

FOR SALE

Guilford County, NC

2.31-AC HOTEL SITE AT PYRAMIDS VILLAGE

2725-2729 RING ROAD | GREENSBORO, NC 27405

OD  LL

 **MACKENZIE**
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Guilford County, NC

HOTEL SITE

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405

LOT SIZE

2.31 Acres ±

ZONING

C-H (Commercial-High)

TRAFFIC COUNT

44,500 AADT (N O Henry Blvd)

SALE PRICE

\$2,500,000

HIGHLIGHTS

- ▶ Located just off of N O Henry Blvd (Rt. 12): 44,500 cars/day
- ▶ Situated within The Shoppes at Pyramids Village (Walmart, Dollar Tree, IHOP, Rainbow, Zaxby's, Advance Auto Parts)
- ▶ Phase II coming soon, to include a 100,000 sf ± medical/office building, multiple retail pad sites, and 15 acres ± of multifamily residential
- ▶ 8 min. drive to Downtown Greensboro
- ▶ Easy access to I-785, I-840, I-40 and Route 70



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LOCAL BIRDSEYE

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405

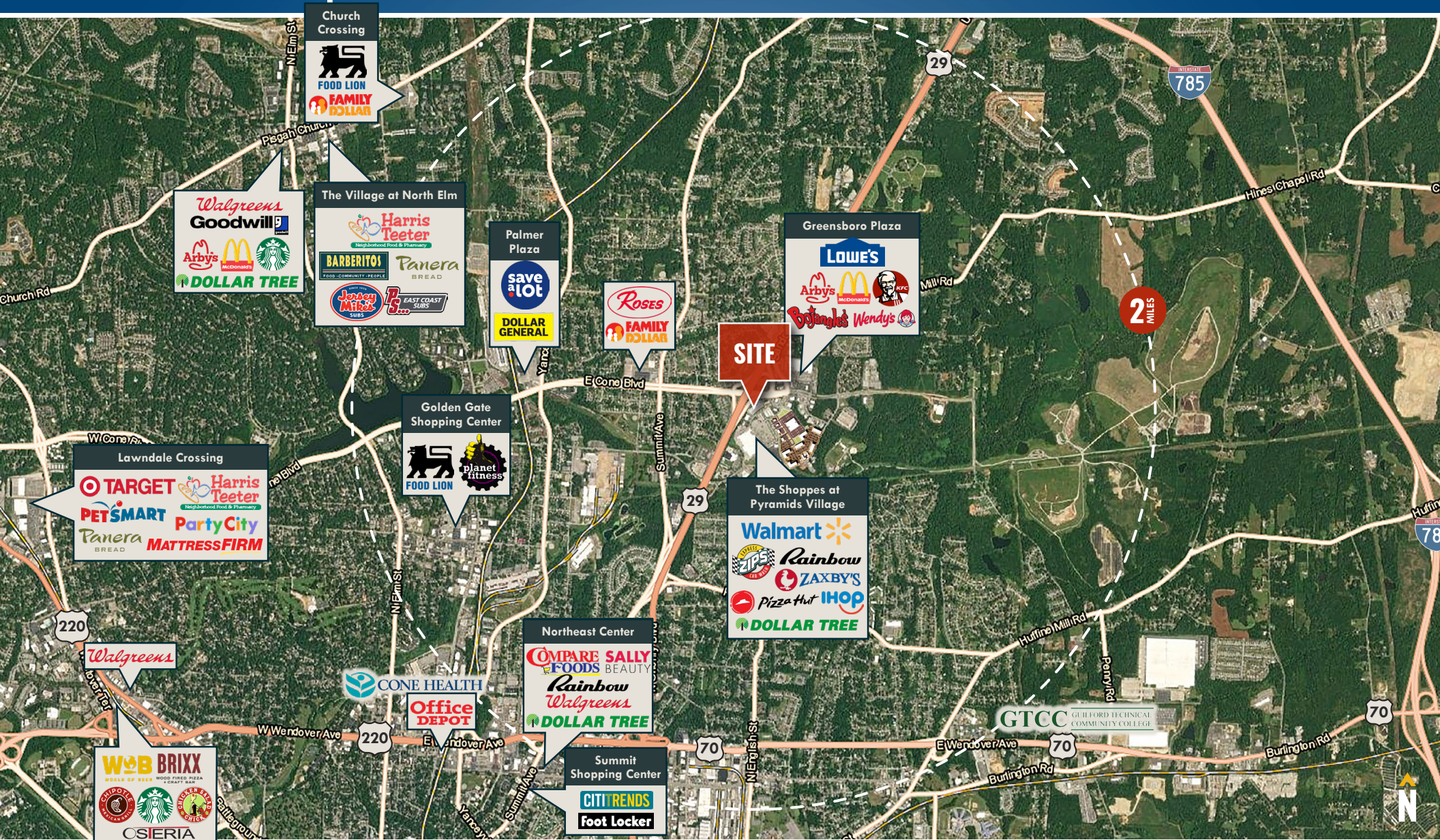


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TRADE AREA

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405

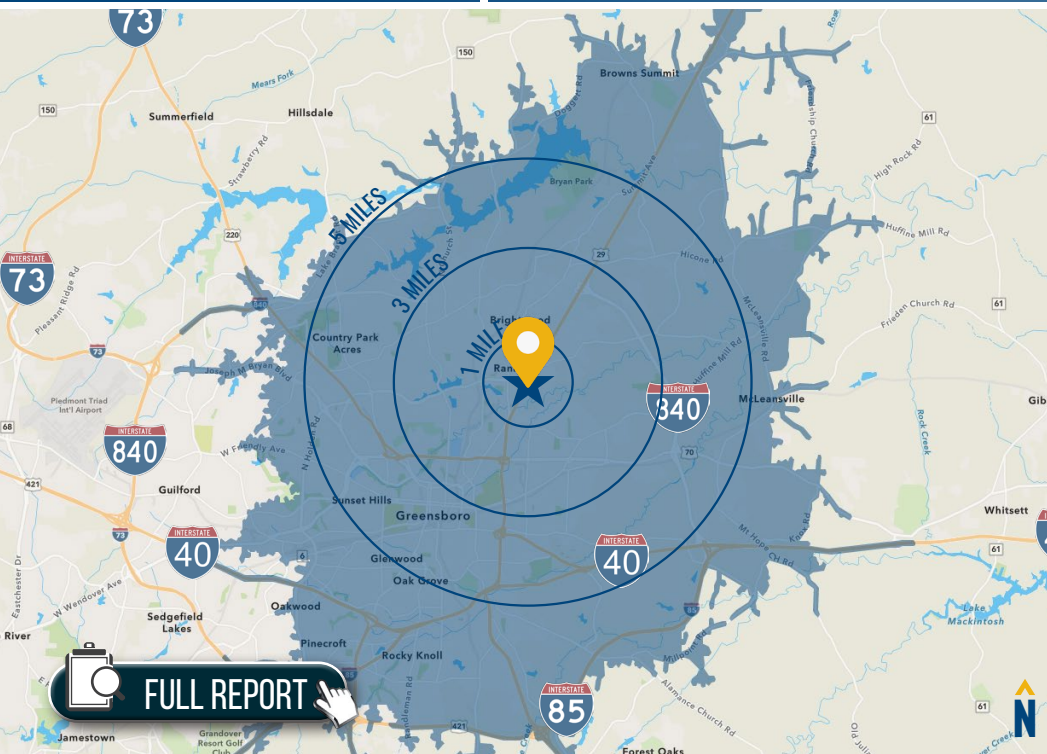


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LOCATION / DEMOGRAPHICS (2022)

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405



RESIDENTIAL POPULATION 9,143 1 MILE 68,172 3 MILES 151,407 5 MILES	NUMBER OF HOUSEHOLDS 3,489 1 MILE 25,410 3 MILES 57,650 5 MILES	AVERAGE HH SIZE 2.61 1 MILE 2.47 3 MILES 2.35 5 MILES	MEDIAN AGE 34.5 1 MILE 32.9 3 MILES 33.2 5 MILES
