

AVAILABLE

5500 Adams Farm Suite 106 Greensboro



- Suite 106: ±1,400 SF Office Condo
- Available for Sale or Lease
- End Cap Unit
- Front Door Parking
- Reception + Private Offices
- Move-In Ready Condition
- Strong Demographic Area
- Easy access to I-840 & I-73
- Minutes to:
 - Jamestown & High Point
 - Sedgefield Country Club
 - Adams Farm Area
 - Close to retail, dining & services



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

EXTERIOR

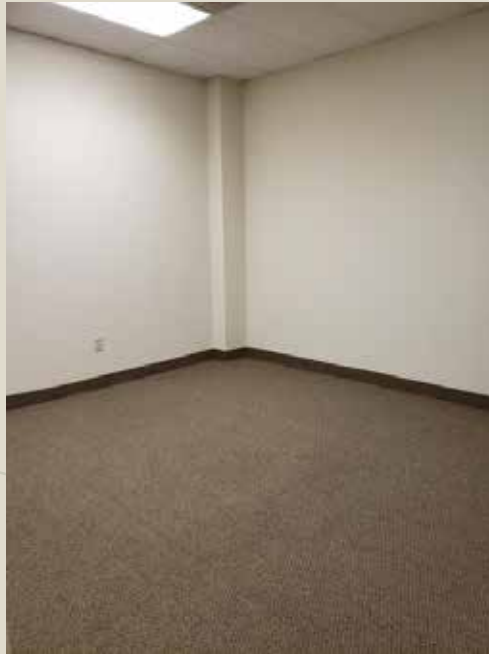


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INTERIOR



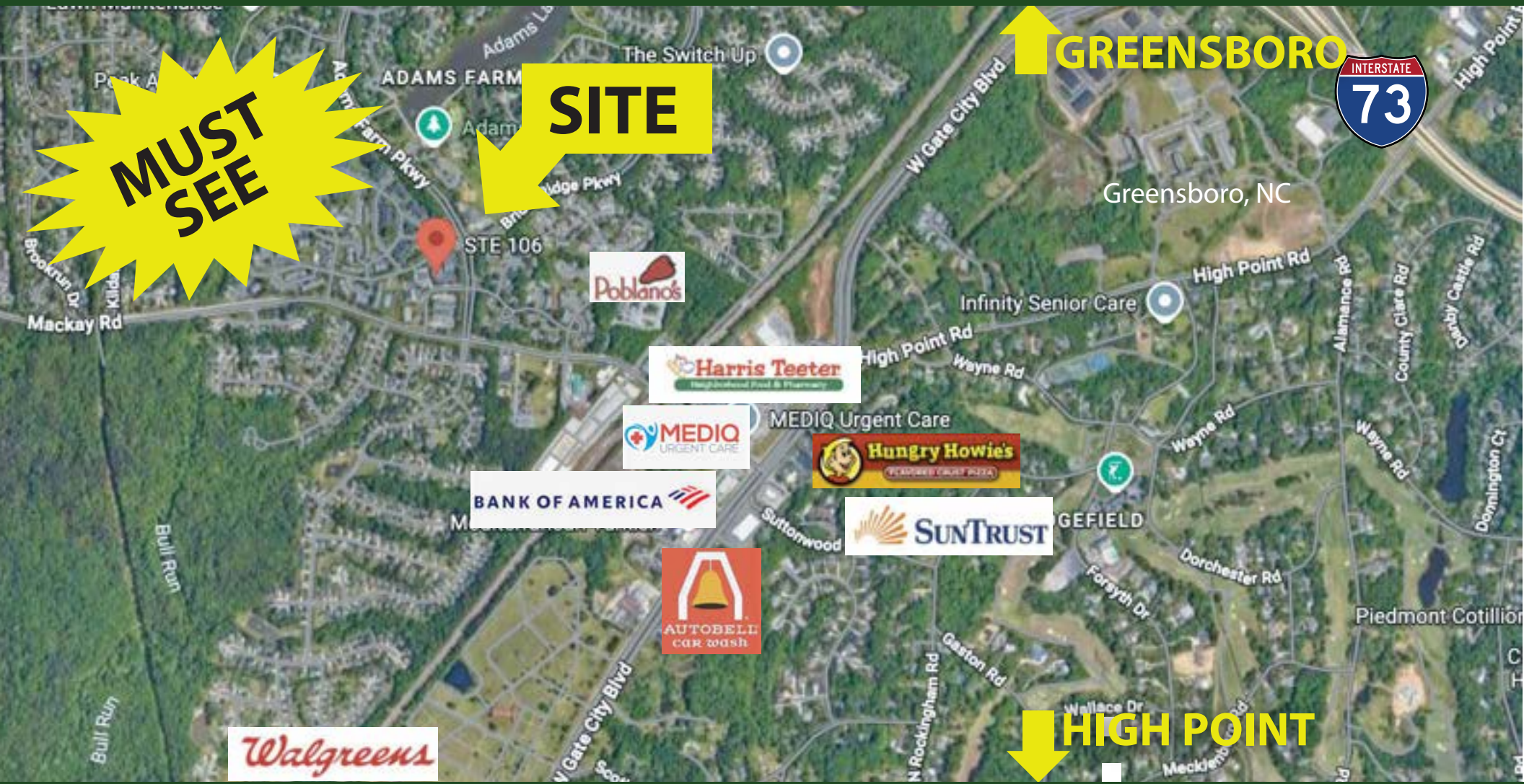
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SOLID LOCATION

Well-located ±1,400 SF office condo in the desirable Adams Farm area of Greensboro. This end-unit suite features a functional layout with reception and multiple private offices, along with convenient front-door parking. Ideal for an owner-user or tenant seeking a professional, move-in ready office space with excellent access to major highways and amenities.



