



FOR SALE | 17,782 SF OFFICE BUILDING

**5509-A WEST FRIENDLY AVE**

**GREENSBORO, NC 27410**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# 5509-A WEST FRIENDLY AVE

## Greensboro, NC 27410

### 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

### PROPERTY FEATURES

### 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
VACANT (204)	1,600



Overhead View



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## LOCATION OVERVIEW





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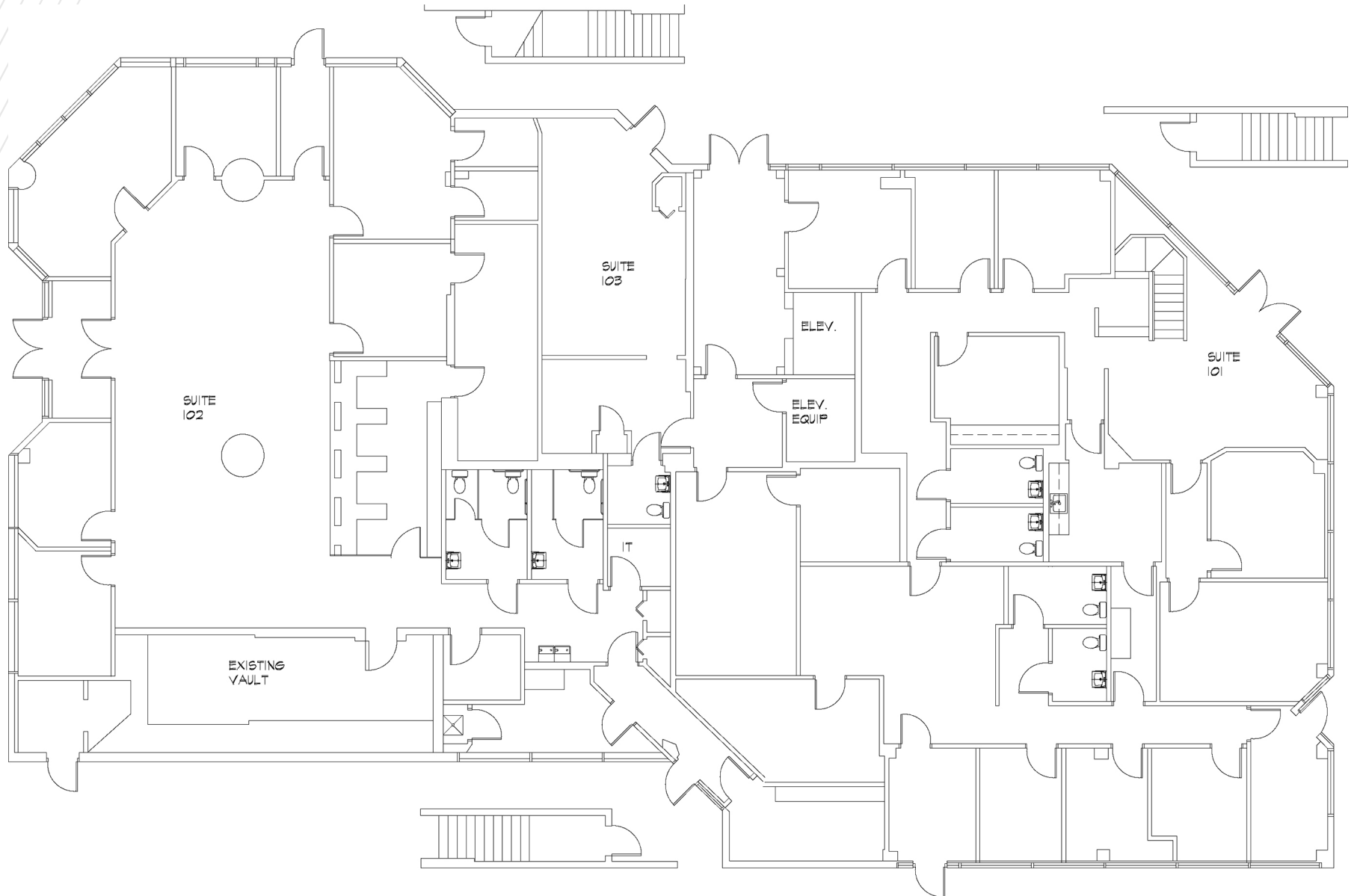
## SITE PLAN



