

LEASE

5500 Adams Farm Suite 108 Greensboro



- Suite 108: ±1,400 SF Office Condo
- Available for Lease
- 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

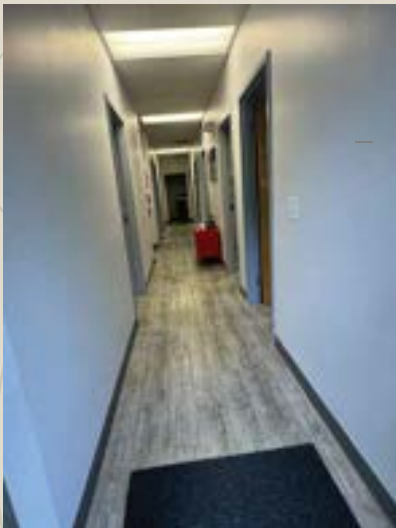
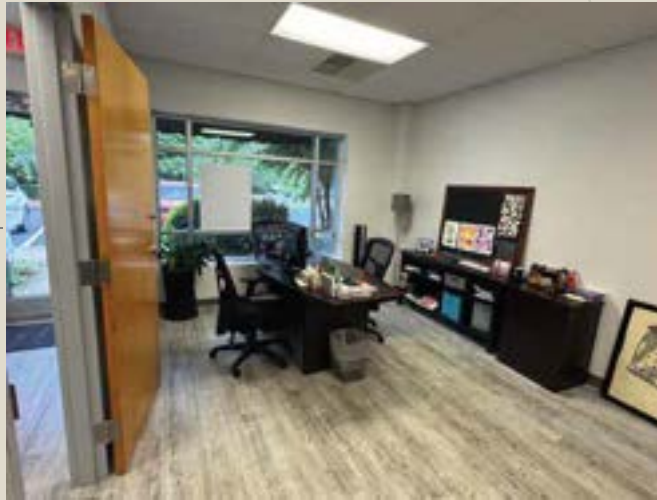


📍 ESSA Commercial Real Estate
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410

🌐 ESSAinc.com
📞 Office (336) 297-1000

📠 Fax (336) 297-1039
📱 Cell (336) 314-4100

INTERIOR



📍 ESSA Commercial Real Estate
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410

🌐 ESSAinc.com
📞 Office (336) 297-1000

📠 Fax (336) 297-1039
📱 Cell (336) 314-4100

SOLID LOCATION

Well-located ±1,400 SF office condo in the desirable Adams Farm area of Greensboro. This 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.



📍 ESSA Commercial Real Estate
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410