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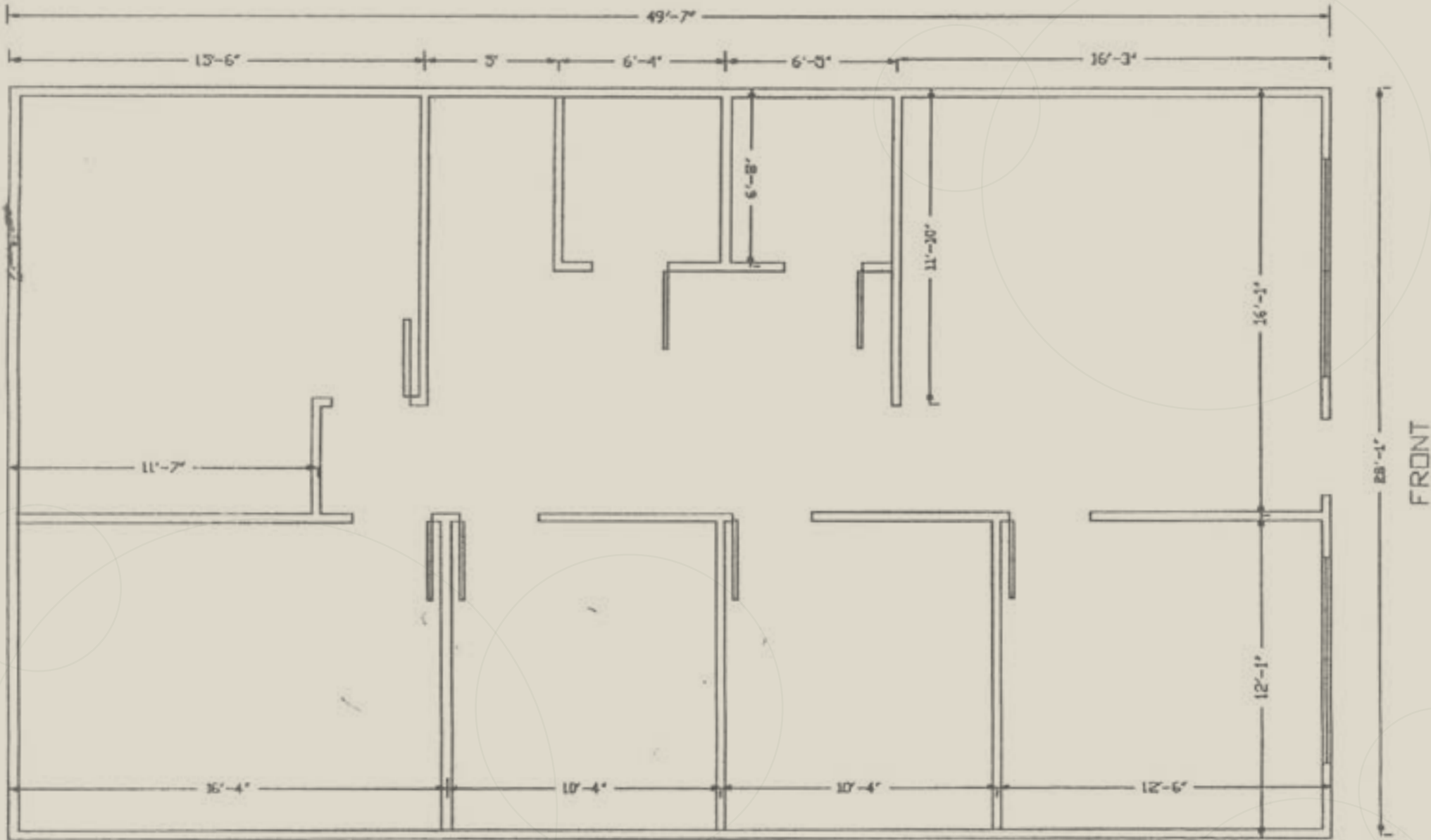
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3 MILE RADIUS

Summary	Census 2010	2017	2022
Population	42,753	45,175	47,225
Households	17,954	19,029	19,936
Families	11,242	11,672	12,109
Average Household Size	2.37	2.36	2.35
Owner Occupied Housing Units	11,174	11,155	11,593
Renter Occupied Housing Units	6,780	7,874	8,342
Median Age	35.8	36.9	37.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.89%	1.10%	0.83%
Households	0.94%	1.06%	0.79%
Families	0.74%	0.95%	0.71%
Owner HHs	0.77%	1.00%	0.72%
Median Household Income	2.52%	1.93%	2.12%

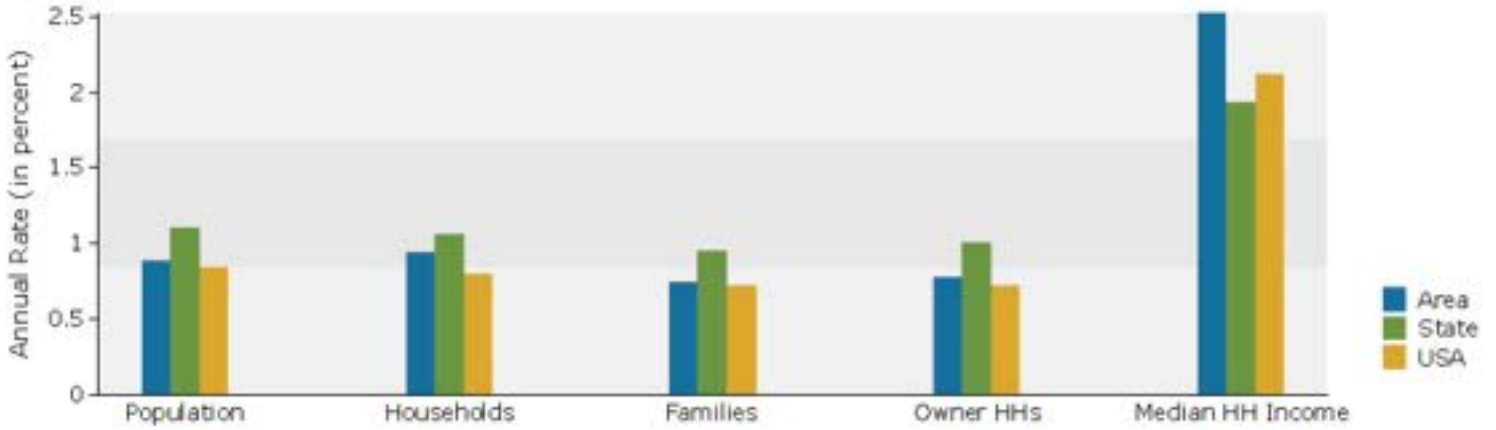
Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,447	7.6%	1,517	7.6%
\$15,000 - \$24,999	1,465	7.7%	1,416	7.1%
\$25,000 - \$34,999	1,991	10.5%	1,861	9.3%
\$35,000 - \$49,999	2,761	14.5%	2,517	12.6%
\$50,000 - \$74,999	3,659	19.2%	3,357	16.8%
\$75,000 - \$99,999	2,883	15.2%	3,505	17.6%
\$100,000 - \$149,999	2,619	13.8%	3,187	16.0%
\$150,000 - \$199,999	1,232	6.5%	1,425	7.1%
\$200,000+	973	5.1%	1,150	5.8%
Median Household Income	\$60,192		\$68,164	
Average Household Income	\$81,375		\$90,920	
Per Capita Income	\$34,396		\$38,477	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,760	6.5%	2,641	5.8%	2,719	5.8%
5 - 9	2,807	6.6%	2,681	5.9%	2,619	5.5%
10 - 14	2,747	6.4%	2,783	6.2%	2,728	5.8%
15 - 19	2,604	6.1%	2,644	5.9%	2,714	5.7%
20 - 24	3,140	7.3%	3,196	7.1%	3,245	6.9%
25 - 34	6,820	16.0%	7,436	16.5%	7,677	16.3%
35 - 44	6,363	14.9%	6,176	13.7%	6,548	13.9%
45 - 54	6,035	14.1%	6,074	13.4%	5,890	12.5%
55 - 64	4,898	11.5%	5,471	12.1%	5,823	12.3%
65 - 74	2,708	6.3%	3,773	8.4%	4,396	9.3%
75 - 84	1,416	3.3%	1,686	3.7%	2,143	4.5%
85+	455	1.1%	614	1.4%	722	1.5%