# 5509-A WEST FRIENDLY AVE

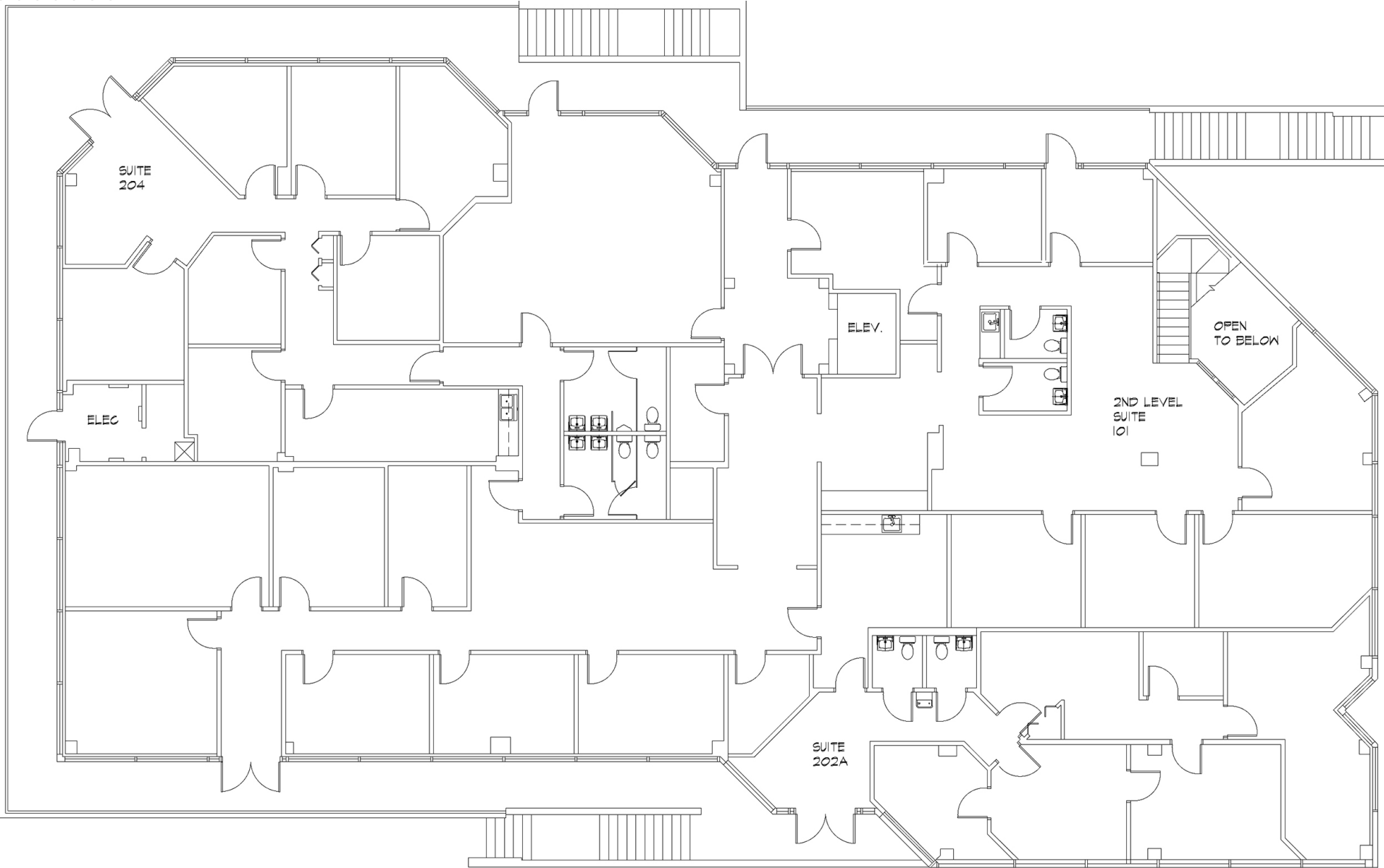
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## LEVEL 1 - SITE PLAN



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**LEVEL 2 - SITE PLAN**





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## 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

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## Greensboro, NC 27410

### 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

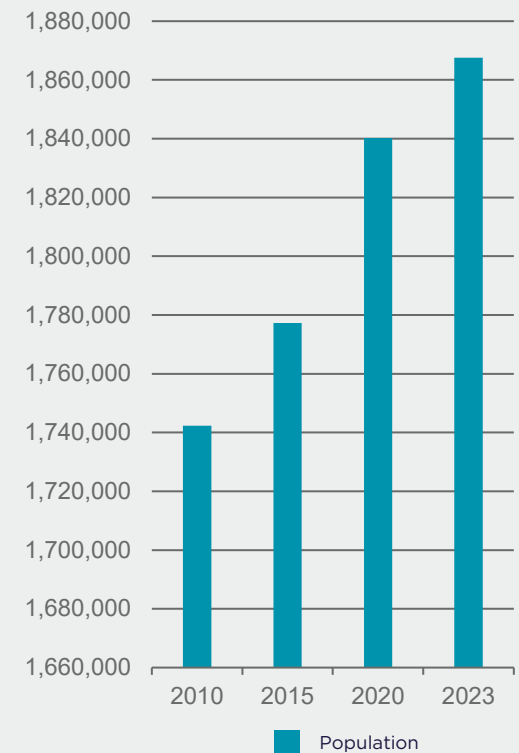
Institution	Enrollment
High Point University	6,000
University of North Carolina at Greensboro	14,889
Wake Forest University	5,456
NC A&T State University	13,883
Guilford College	1,192

### GREENSBORO ATTRACTIONS

#### CORPORATE PRESENCE



#### GREENSBORO POPULATION GROWTH



#### ECONOMIC STRENGTH

# 4.1%

UNEMPLOYMENT RATE

# 13,000

NEW JOBS (past 4 years)





## FOR MORE INFORMATION, CONTACT:

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