🌐 ESSAinc.com
📞 Office (336) 297-1000

📠 Fax (336) 297-1039
📱 Cell (336) 314-4100

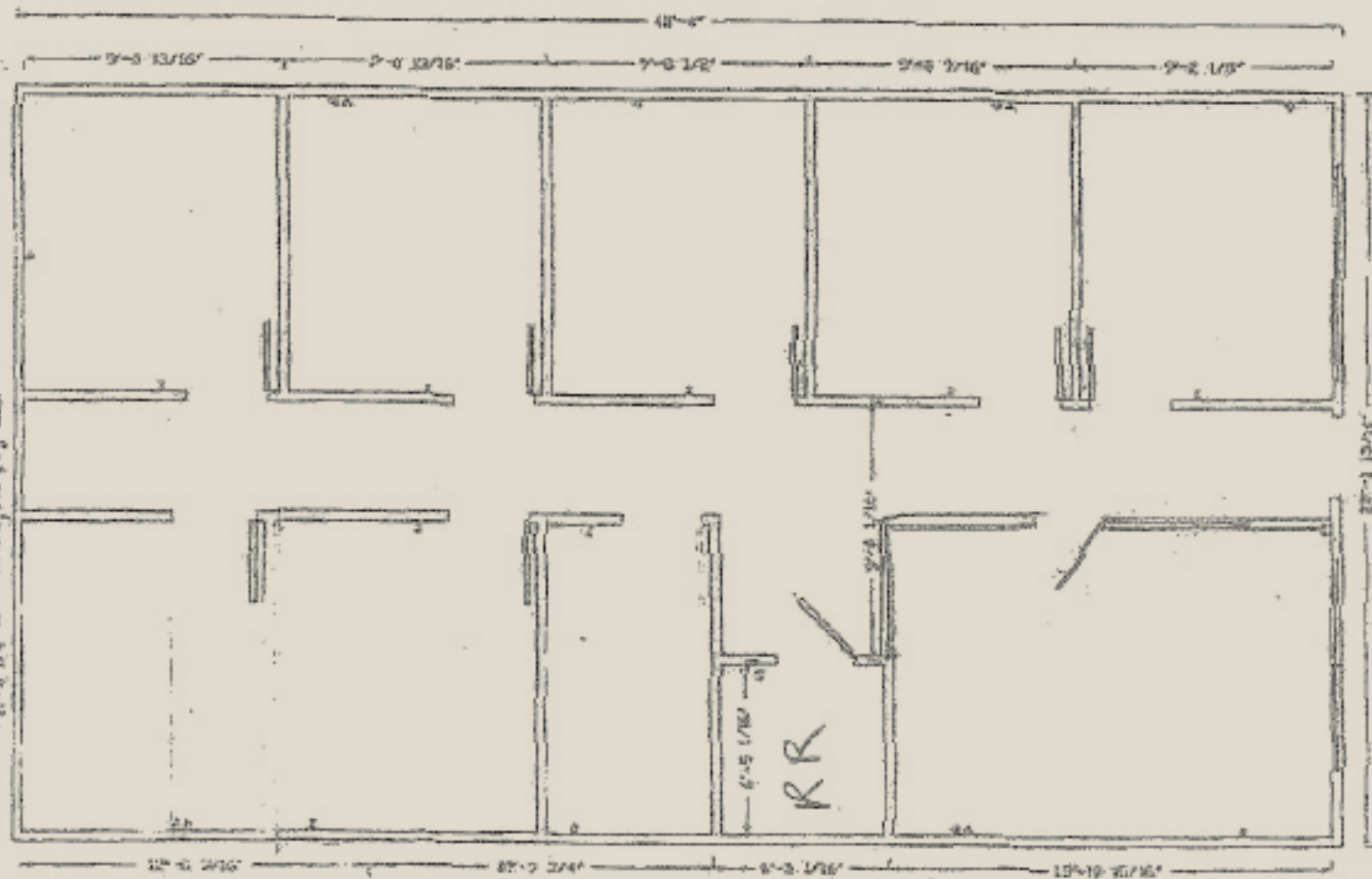


📍 ESSA Commercial Real Estate
 1931 New Garden Road, Suite 200
 Greensboro, North Carolina 27410

🌐 ESSAinc.com
 📞 Office (336) 297-1000

📠 Fax (336) 297-1039
 📱 Cell (336) 314-4100

5500 ADAMS FARM LANE
UNIT 108



ADAMS FARM PROFESSIONAL CENTER UNIT 108
 5500 ADAMS FARM RANNEY GREENSBORO NC 27407
 LANE

FRONT

FLOOR PLAN FOR
 ILLUSTRATIVE PURPOSES ONLY



ESSA Commercial Real Estate
 1931 New Garden Road, Suite 200
 Greensboro, North Carolina 27410

ESSAinc.com
 Office (336) 297-1000

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

Demographic and Income Comparison Profile

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407 4

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407

Rings: 1, 3, 5 mile radii



Census 2020 Summary

	1 mile	3 miles	5 miles
Population	8,676	46,138	125,753
Households	3,392	19,966	54,188
Average Household Size	2.53	2.30	2.30

2026 Summary

Population	8,875	47,437	128,278
Households	3,579	21,207	57,158
Families	2,380	12,459	31,876
Average Household Size	2.45	2.22	2.22
Owner Occupied Housing Units	2,365	11,880	28,941
Renter Occupied Housing Units	1,214	9,327	28,217
Median Age	40.3	40.5	38.5
Median Household Income	\$103,046	\$84,045	\$70,363
Average Household Income	\$153,921	\$119,089	\$97,934

2031 Summary

Population	8,834	48,490	129,948
Households	3,632	22,091	58,807
Families	2,395	12,873	32,530
Average Household Size	2.41	2.18	2.19
Owner Occupied Housing Units	2,428	12,455	30,099
Renter Occupied Housing Units	1,204	9,636	28,709
Median Age	41.8	42.0	40.0
Median Household Income	\$122,336	\$95,677	\$79,914
Average Household Income	\$184,636	\$139,413	\$115,004

Trends: 2026-2031 Annual Rate

Population	-0.09%	0.44%	0.26%
Households	0.29%	0.82%	0.57%
Families	0.13%	0.66%	0.41%
Owner Households	0.53%	0.95%	0.79%
Median Household Income	3.49%	2.63%	2.58%