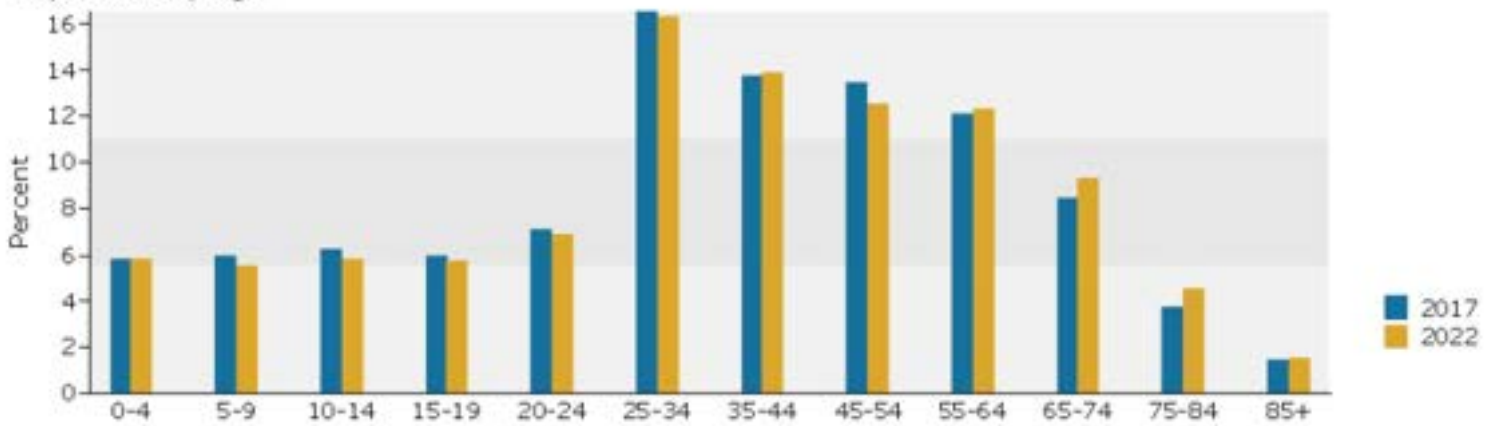
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,835	60.4%	25,273	55.9%	24,714	52.3%
Black Alone	10,992	25.7%	12,392	27.4%	13,464	28.5%
American Indian Alone	199	0.5%	213	0.5%	223	0.5%
Asian Alone	2,966	6.9%	3,949	8.7%	4,850	10.3%
Pacific Islander Alone	15	0.0%	20	0.0%	24	0.1%
Some Other Race Alone	1,640	3.8%	1,944	4.3%	2,311	4.9%
Two or More Races	1,106	2.6%	1,384	3.1%	1,639	3.5%
Hispanic Origin (Any Race)	3,413	8.0%	4,082	9.0%	4,822	10.2%

