

For Lease

State Street Station



State Street Station

State Street, Greensboro, North Carolina 27405

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Station**

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The State Street Historic Shopping District is under going a \$2 Million renovation and has the following Office and retail spaces available for immediate occupancy.

Office Space Available

- 211-D 1,000 SF
- 211-E 4,000 SF
- 301-H 2,275 SF
- 408-A 4,800 SF

Retail Space Available

- 218 3,850 SF
- 301-F 1,030 SF
- 301-G 1,500 SF
- 401 1,768 SF
- 403 1,496 SF
- 405 1,000 SF
- 407 1,000 SF
- 408 640 SF
- 409 1,000 SF
- 509 1,000 SF
- 511 1,000 SF
- 523 900 SF

Demographics

2017	1 Mile	3 Miles	5 Miles
Population	7,108	86,935	177,451
Total HH	3,157	34,049	71,178
Avg. HH Income	\$80,605	\$58,443	\$66,252

Lease Rate: \$12.00/SF Modified Gross





For Lease

Demographics



Executive Summary

State St, Greensboro, North Carolina, 27405 2
State St, Greensboro, North Carolina, 27405
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.10105
Longitude: -79.78308

	1 mile	3 miles	5 miles
Population			
2000 Population	6,625	78,276	155,122
2010 Population	6,841	82,842	167,829
2017 Population	7,108	86,935	177,451
2022 Population	7,359	89,840	184,797
2000-2010 Annual Rate	0.32%	0.57%	0.79%
2010-2017 Annual Rate	0.53%	0.67%	0.77%
2017-2022 Annual Rate	0.70%	0.66%	0.81%
2017 Male Population	47.8%	47.1%	47.4%
2017 Female Population	52.2%	52.9%	52.6%
2017 Median Age	41.6	31.9	35.0

In the identified area, the current year population is 177,451. In 2010, the Census count in the area was 167,829. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 184,797 representing a change of 0.81% annually from 2017 to 2022. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	56.5%	38.9%	44.7%
2017 Black Alone	30.0%	49.3%	44.0%
2017 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2017 Asian Alone	6.9%	4.6%	4.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	3.2%	3.7%	3.9%
2017 Two or More Races	2.8%	2.9%	2.9%
2017 Hispanic Origin (Any Race)	6.7%	7.1%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,991	30,712	62,572
2010 Households	3,080	32,622	67,675
2017 Total Households	3,157	34,049	71,178
2022 Total Households	3,252	35,273	74,145
2000-2010 Annual Rate	0.29%	0.61%	0.79%
2010-2017 Annual Rate	0.34%	0.59%	0.70%
2017-2022 Annual Rate	0.59%	0.71%	0.82%
2017 Average Household Size	2.21	2.29	2.35

The household count in this area has changed from 67,675 in 2010 to 71,178 in the current year, a change of 0.70% annually. The five-year projection of households is 74,145, a change of 0.82% annually from the current year total. Average household size is currently 2.35, compared to 2.34 in the year 2010. The number of families in the current year is 39,860 in the specified area.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$38,364	\$33,526	\$38,801
2022 Median Household Income	\$40,057	\$34,837	\$40,600
2017-2022 Annual Rate	0.87%	0.77%	0.91%
Average Household Income			
2017 Average Household Income	\$80,605	\$58,443	\$66,252
2022 Average Household Income	\$87,855	\$64,916	\$73,007
2017-2022 Annual Rate	1.74%	2.12%	1.96%
Per Capita Income			
2017 Per Capita Income	\$36,103	\$23,970	\$27,295
2022 Per Capita Income	\$39,138	\$26,524	\$29,984
2017-2022 Annual Rate	1.63%	2.05%	1.90%

Households by Income

Current median household income is \$38,801 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,600 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$66,252 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$73,007 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,295 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,984 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	3,245	33,356	67,314
2000 Owner Occupied Housing Units	1,656	15,237	34,776
2000 Renter Occupied Housing Units	1,335	15,475	27,796
2000 Vacant Housing Units	254	2,644	4,742
2010 Total Housing Units	3,495	36,992	75,578
2010 Owner Occupied Housing Units	1,655	15,386	36,265
2010 Renter Occupied Housing Units	1,425	17,236	31,410
2010 Vacant Housing Units	415	4,370	7,903
2017 Total Housing Units	3,645	38,857	79,780
2017 Owner Occupied Housing Units	1,598	14,709	35,454
2017 Renter Occupied Housing Units	1,559	19,339	35,724
2017 Vacant Housing Units	488	4,808	8,602
2022 Total Housing Units	3,770	40,349	83,203
2022 Owner Occupied Housing Units	1,656	15,159	36,742
2022 Renter Occupied Housing Units	1,596	20,114	37,403
2022 Vacant Housing Units	518	5,076	9,058

Currently, 44.4% of the 79,780 housing units in the area are owner occupied; 44.8%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 75,578 housing units in the area - 48.0% owner occupied, 41.6% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 2.43%. Median home value in the area is \$165,529, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.86% annually to \$181,535.