2026 Households by Income	1 mile	3 miles	5 miles
<\$10,000	3.7%	3.8%	4.4%
\$10,000-14,999	1.1%	1.8%	2.9%
\$15,000-19,999	0.6%	1.8%	3.0%
\$20,000-24,999	1.3%	2.1%	3.2%
\$25,000-29,999	3.6%	3.3%	4.2%
\$30,000-34,999	0.7%	2.5%	4.2%
\$35,000-39,999	1.7%	3.7%	4.7%
\$40,000-44,999	3.8%	4.4%	5.0%
\$45,000-49,999	3.4%	3.6%	3.7%
\$50,000-59,999	3.7%	6.0%	6.7%
\$60,000-74,999	10.3%	9.8%	11.1%
\$75000-99999	14.5%	16.5%	15.7%
\$100,000-124,999	10.7%	10.1%	8.9%
\$125,000-149,999	9.4%	7.5%	6.3%
\$150000-199999	7.9%	9.8%	7.3%
\$200,000-249,999	9.6%	5.4%	3.7%
\$250,000-299,999	5.6%	3.0%	2.0%
\$300,000-399,999	0.9%	1.3%	1.0%
\$400,000-499,999	0.1%	0.2%	0.1%
\$500,000+	7.5%	3.5%	2.0%
Median Household Income	\$103,046	\$84,045	\$70,363
Average Household Income	\$153,921	\$119,089	\$97,934
Per Capita Income	\$62,670	\$53,281	\$43,788

Market Profile

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407 4

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407

Rings: 1, 3, 5 mile radii



Population Summary

	1 mile	3 miles	5 miles
2010 Total Population	8,569	42,401	115,970
2020 Total Population	8,676	46,138	125,753
2020 Group Quarters	88	282	1,212
2026 Total Population	8,875	47,437	128,278
2026 Group Quarters	89	284	1,238
2031 Total Population	8,834	48,490	129,948
2026-2031 Annual Rate	-0.09%	0.44%	0.26%
2026 Total Daytime Population	5,860	44,982	146,415
Workers	2,152	22,870	84,756
Residents	3,708	22,112	61,659

Household Summary

2010 Total Households	3,240	17,831	49,136
2010 Average Household Size	2.62	2.36	2.34
2020 Total Households	3,392	19,966	54,188
2020 Average Household Size	2.53	2.30	2.30
2026 Total Households	3,579	21,207	57,158
2026 Average Household Size	2.45	2.22	2.22
2031 Total Households	3,632	22,091	58,807
2031 Average Household Size	2.41	2.18	2.19
2026-2031 Annual Rate	0.29%	0.82%	0.57%
2026 Families	2,380	12,459	31,876
2026 Average Family Size	3.05	2.88	2.94
2031 Families	2,395	12,873	32,530
2031 Average Family Size	3.00	2.84	2.91
2026-2031 Growth Rate	0.13%	0.66%	0.41%

Median Household Income

2026	\$103,046	\$84,045	\$70,363
2031	\$122,336	\$95,677	\$79,914



Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	\$62,670	\$53,281	\$43,788
2031	\$76,574	\$63,534	\$52,210

2026 Households by Income

Household Income Base	3,579	21,208	57,158
<\$10,000	3.7%	3.8%	4.4%
\$10,000-14,999	1.1%	1.8%	2.9%
\$15,000-19,999	0.6%	1.8%	3.0%
\$20,000-24,999	1.3%	2.1%	3.2%
\$25,000-29,999	3.6%	3.3%	4.2%
\$30,000-34,999	0.7%	2.5%	4.2%
\$35,000-39,999	1.7%	3.7%	4.7%
\$40,000-44,999	3.8%	4.4%	5.0%
\$45,000-49,999	3.4%	3.6%	3.7%
\$50,000-59,999	3.7%	6.0%	6.7%
\$60,000-74,999	10.3%	9.8%	11.1%
\$75000-99999	14.5%	16.5%	15.7%
\$100,000-124,999	10.7%	10.1%	8.9%
\$125,000-149,999	9.4%	7.5%	6.3%
\$150000-199999	7.9%	9.8%	7.3%
\$200,000-249,999	9.6%	5.4%	3.7%
\$250,000-299,999	5.6%	3.0%	2.0%
\$300,000-399,999	0.9%	1.3%	1.0%
\$400,000-499,999	0.1%	0.2%	0.1%
\$500,000+	7.5%	3.5%	2.0%
Average Household Income	\$153,921	\$119,089	\$97,934

2026 Affordability, Mortgage and Wealth

Housing Affordability Index	138	110	102
Percent of Income for Mortgage	16.9%	21.2%	22.5%
Wealth Index	128	96	74

