

FOR LEASE

# THE RESURGENT

## MIXED-USE DEVELOPMENT

1800 E MARKET STREET • GREENSBORO, NC 27401





# 1800 E MARKET ST

## GREENSBORO, NC 27401

### PROPERTY OVERVIEW

Dynamic planned mixed-use, multi-phase development that will include 71 apartments, amenities, office and retail space. Scheduled to deliver Q4 2023. Located within growing east Greensboro just outside of downtown.

### PROPERTY FEATURES

- **Total SF:** 275,642± SF
  - **Residential:** 71 apartments
  - **Ground Floor Office/Retail:** 12,512± SF
  - **Office Building:** 38,552± SF
  - **Parking Deck:** 380 spaces
  - **Traffic Counts:** 16,000 VPD at E. Market St and S. Benbow Rd
- Located at the corner of E. Market Street and S. Benbow Road with visibility from Highway 29
- Excellent location across the street from NC A&T State University with 13,978+ students, faculty & staff
- Public transportation [bus routes](#) provided by City of Greensboro & HEAT





# PHOTO GALLERY

RETAIL ENTRANCE



RETAIL CORNER



RESIDENTIAL ENTRANCE



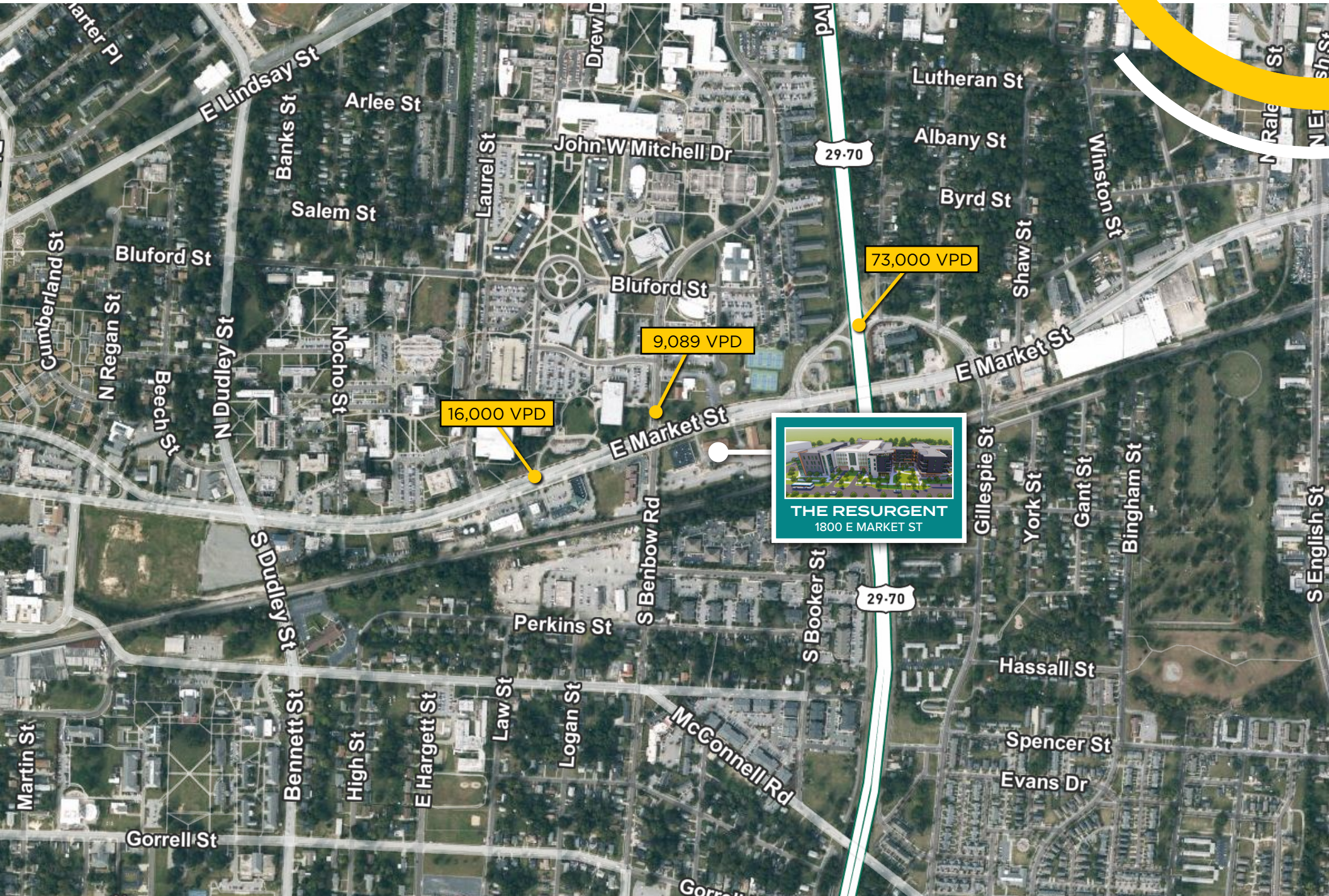


# CONCEPTUAL SITE PLAN





# LOCATION AERIAL





# LOCATION AERIAL

## DEMOGRAPHIC SNAPSHOT



**UNCG**  
**TOTAL STUDENTS: 19,764**  
 GRADUATE: 3,769  
 UNDERGRAD: 15,995  
 TOTAL FACULTY: 1,145

**GREENSBORO COLLEGE**  
**TOTAL STUDENTS: 792**  
 GRADUATE: 0  
 UNDERGRAD: 792  
 TOTAL FACULTY: 45

