

LEASE

395 S. Swing Road
Greensboro, NC



- 1542 sq ft
- Convenient location
- Easy access
- Built-out for office
- Front door parking
- Modified-gross lease
- Move-in ready
- Email Carl@essainc.com for lease rates and details



Essa Commercial Real Estate, Inc.
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410



Carl Essa, CCIM, President
Carl@essainc.com
ESSAinc.com

Office (336) 297-1000
Fax (336) 297-1039
Cell (336) 314-4100

Front Elevations



Reception Area



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Conference/Work Room



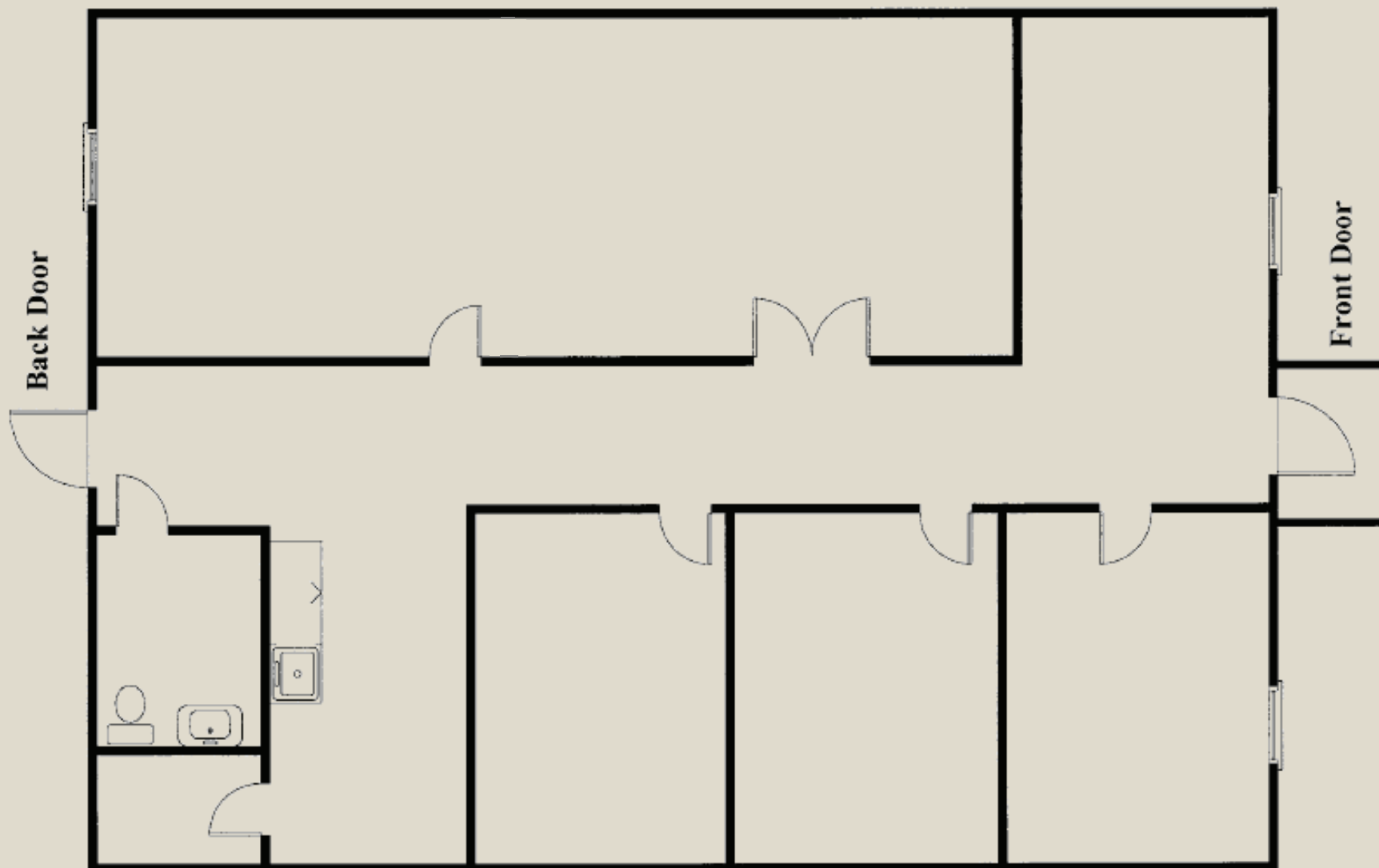
Offices



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SOLID LOCATION

Greensboro, NC

WELL DEVELOPED AREA

Surroundings Include:

Retail Shops, Banks, Restaurants,
& Other Professional Buildings

EASY ACCESS

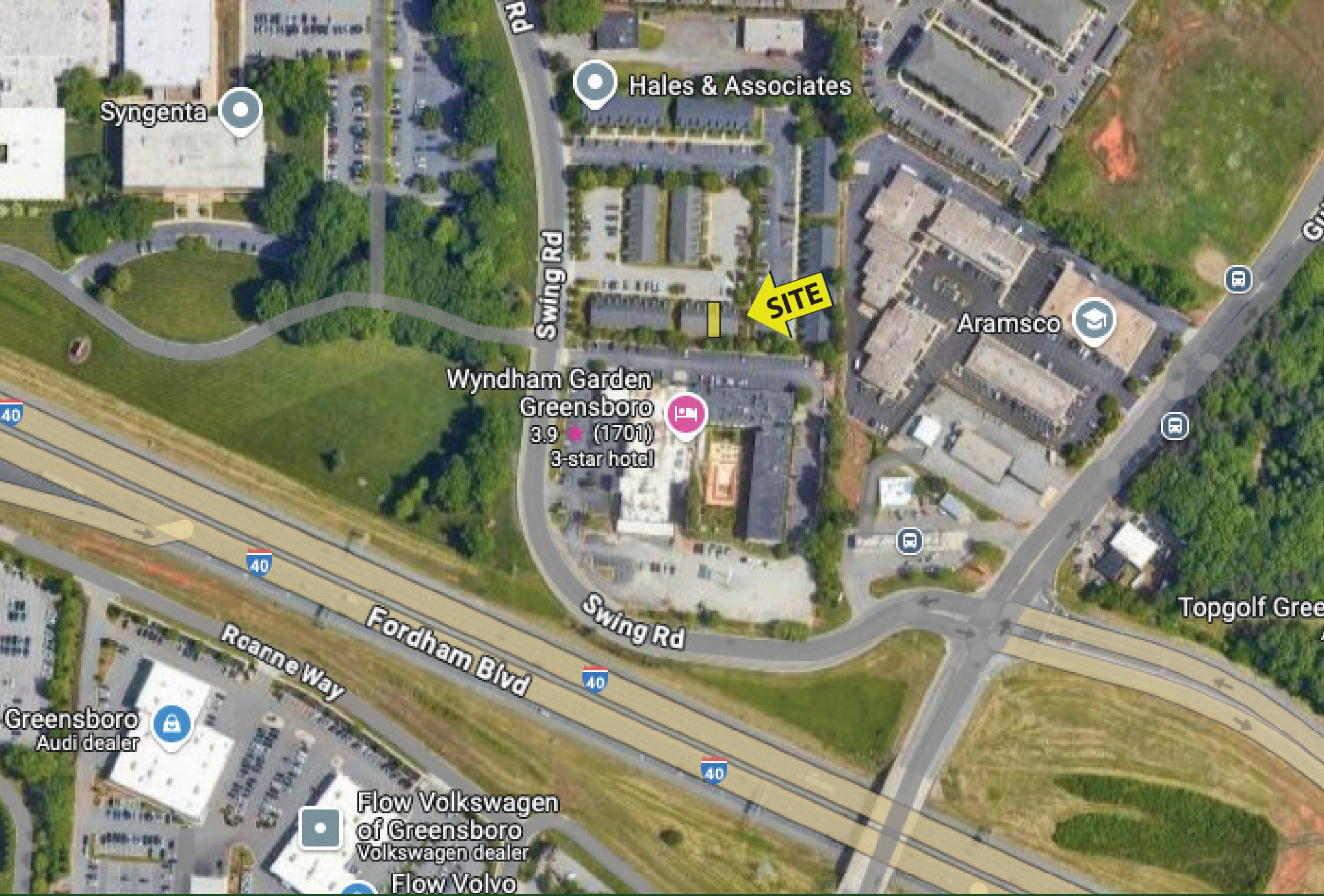
- Swing Road/ Guilford College Road
- I-40/I-840 Interchanges



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Demographic and Income Comparison Profile

381 South Swing Road, Greensboro, North Carolina, 27409
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.06493
Longitude: -79.90871

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	5,935	57,562	140,675
Households	3,064	27,005	60,799
Average Household Size	1.93	2.09	2.26
2024 Summary			
Population	6,393	58,222	143,857
Households	3,295	27,564	62,722
Families	1,365	13,489	35,650
Average Household Size	1.93	2.07	2.24
Owner Occupied Housing Units	1,053	11,389	34,515
Renter Occupied Housing Units	2,242	16,175	28,207
Median Age	34.8	36.5	38.5
Median Household Income	\$51,523	\$62,589	\$71,046
Average Household Income	\$63,374	\$82,674	\$98,406
2029 Summary			
Population	6,418	58,463	147,076
Households	3,335	27,956	64,657
Families	1,366	13,567	36,573
Average Household Size	1.92	2.05	2.22
Owner Occupied Housing Units	1,104	11,903	36,225
Renter Occupied Housing Units	2,232	16,053	28,432
Median Age	37.2	38.5	39.8
Median Household Income	\$56,241	\$73,597	\$82,542
Average Household Income	\$72,927	\$96,366	\$115,262
Trends: 2024-2029 Annual Rate			
Population	0.08%	0.08%	0.44%
Households	0.24%	0.28%	0.61%
Families	0.01%	0.12%	0.51%
Owner Households	0.95%	0.89%	0.97%
Median Household Income	1.77%	3.29%	3.05%



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WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCAR Standard Form #520), which must be used by agents working with buyers.

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this tenant.

_____ **Tenant Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

 X **Unrepresented Tenant (Landlord subagent):** The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

Note to Tenant: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Tenant's signature

Tenant's signature

Date

Carl D. Essa
Agent's name

152973
Agent's license no.

Essa Commercial Real Estate, Inc.
Firm name



North Carolina Association of REALTORS®, Inc.

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STANDARD FORM 521
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