3 MILE RADIUS

Trends 2017-2022



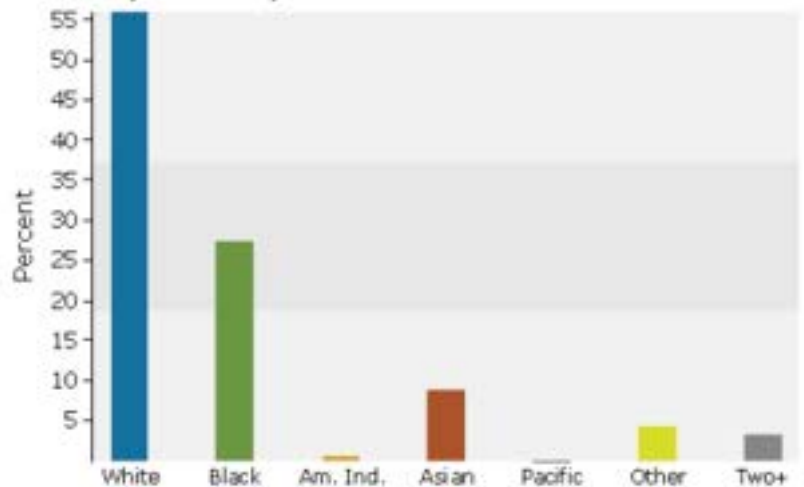
Population by Age



2017 Household Income



2017 Population by Race



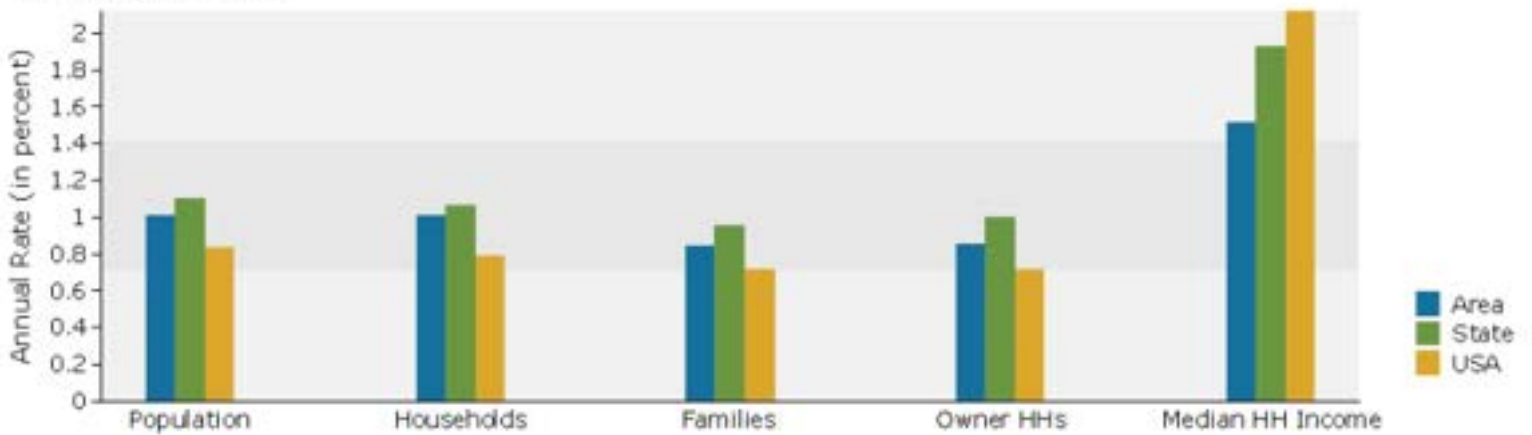
2017 Percent Hispanic Origin: 9.0%

5 MILE RADIUS

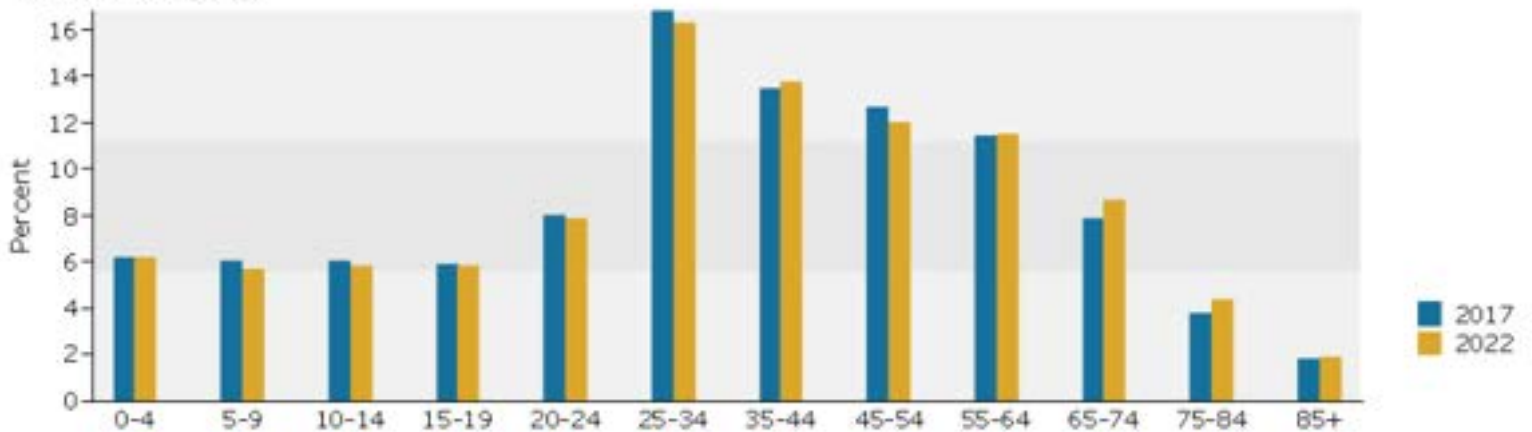
Summary	Census 2010	2017	2022			
Population	116,017	124,724	131,159			
Households	49,340	52,998	55,717			
Families	29,177	30,730	32,036			
Average Household Size	2.34	2.34	2.34			
Owner Occupied Housing Units	26,721	26,491	27,641			
Renter Occupied Housing Units	22,619	26,507	28,077			
Median Age	34.6	35.8	36.6			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.01%	1.10%	0.83%			
Households	1.01%	1.06%	0.79%			
Families	0.84%	0.95%	0.71%			
Owner HHs	0.85%	1.00%	0.72%			
Median Household Income	1.51%	1.93%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	5,612	10.6%	5,980	10.7%		
\$15,000 - \$24,999	5,972	11.3%	5,921	10.6%		
\$25,000 - \$34,999	6,920	13.1%	6,622	11.9%		
\$35,000 - \$49,999	8,643	16.3%	8,145	14.6%		
\$50,000 - \$74,999	9,870	18.6%	9,255	16.6%		
\$75,000 - \$99,999	6,529	12.3%	8,206	14.7%		
\$100,000 - \$149,999	5,531	10.4%	6,872	12.3%		
\$150,000 - \$199,999	2,243	4.2%	2,680	4.8%		
\$200,000+	1,677	3.2%	2,036	3.7%		
Median Household Income	\$48,491		\$52,261			
Average Household Income	\$66,440		\$74,360			
Per Capita Income	\$28,319		\$31,658			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,833	6.8%	7,704	6.2%	8,088	6.2%
5 - 9	7,447	6.4%	7,509	6.0%	7,525	5.7%
10 - 14	7,146	6.2%	7,466	6.0%	7,610	5.8%
15 - 19	7,121	6.1%	7,312	5.9%	7,627	5.8%
20 - 24	10,177	8.8%	9,975	8.0%	10,307	7.9%
25 - 34	18,908	16.3%	21,005	16.8%	21,393	16.3%
35 - 44	16,470	14.2%	16,854	13.5%	18,088	13.8%
45 - 54	15,613	13.5%	15,893	12.7%	15,699	12.0%
55 - 64	12,429	10.7%	14,210	11.4%	15,143	11.5%
65 - 74	6,843	5.9%	9,814	7.9%	11,439	8.7%
75 - 84	4,243	3.7%	4,708	3.8%	5,762	4.4%
85+	1,788	1.5%	2,275	1.8%	2,476	1.9%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,136	52.7%	60,173	48.2%	58,847	44.9%
Black Alone	37,715	32.5%	42,705	34.2%	46,130	35.2%
American Indian Alone	696	0.6%	765	0.6%	807	0.6%
Asian Alone	7,456	6.4%	9,970	8.0%	12,192	9.3%
Pacific Islander Alone	85	0.1%	112	0.1%	134	0.1%
Some Other Race Alone	5,671	4.9%	6,909	5.5%	8,224	6.3%
Two or More Races	3,258	2.8%	4,090	3.3%	4,824	3.7%
Hispanic Origin (Any Race)	11,196	9.7%	13,629	10.9%	16,071	12.3%