**ELON LAW**  
**TOTAL STUDENTS: 7,117**  
 GRADUATE: 826  
 UNDERGRAD: 6,291  
 TOTAL FACULTY: 68

**N.C. A&T STATE UNIVERSITY**  
**TOTAL STUDENTS: 13,219**  
 GRADUATE: 1,623  
 UNDERGRAD: 11,596  
 TOTAL FACULTY: 759

**Bennett COLLEGE**  
**TOTAL STUDENTS: 311**  
 GRADUATE: 0  
 UNDERGRAD: 311  
 TOTAL FACULTY: 89

**THE RESURGENT**  
 1800 E MARKET ST

**POPULATION 1 MILE**  
 18-24 YEARS: 2,328  
 25+ YEARS: 2,795

**POPULATION 3 MILE**  
 18-24 YEARS: 7,666  
 25+ YEARS: 21,281

**POPULATION 5 MILE**  
 18-24 YEARS: 11,065  
 25+ YEARS: 49,003

3 MI

2 MI

1 MI

Greensboro

29-70

70

785

40

40

40

40

Blvd

Blvd

N Elm St

Church St

N.C. Henry Blvd

E Wendover Ave

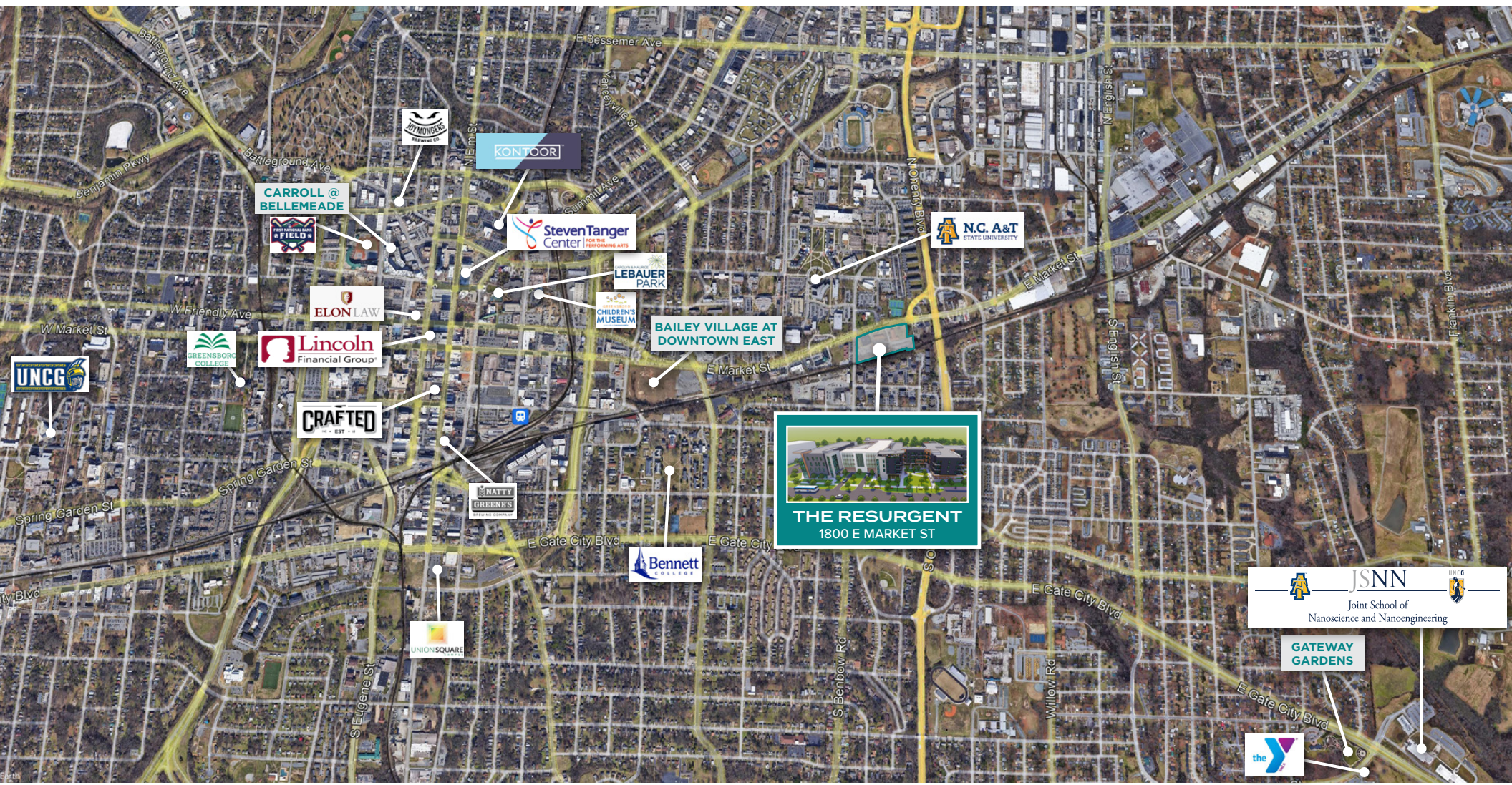
Blvd

McConnell Rd

Gate City Blvd



# LOCATION OVERVIEW



## GREENSBORO, NC





# DEMOGRAPHIC REPORT

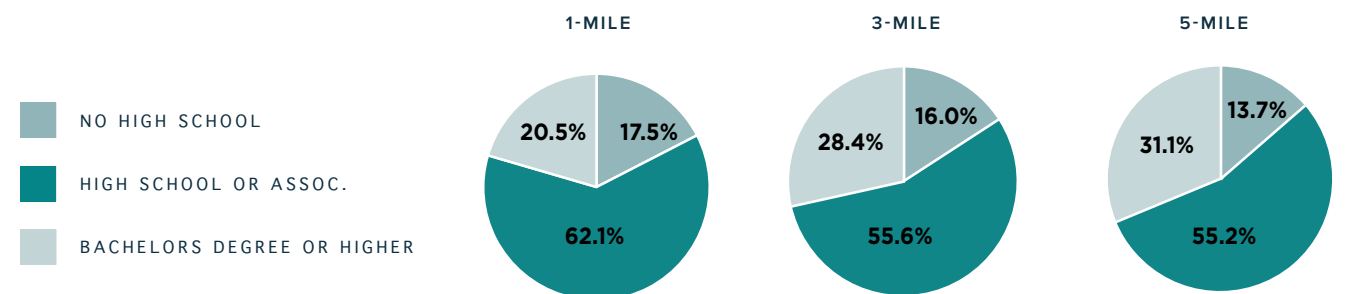
## COMPREHENSIVE DEMOGRAPHIC ANALYSIS

POPULATION	1 MILE			3 MILES			5 MILES			
	Count	%	Count	%	Count	%	Count	%	Count	%
2021 Population	14,402	62.1%	81,861	55.6%	171,525	55.2%	14,402	62.1%	81,861	55.6%
2021 Population 25 and Over	6,202	20.5%	46,768	28.4%	107,710	31.1%	6,202	20.5%	46,768	28.4%
2026 Population 5 Year Projection	14,918	62.1%	83,463	55.6%	188,715	55.2%	14,918	62.1%	83,463	55.6%
2021 Daytime Population	26,207	62.1%	112,881	55.6%	210,739	55.2%	26,207	62.1%	112,881	55.6%

