

21-A OAK BRANCH DRIVE

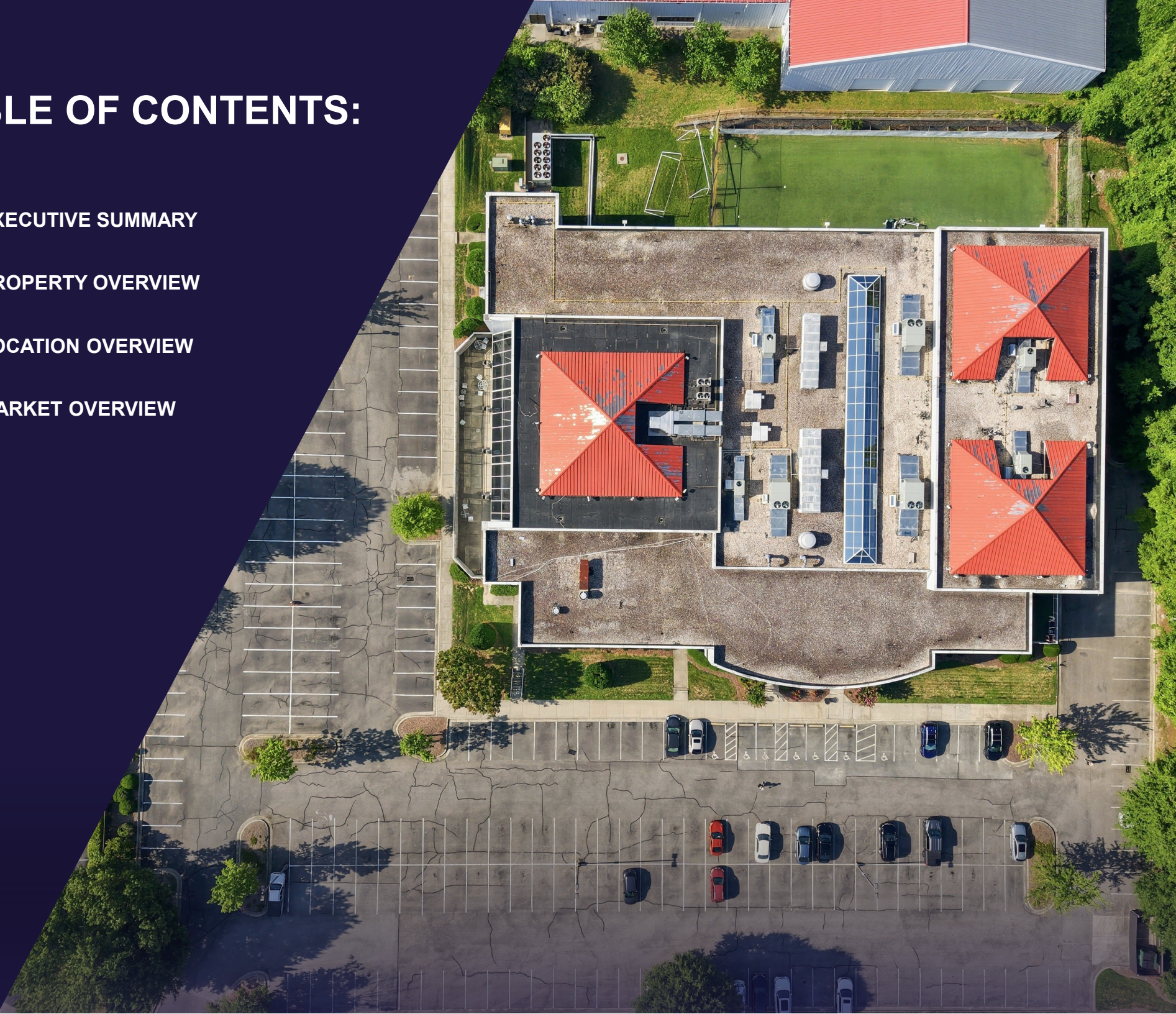
GREENSBORO, NC 27407

OFFERING MEMORANDUM



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01

Executive Summary

Executive Summary

21 Oak Branch Drive presents a rare opportunity to acquire a strategically located commercial property in one of Greensboro's most established business corridors. Situated just off West Wendover Avenue with convenient access to Interstate 40, Interstate 73, and U.S. Highway 220, the property offers exceptional regional connectivity throughout the Piedmont Triad, including Greensboro, High Point, and Winston-Salem.

The property is positioned on approximately 6.5 acres and includes approximately 62,000 SF of improvements with a parking ratio of 7/1,000 SF. It is zoned LI (Light Industrial), providing flexibility for a variety of commercial, office, institutional, recreational, and light industrial uses, subject to local zoning regulations.