5 MILE RADIUS

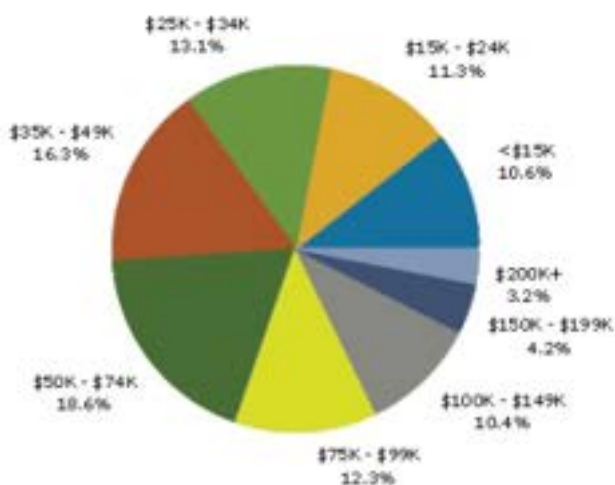
Trends 2017-2022



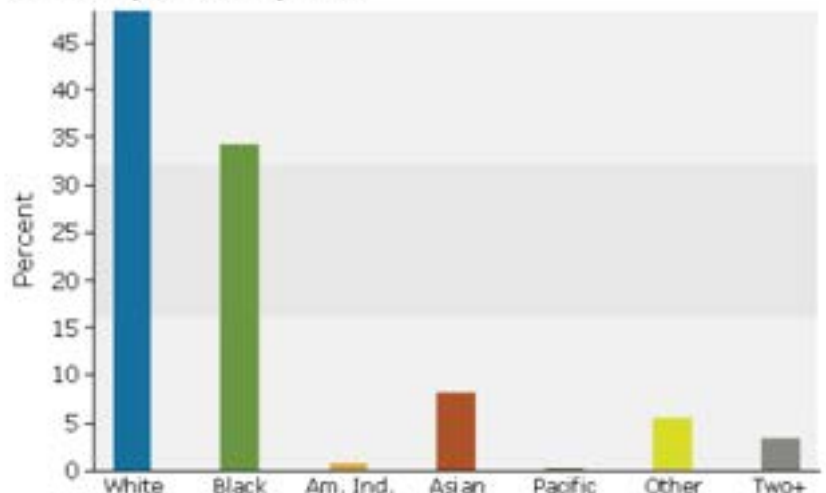
Population by Age



2017 Household Income



2017 Population by Race

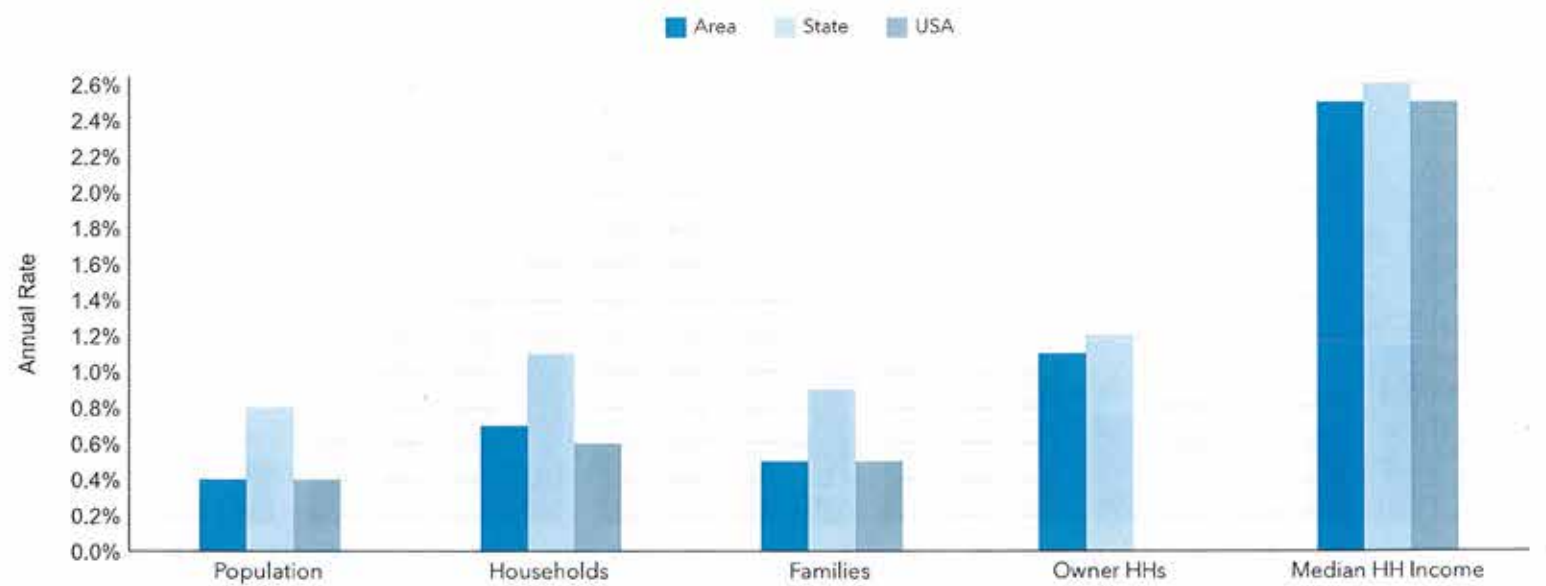


2017 Percent Hispanic Origin: 10.9%

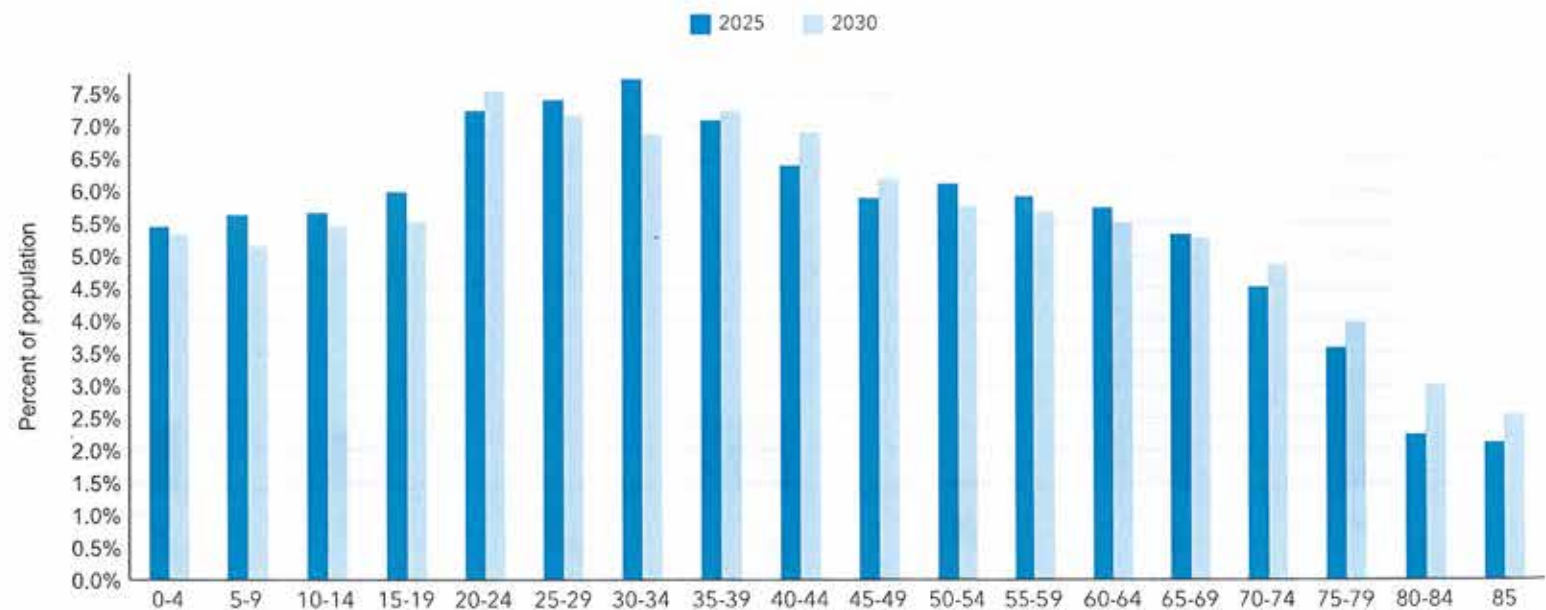
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