Median Home Value

2026	\$295,525	\$302,516	\$269,171
2031	\$395,033	\$412,117	\$374,147

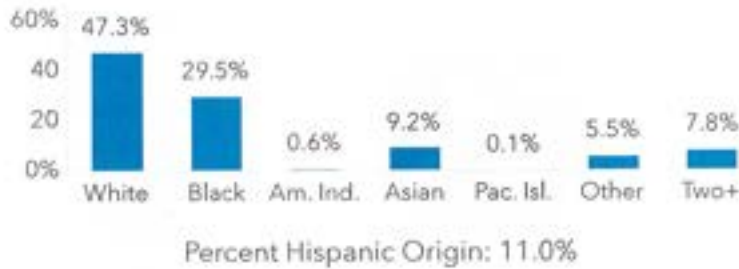
Graphic Profile

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407

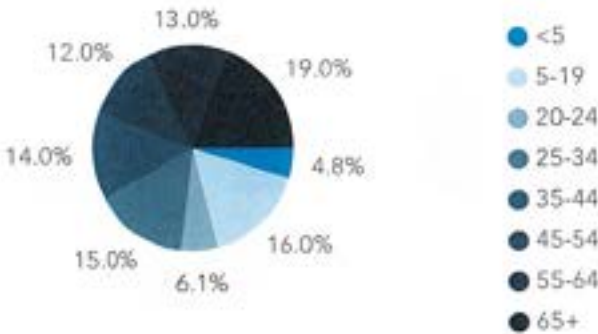


Ring: 3 mile radius

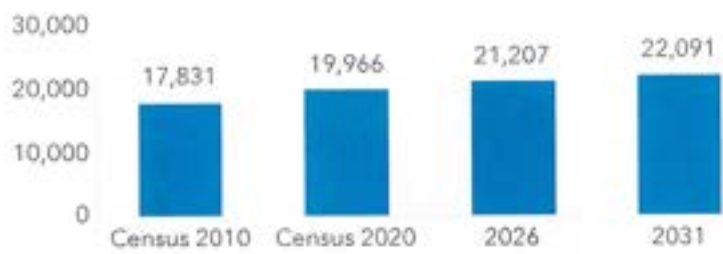
Population by Race



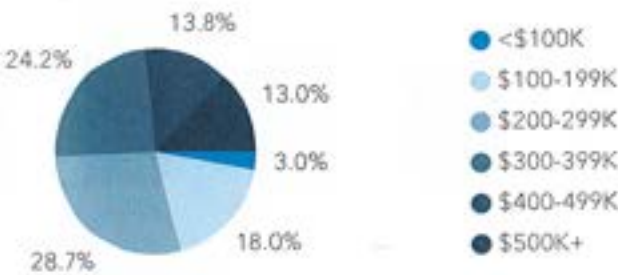
Population by Age



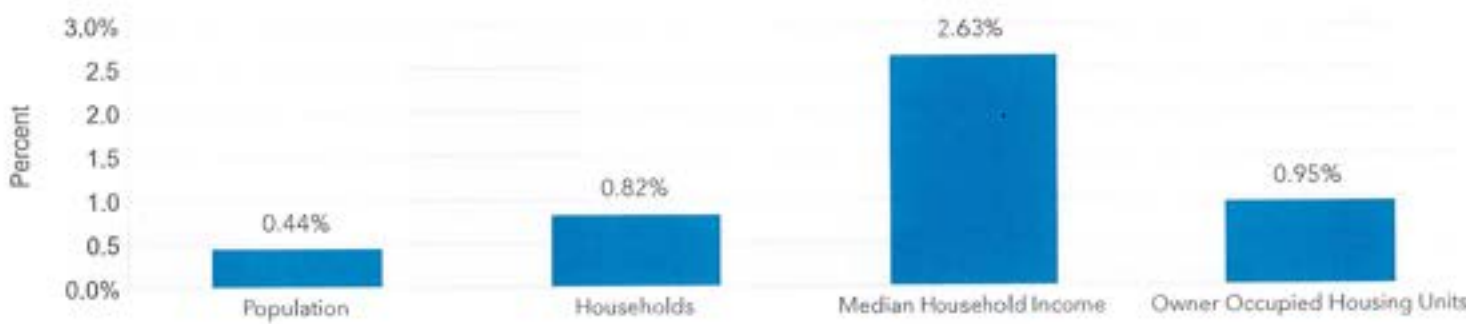
Households