AVERAGE HH INCOME \$45,123 1 MILE \$72,493 3 MILES \$79,628 5 MILES	EDUCATION (COLLEGE+) 51.4% 1 MILE 57.5% 3 MILES 65.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.6% 1 MILE 94.3% 3 MILES 94.6% 5 MILES	DAYTIME POPULATION 8,723 1 MILE 84,021 3 MILES 187,808 5 MILES

11% MIDDLEBURG
15 MIN. DRIVE

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

7% CITY COMMONS
15 MIN. DRIVE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

6% FAMILY FOUNDATIONS
15 MIN. DRIVE

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

6% IN STYLE
15 MIN. DRIVE

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.75 AVERAGE HH SIZE
36.1 MEDIAN AGE
\$59,800 MEDIAN HH INCOME

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2.67 AVERAGE HH SIZE
28.5 MEDIAN AGE
\$18,300 MEDIAN HH INCOME

[LEARN MORE](#)

2.71 AVERAGE HH SIZE
39.6 MEDIAN AGE
\$43,100 MEDIAN HH INCOME

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2.35 AVERAGE HH SIZE
42.0 MEDIAN AGE
\$73,000 MEDIAN HH INCOME

[LEARN MORE](#)

2.71 AVERAGE HH SIZE
39.6 MEDIAN AGE
\$43,100 MEDIAN HH INCOME

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2.71 AVERAGE HH SIZE
39.6 MEDIAN AGE
\$43,100 MEDIAN HH INCOME

[LEARN MORE](#)

2.35 AVERAGE HH SIZE
42.0 MEDIAN AGE
\$73,000 MEDIAN HH INCOME

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2.35 AVERAGE HH SIZE
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