Located within a mature commercial district, 21 Oak Branch Drive benefits from its proximity to major retail centers, professional offices, hotels, and residential neighborhoods while remaining only minutes from Piedmont Triad International Airport and downtown Greensboro. The surrounding area continues to experience steady growth, supported by strong transportation infrastructure and a diverse regional workforce.

The property's size, visibility, accessibility, and flexible zoning make it well suited for owner-users, investors, healthcare providers, fitness and recreational operators, educational users, or companies seeking a centrally located headquarters or service facility. Its substantial site area also provides opportunities for future expansion, redevelopment, or adaptive reuse, allowing owners to maximize long-term value.

With its highly accessible location, established commercial setting, and versatile development potential, 21 Oak Branch Drive represents an outstanding opportunity to acquire a significant commercial asset in one of North Carolina's strongest and fastest-growing metropolitan markets.



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Property Overview

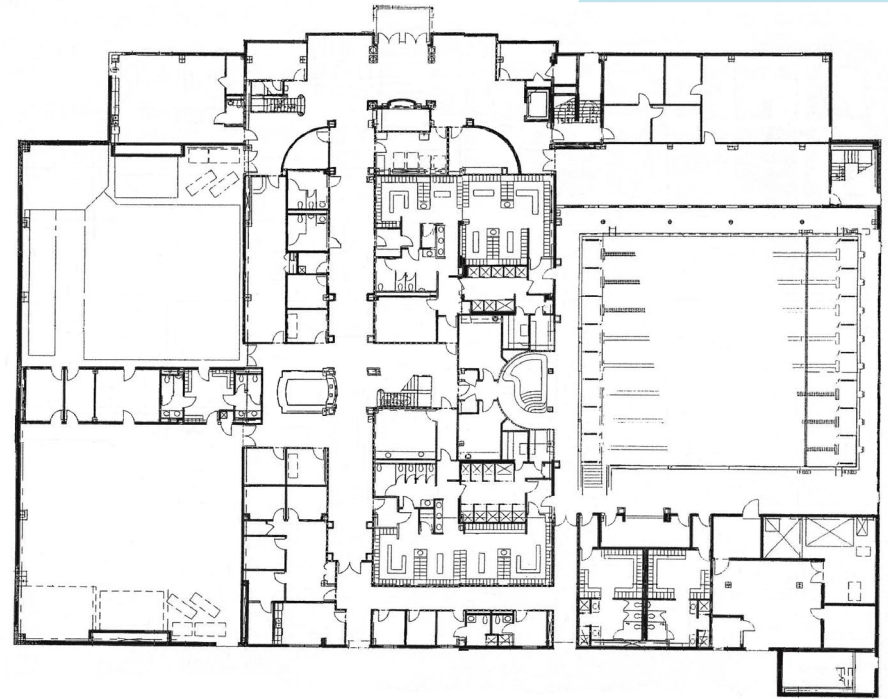
Property Overview

Address	21 Oak Branch Drive A, Greensboro, NC 27407
Parcel #	7844-41-4049
Year Built	1999
Building Size	61,507 SF
Land Size	6.47 AC
Zoning	LI
Ceiling Height	42'
Structure	Steel
Loading	N/A
Frontage	321' on Oak Branch Dr (with 2 curb cuts)
Parking Spots	368 (6.80/1,000 SF)
Roof	1999 (original)
HVAC	7 (of 9) units replaced 2025