Key Indicators for 2025



\$65,779

Median Household Income



\$102,223

Median Net Worth



72

Esri Wealth Index



91

Esri Housing Affordability Index



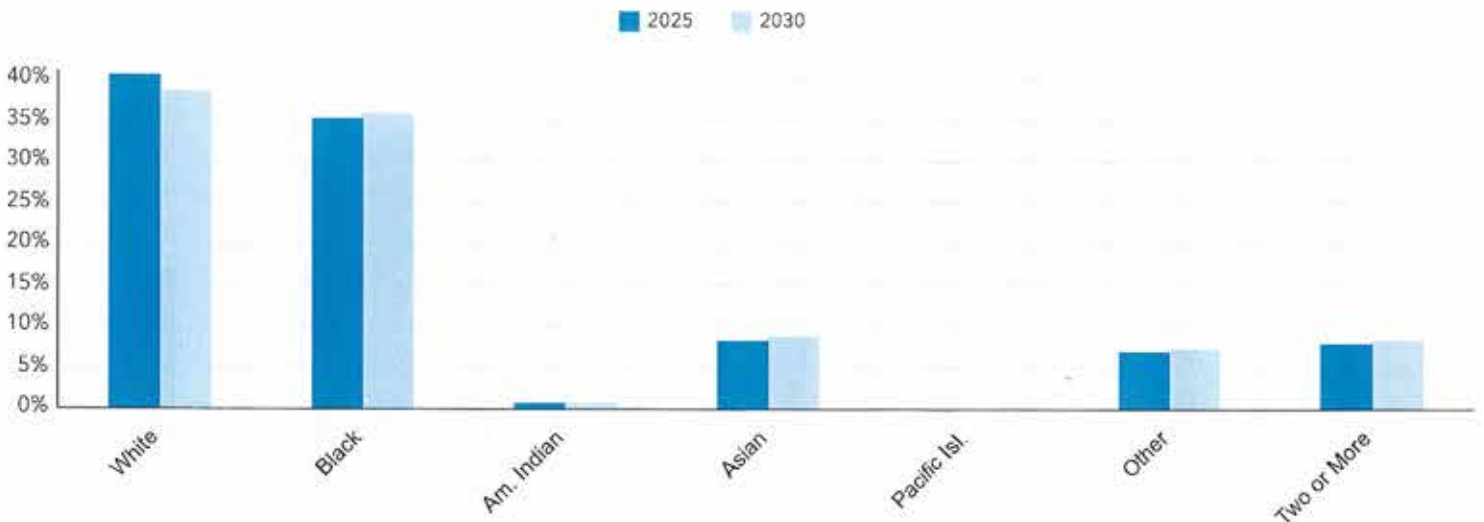
76

Esri Diversity Index

Households by Income for 2025



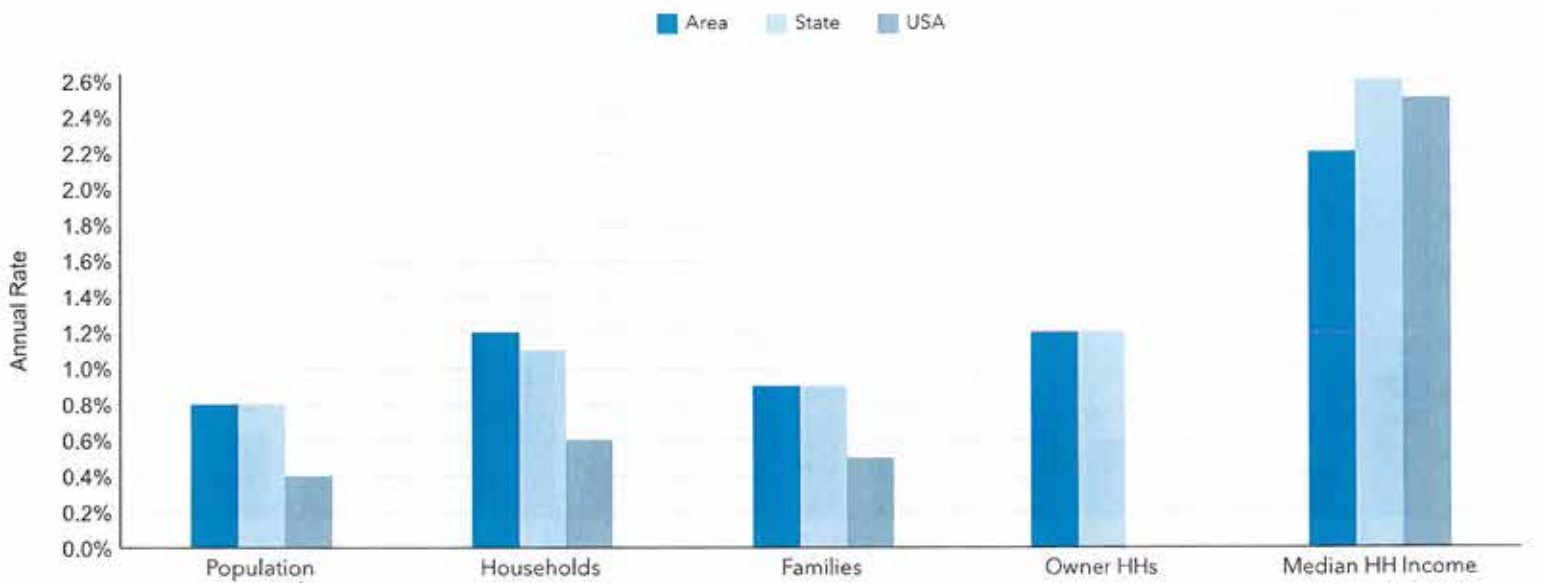
Population by Race



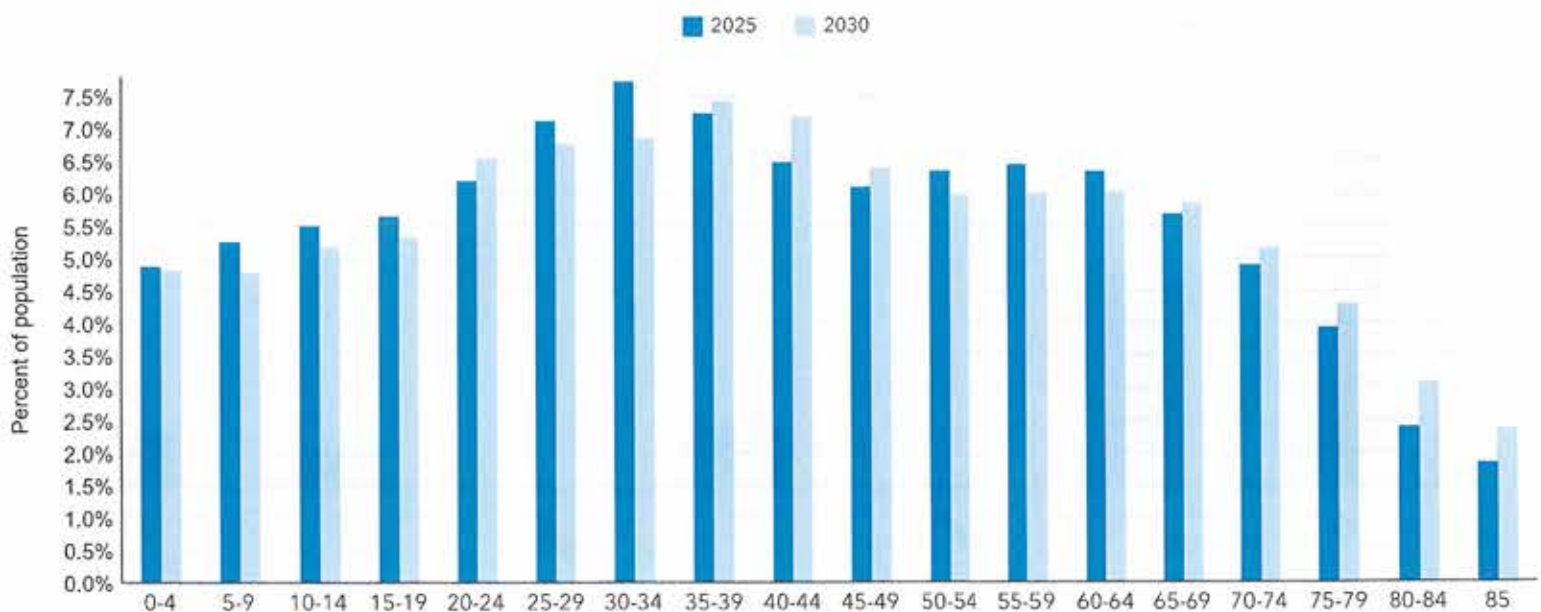
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