HOUSEHOLDS	1 MILE			3 MILES			5 MILES			
	Count	%	Count	%	Count	%	Count	%	Count	%
2021 Households	5,375	20.5%	34,774	28.4%	75,346	31.1%	5,375	20.5%	34,774	28.4%
2021 Average Household Income	\$47,009	20.5%	\$56,923	28.4%	\$65,201	31.1%	\$47,009	20.5%	\$56,923	28.4%

TRAFFIC COUNTS	1 MILE			3 MILES			5 MILES			
	Location	ADT	ADT	Location	ADT	ADT	Location	ADT	ADT	
South Dudley Street	9,400	ADT	US-29	73,000	ADT	US-29	73,000	ADT	US-29	73,000
East Market Street	16,000	ADT	Lindsay Street	5,600	ADT	Lindsay Street	5,600	ADT	Lindsay Street	5,600
North Benbow Rd	9,089	ADT								

EDUCATION ATTAINMENT	1 MILE			3 MILES			5 MILES			
	Count	%	Count	%	Count	%	Count	%	Count	%
HS and Associates Degrees	3,850	62.1%	25,993	55.6%	59,423	55.2%	3,850	62.1%	25,993	55.6%
Bachelor's Degree or Higher	1,269	20.5%	13,301	28.4%	33,526	31.1%	1,269	20.5%	13,301	28.4%



## COLLEGES & UNIVERSITIES FAST FACTS

**5 TOTAL**

### COLLEGES & UNIVERSITIES

- NORTH CAROLINA A&T STATE UNIVERSITY
- UNIVERSITY OF NORTH CAROLINA, GREENSBORO
- GREENSBORO COLLEGE
- GUILFORD COLLEGE
- BENNETT COLLEGE

**35,506**  
STUDENT POPULATION

**12,000+**  
UNIVERSITY EMPLOYEES

### GRADUATE, TECHNICAL & REMOTE PROGRAMS IN GREENSBORO

- ELON UNIVERSITY LAW SCHOOL
- GUILFORD TECHNICAL COMMUNITY COLLEGE
- STRAYER UNIVERSITY





## CONTACT US

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