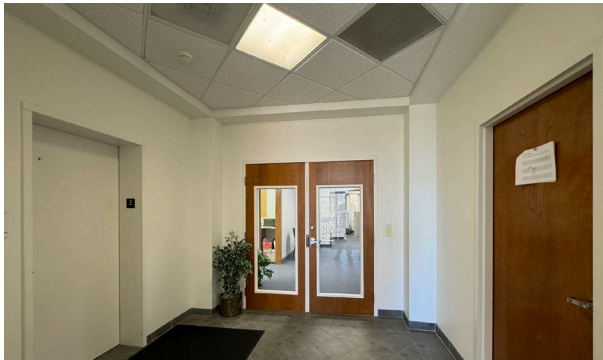
INTERIOR PHOTOS



Lobby



Lobby



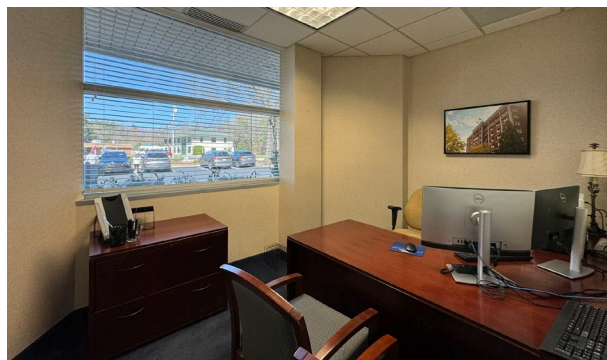
Elevator Lobby & Office Entrance



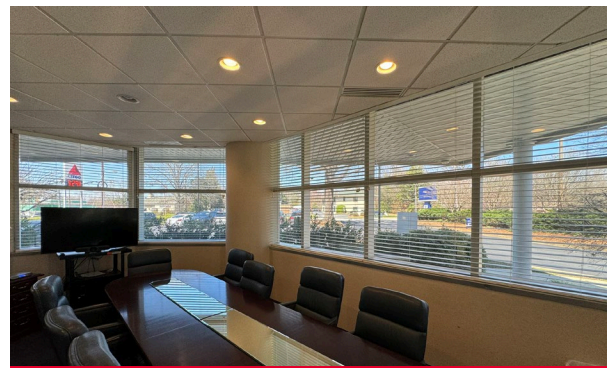
Elevator Lobby & Office Entrance



Balcony



Private Office



Conference Room

GREENSBORO ACCOLADES



#1

 **US CITY FOR LEAST TRAFFIC CONGESTION**
- WALLETHUB

TOP 5

NC RANKED TOP 5 FASTEST GROWING STATE IN THE US
- US CENSUS BUREAU

TOP 100

 **BEST PLACES TO LIVE**
- LIVABILITY

#1

NC RANKED #1 STATE FOR WORKFORCE
- CNBC

#1

 **BEST REGIONAL COLLEGE IN THE SOUTH: HIGH POINT UNIVERSITY**
- US NEWS & WORLD REPORT

#2

 **COUNTY FOR MANUFACTURING IN NC**
- GUILFORD COUNTY

GREENSBORO ATTRACTIONS

POPULATION

The regional workforce is more than 830,000 strong with Greensboro-High Point serving as an employment center drawing in 143,000 commuting workers. Average commute time is 23 minutes, although with uncongested roads, it is not uncommon to see commuters traveling from further away for jobs. Greensboro-High Point's population is educated with 67% of residents attending some college or higher degree achievement."

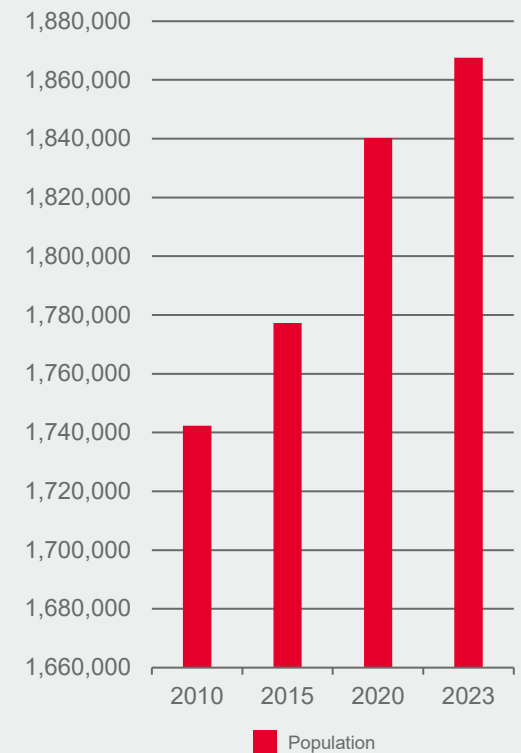
HIGHER EDUCATION INSTITUTIONS & ENROLLMENT

INSTITUTION	ENROLLMENT
High Point University	6,000
University of North Carolina at Greensboro	14,889
Wake Forest University	5,456
NC A&T State University	13,883
Guilford College	1,192