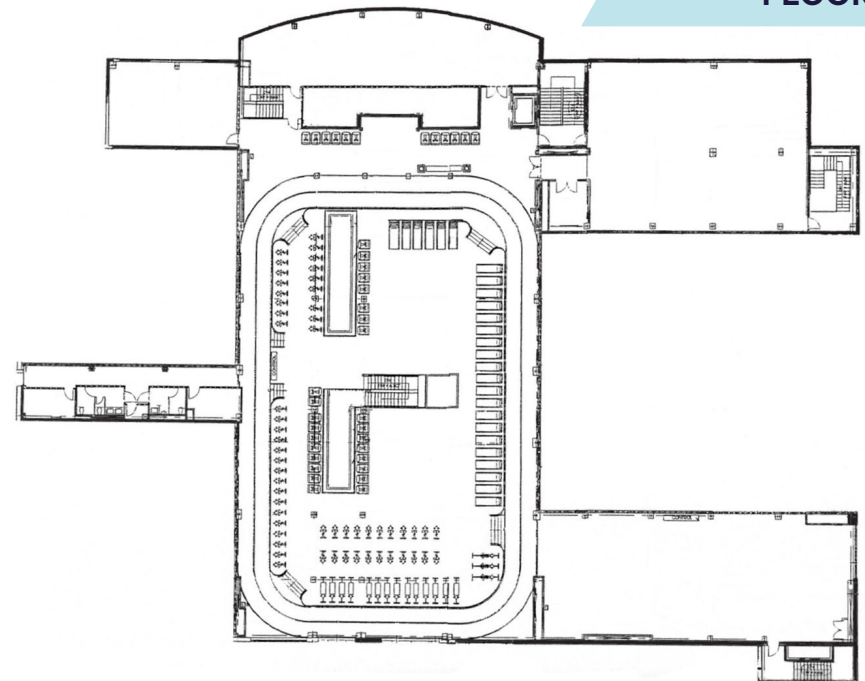
Property Amenities

- ☐ 25-meter Olympic-sized lap pool with slides
- ☐ 4 Indoor Pickle Ball Courts
- ☐ 100 meter indoor track
- ☐ Golf Simulator: Uneekor Eye XO technology and GSPro Software
- ☐ Private Training Classrooms
- ☐ Open gym areas with dedicated service to free-weights and cardio exercise
- ☐ Locker Rooms with showers
- ☐ Administrative Offices with the potential for private/third party Wellness services via separate/dedicated rooms