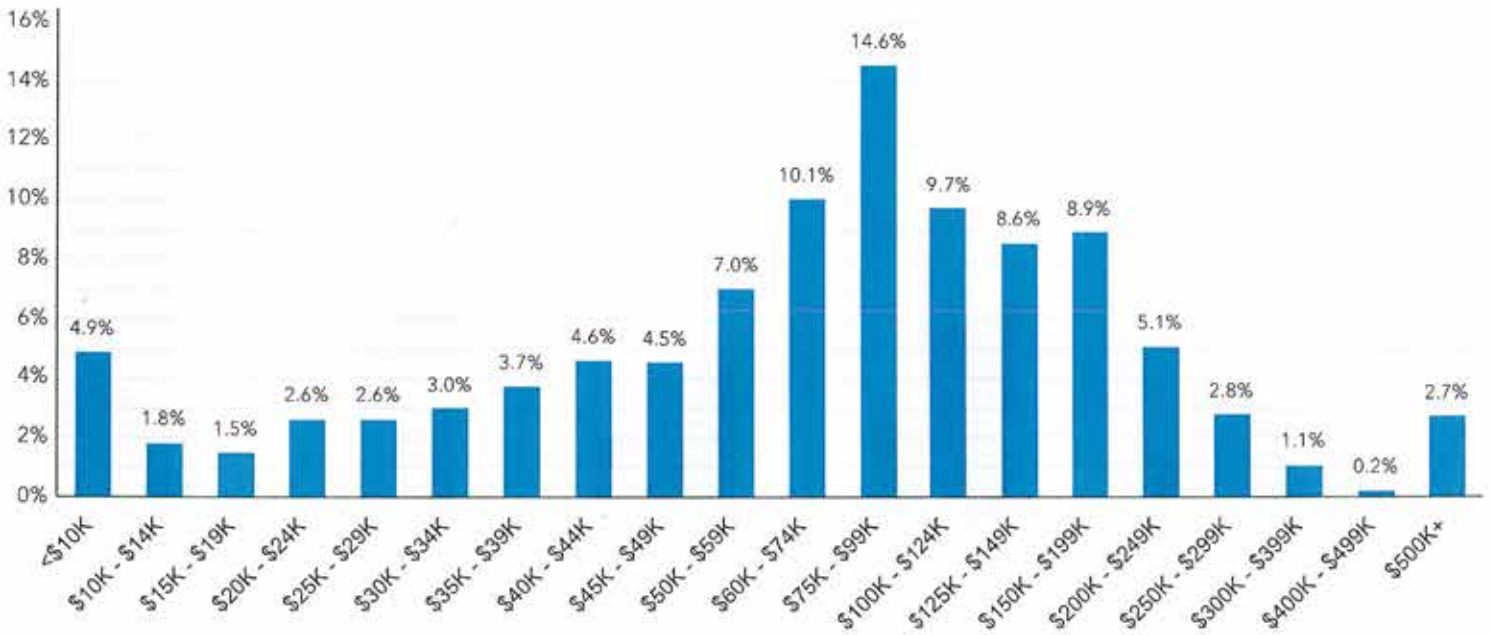
Population by Age



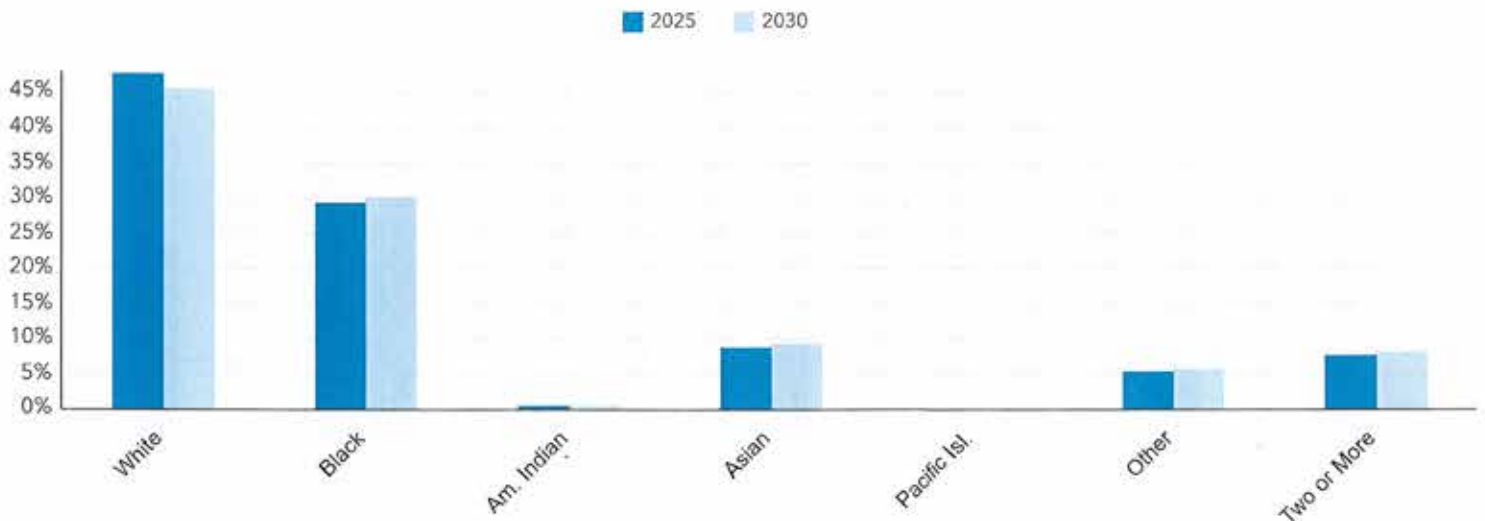
Key Indicators for 2025



Households by Income for 2025



Population by Race



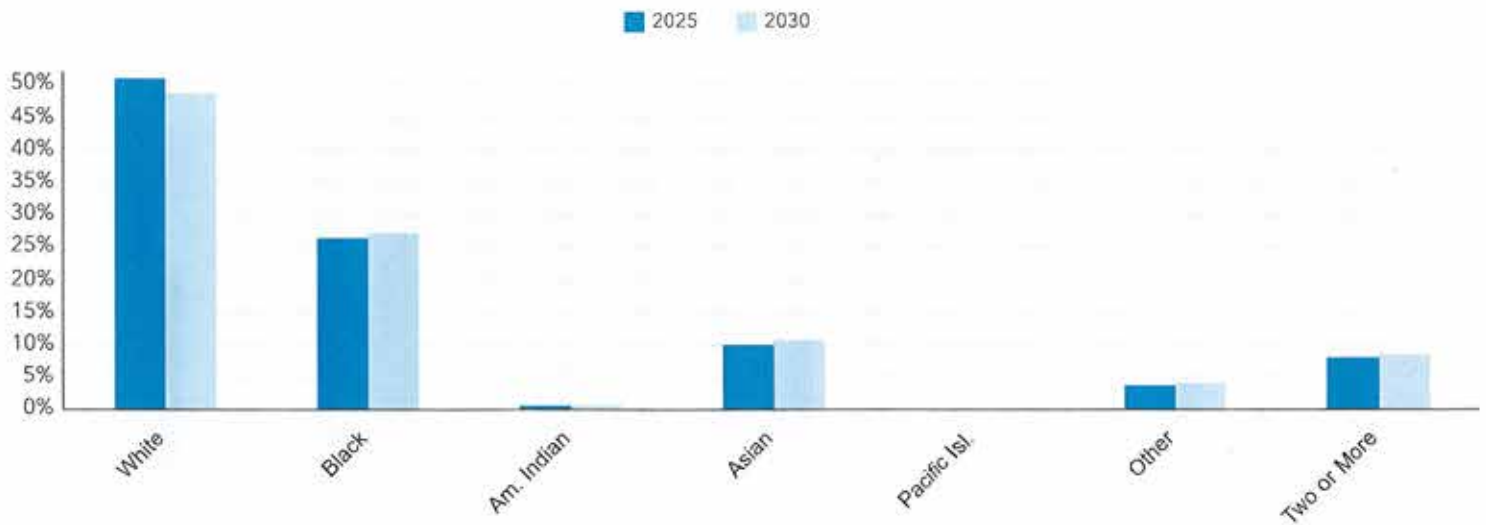
Key Indicators for 2025



Households by Income for 2025



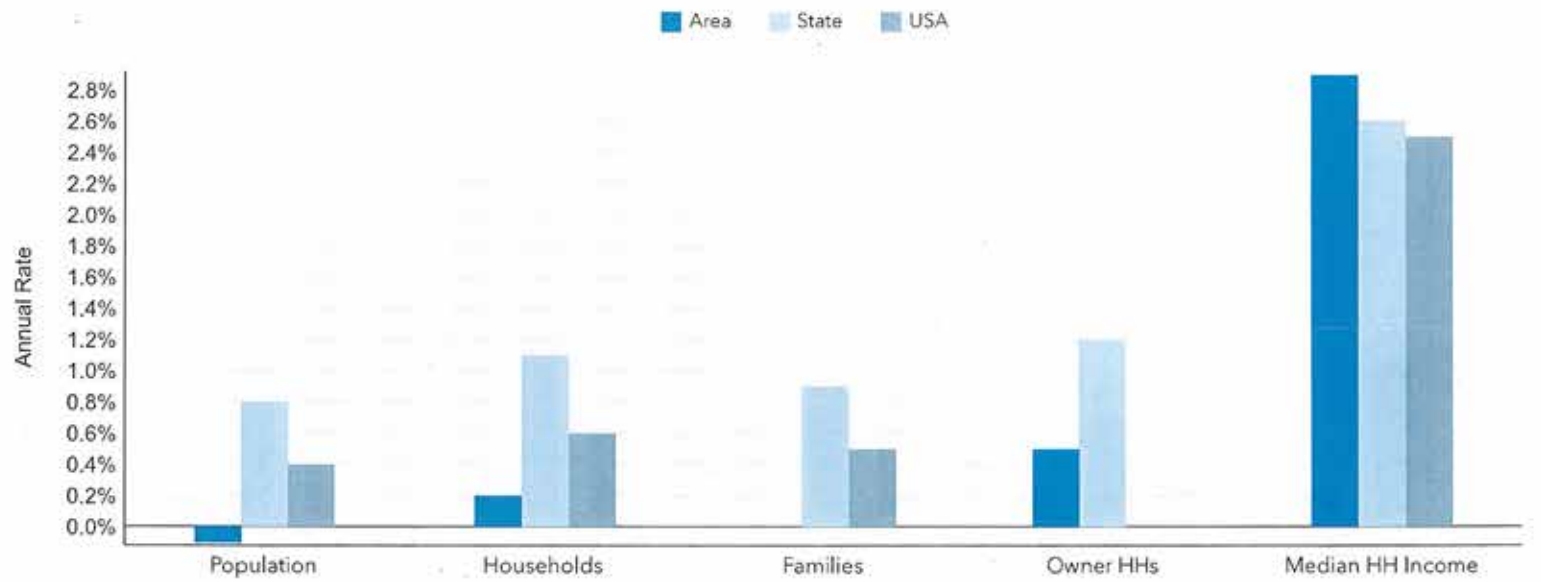
Population by Race



