

For Lease

Hunt Village at Sedgefield



5002-5006 High Point Road

Greensboro, North Carolina 27407

NAI Piedmont Triad

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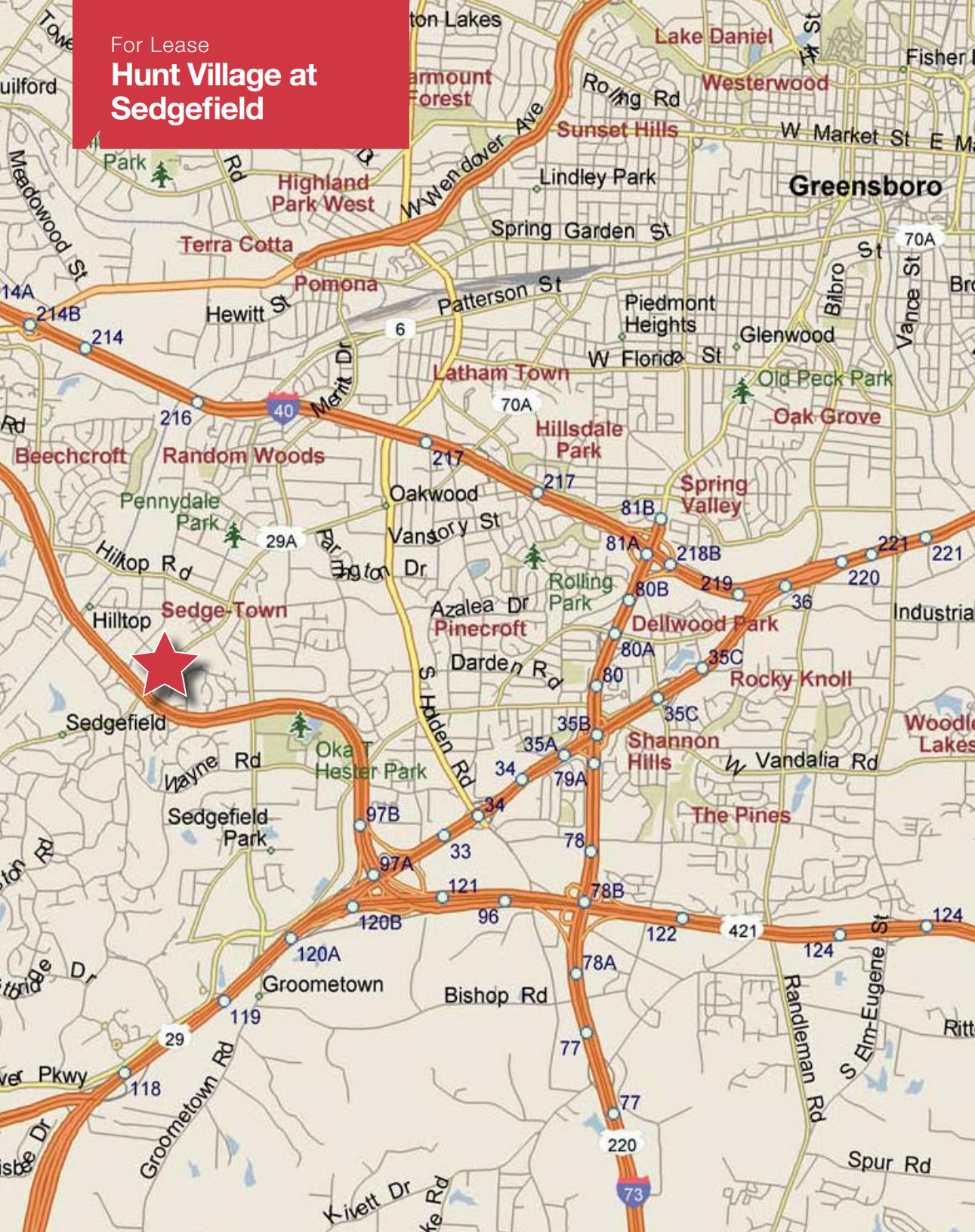
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Sedgefield**



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Property Features

- 2,700 SF - 5002 J&K High Point Rd. \$12.00/SF NNN
- 7,677 SF - 5004 High Point Rd. \$9.00/SF NNN
- 1,040 SF - 5006-A High Point Rd. \$12.00/SF NNN
- New traffic pattern with Gate City Blvd / I-73 intersection creates a great opportunity
- 1 Mile Median Household Income \$53,551
- Located near Sedgefield Country Club, home of the PGA Tour Wyndham championship
- 3 Mile Population: 53,815, 5 Mile Population: 140,665
- 2017 TICAM: \$2.50/SF