FLOOR 1



FLOOR 2



Property Photos





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Location Overview

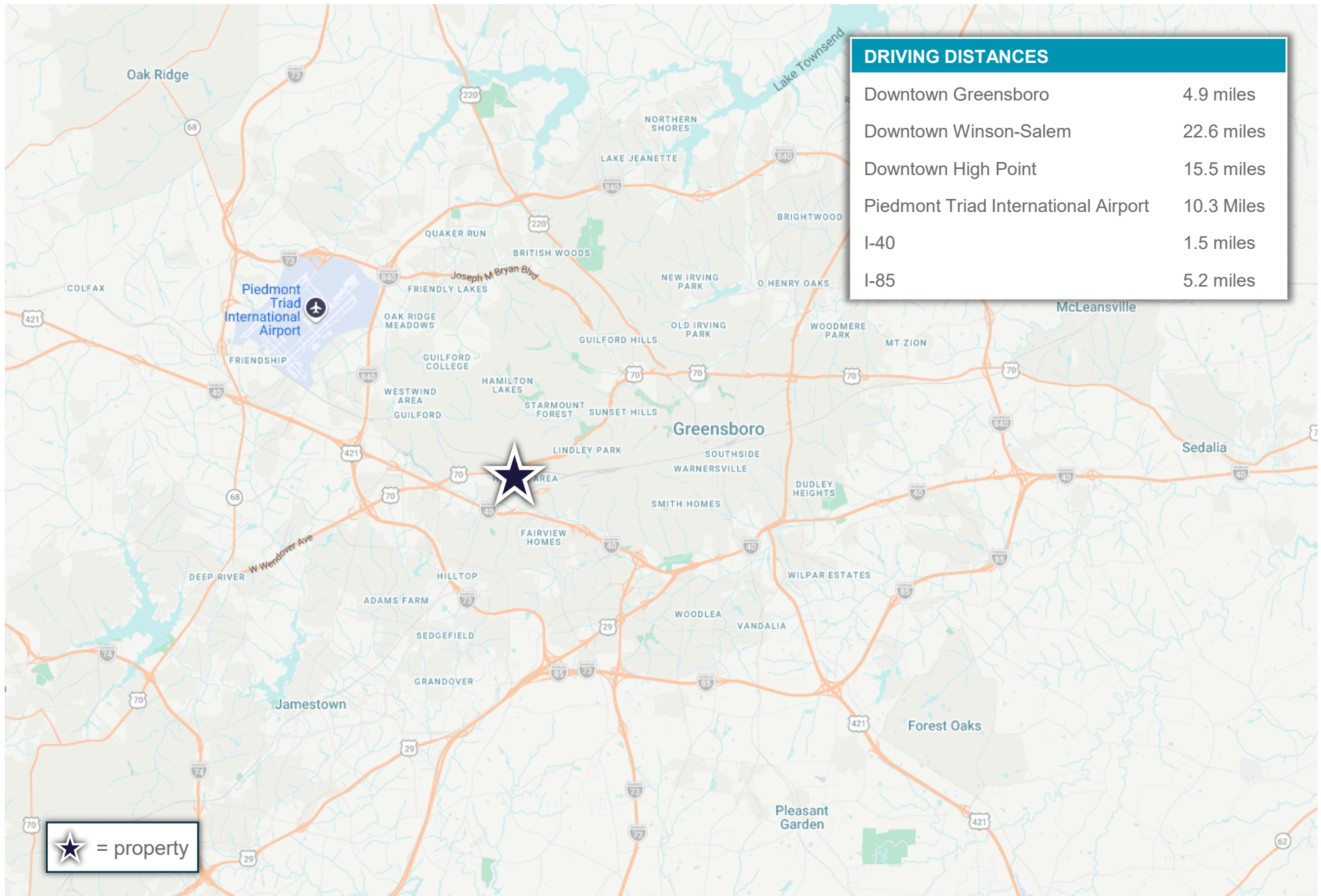
Aerial – West View



Aerial South View



Location Overview



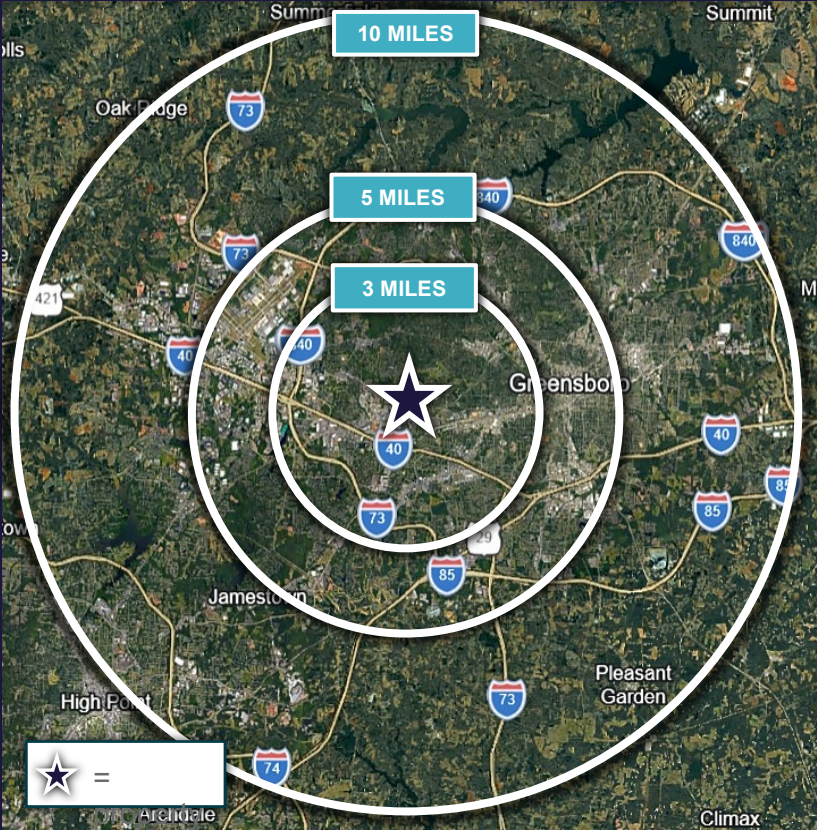


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Market Overview

Greensboro Demographics

	3 MILES	5 MILES	10 MILES
2025 Population	84,768	188,177	438,011
Total Households	36,535	79,108	177,092
Average Household Income	\$79,925	\$86,143	\$88,155
Median Age	35.5	35.7	37.1
Annual Growth 2020-2025	0.3%	0.4%	0.7%
Consumer Spending	\$938K	\$2.13M	\$4.98M



CITY STATS

(from census.gov)



308,667
POPULATION



123,984
HOUESHOLDS



\$61,515
MEDIAN HOUSEHOLD
INCOME



90.6%
HIGH SCHOOL
GRADUATE OR HIGHER

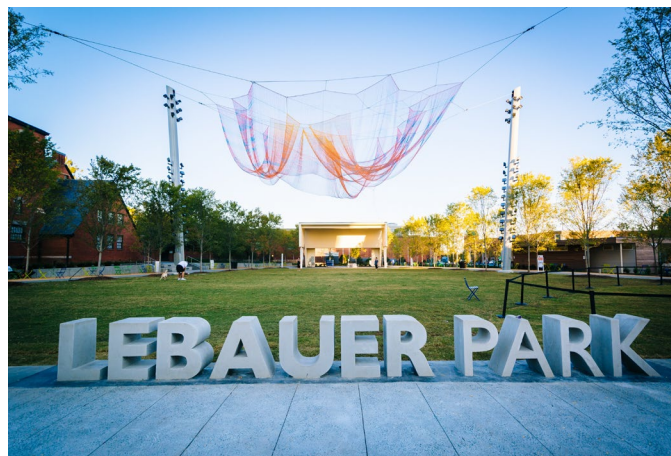
Greensboro MSA

Greensboro is nestled in a region of exponential growth, alive with major universities to drive a pipeline of top talent, and a wealth of certified land, research parks, and space for you to plant the seeds of growth.

– Greensboro Office of Economic Development



FIRST NATIONAL BANK FIELD FOR
THE GREENSBORO GRASSHOPPERS



TOP INDUSTRIES

AEROSPACE
LIFE SCIENCES
ADVANCED MANUFACTURING
SPECIALIZED BUSINESS SERVICES



3RD LARGEST
CITY IN NC



7 COLLEGES &
UNIVERSITIES



TOP 100 BEST
PLACES TO LIVE

LIVABILITY, 2026



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