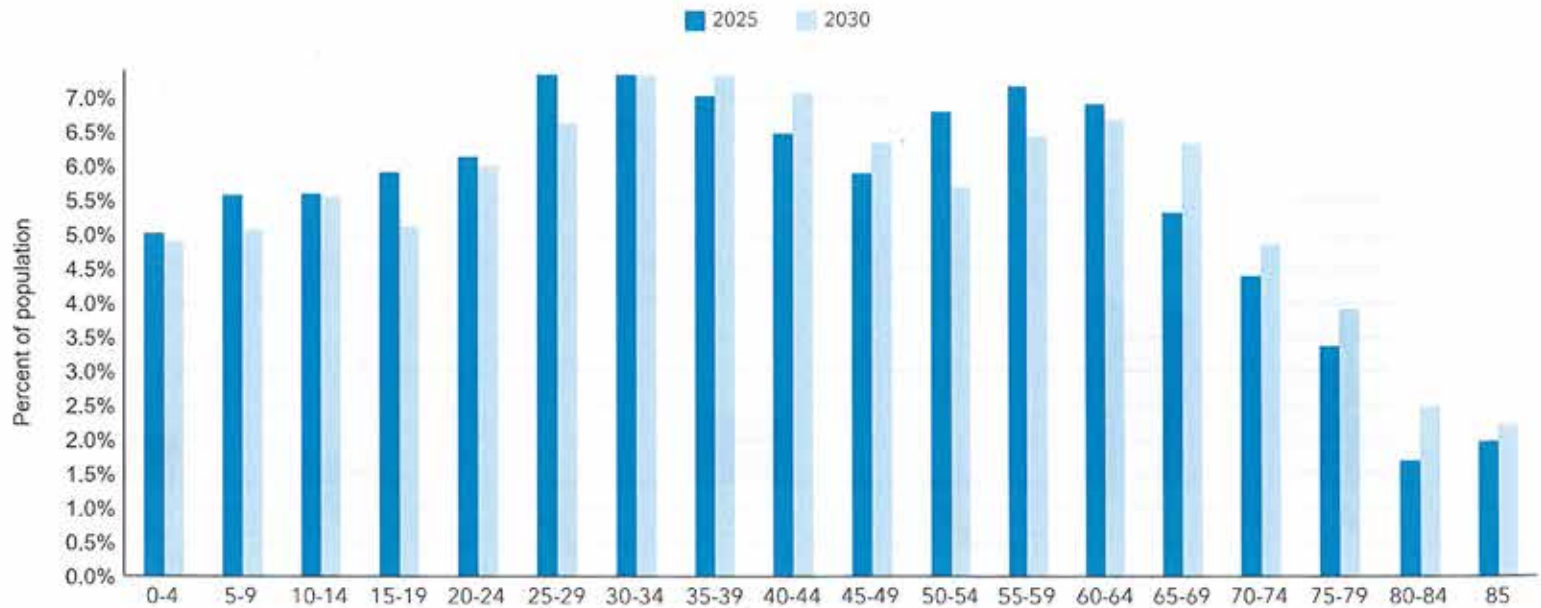
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



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 NCR 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.

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



NC REALTORS®

Page 1 of 1

STANDARD FORM 521
Revised 7/2022

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