CORPORATE PRESENCE



GREENSBORO POPULATION GROWTH



ECONOMIC STRENGTH

4.1%

UNEMPLOYMENT RATE

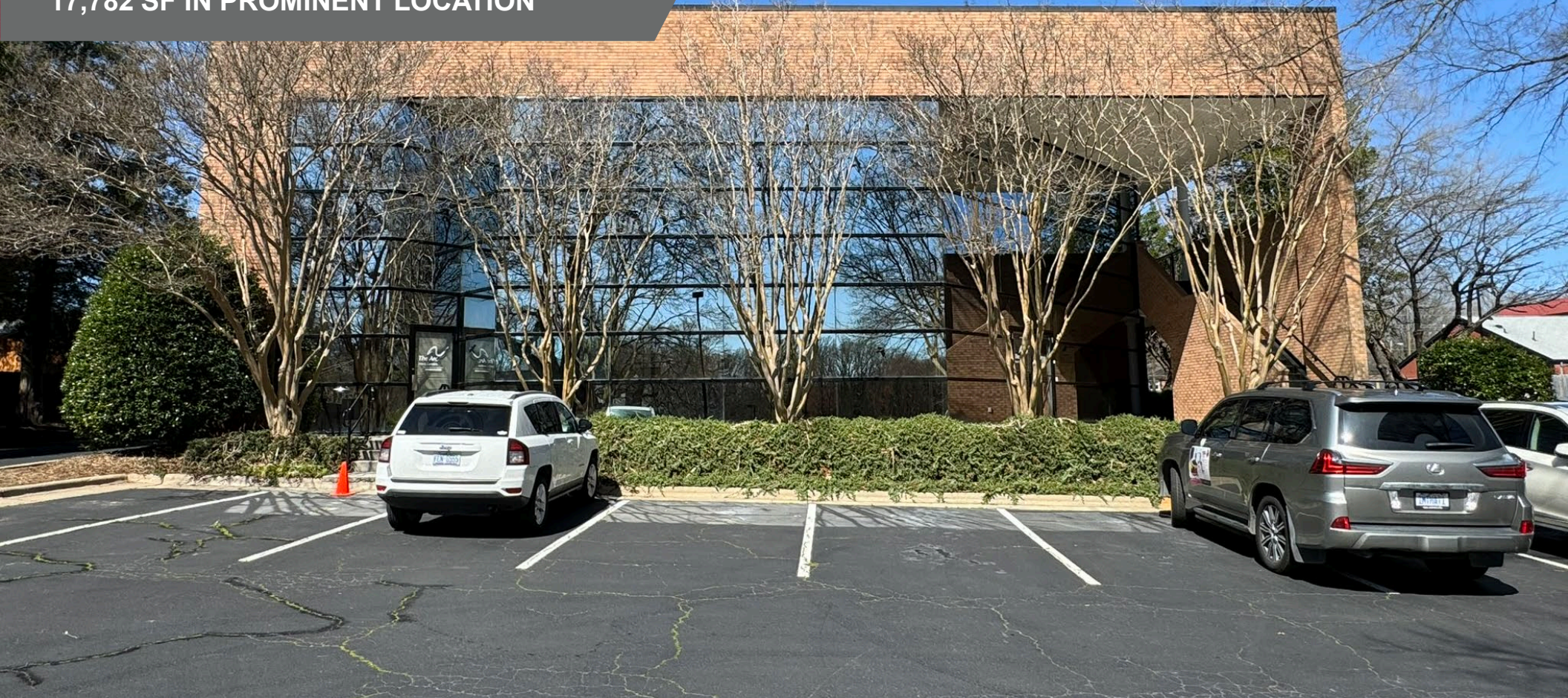
13,000

NEW JOBS (past 4 years)

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**CUSHMAN &
WAKEFIELD**

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