Demographics

2015	1 Mile	3 Miles	5 Miles
Population	4,931	53,993	142,067
Total HH	2,008	22,353	59,273
Avg. HH Income	\$75,984	\$62,322	\$60,938





For Lease

Demographics



Executive Summary

5002 High Point Rd, Greensboro, North Carolina, 27407 3
5002 High Point Rd, Greensboro, North Carolina, 27407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.02490
Longitude: -79.87593

	1 mile	3 miles	5 miles
Population			
2000 Population	4,829	46,964	122,117
2010 Population	4,899	51,032	135,959
2016 Population	4,931	54,035	142,107
2021 Population	5,048	56,917	148,068
2000-2010 Annual Rate	0.14%	0.83%	1.08%
2010-2016 Annual Rate	0.10%	0.92%	0.71%
2016-2021 Annual Rate	0.47%	1.04%	0.83%
2016 Male Population	49.1%	48.6%	47.6%
2016 Female Population	50.9%	51.4%	52.4%
2016 Median Age	39.0	34.1	33.7

In the identified area, the current year population is 142,107. In 2010, the Census count in the area was 135,959. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 148,068 representing a change of 0.83% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	48.8%	43.3%	47.6%
2016 Black Alone	29.8%	35.8%	36.8%
2016 American Indian/Alaska Native Alone	0.6%	0.7%	0.6%
2016 Asian Alone	9.2%	8.8%	6.2%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	8.0%	7.7%	5.4%
2016 Two or More Races	3.5%	3.4%	3.2%
2016 Hispanic Origin (Any Race)	13.9%	13.9%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 17.9% 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 70.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,004	19,113	49,877
2010 Households	2,006	21,084	56,738
2016 Total Households	2,008	22,366	59,287
2021 Total Households	2,066	23,590	61,852
2000-2010 Annual Rate	0.01%	0.99%	1.30%
2010-2016 Annual Rate	0.02%	0.95%	0.71%
2016-2021 Annual Rate	0.57%	1.07%	0.85%
2016 Average Household Size	2.43	2.40	2.32

The household count in this area has changed from 56,738 in 2010 to 59,287 in the current year, a change of 0.71% annually. The five-year projection of households is 61,852, a change of 0.85% annually from the current year total. Average household size is currently 2.32, compared to 2.32 in the year 2010. The number of families in the current year is 32,975 in the specified area.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$54,015	\$45,722	\$42,111
2021 Median Household Income	\$58,528	\$50,850	\$46,235
2016-2021 Annual Rate	1.62%	2.15%	1.89%
Average Household Income			
2016 Average Household Income	\$75,984	\$62,314	\$60,946
2021 Average Household Income	\$81,449	\$66,889	\$65,726
2016-2021 Annual Rate	1.40%	1.43%	1.52%
Per Capita Income			
2016 Per Capita Income	\$30,555	\$25,945	\$25,806
2021 Per Capita Income	\$32,882	\$27,871	\$27,815
2016-2021 Annual Rate	1.48%	1.44%	1.51%

Households by Income

Current median household income is \$42,111 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$46,235 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$60,946 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$65,726 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,806 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,815 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	2,048	20,268	53,189
2000 Owner Occupied Housing Units	1,160	10,706	28,366
2000 Renter Occupied Housing Units	843	8,407	21,511
2000 Vacant Housing Units	45	1,155	3,312
2010 Total Housing Units	2,162	23,649	62,989
2010 Owner Occupied Housing Units	1,289	10,970	29,211
2010 Renter Occupied Housing Units	717	10,114	27,527
2010 Vacant Housing Units	156	2,565	6,251
2016 Total Housing Units	2,207	25,293	66,368
2016 Owner Occupied Housing Units	1,234	10,900	28,482
2016 Renter Occupied Housing Units	774	11,465	30,805
2016 Vacant Housing Units	199	2,927	7,081
2021 Total Housing Units	2,281	26,747	69,400
2021 Owner Occupied Housing Units	1,241	11,378	29,446
2021 Renter Occupied Housing Units	825	12,212	32,406
2021 Vacant Housing Units	215	3,157	7,548

Currently, 42.9% of the 66,368 housing units in the area are owner occupied; 46.4%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 62,989 housing units in the area - 46.4% owner occupied, 43.7% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.35%. Median home value in the area is \$150,999, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.96% annually to \$183,372.