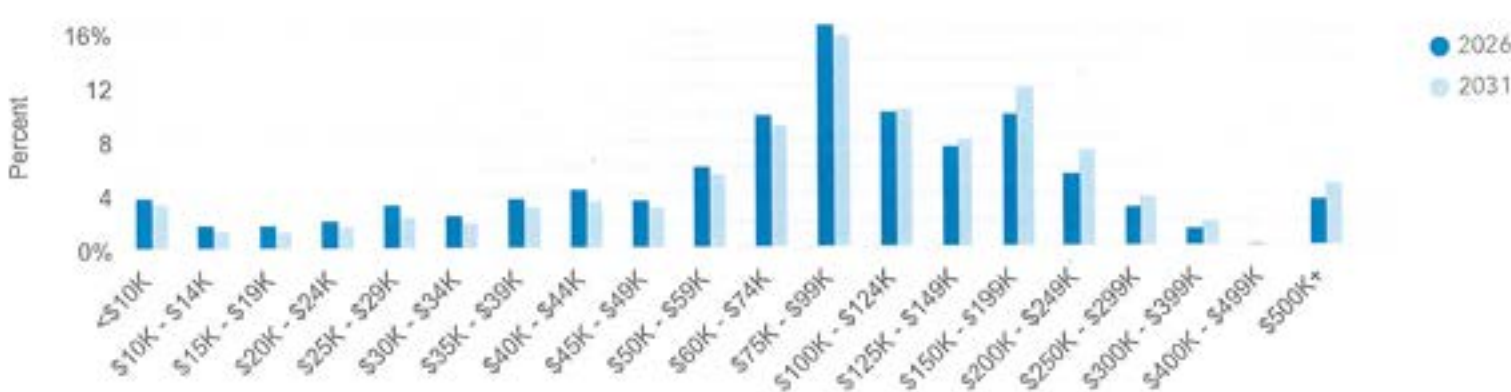
Home Value



2026-2031 Annual Growth Rate



Household Income



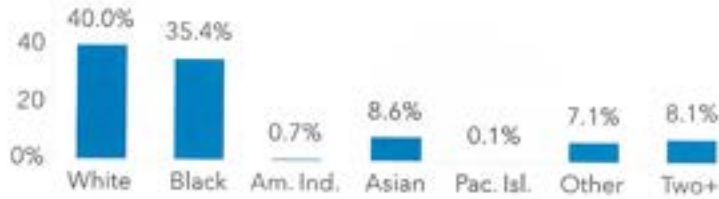
Graphic Profile

5500 Adams Farm Ln, Suite 108, Greensboro, North Carolina, 27407



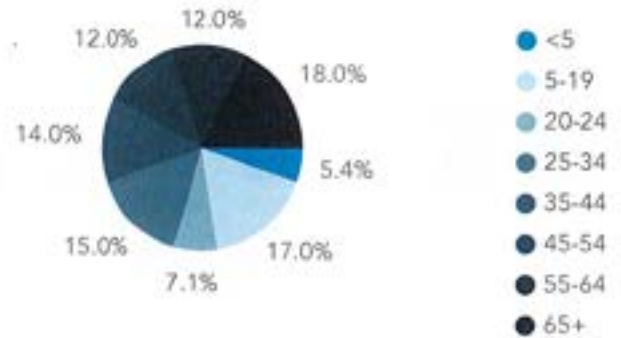
Ring: 5 mile radius

Population by Race

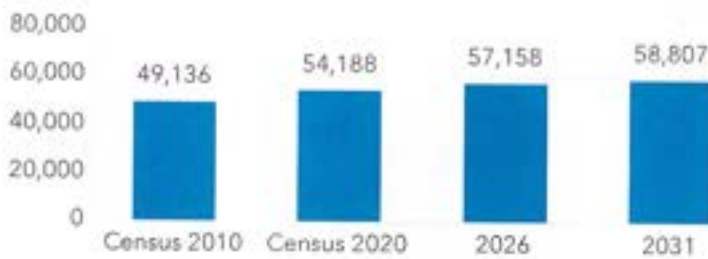


Percent Hispanic Origin: 13.1%

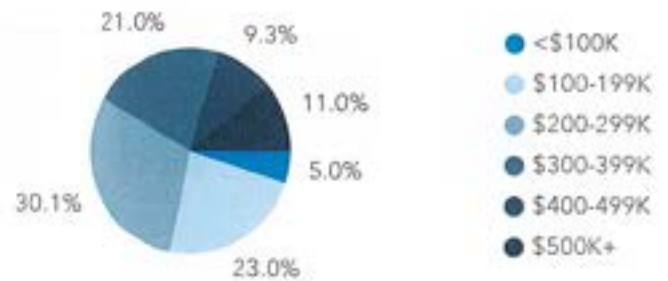
Population by Age



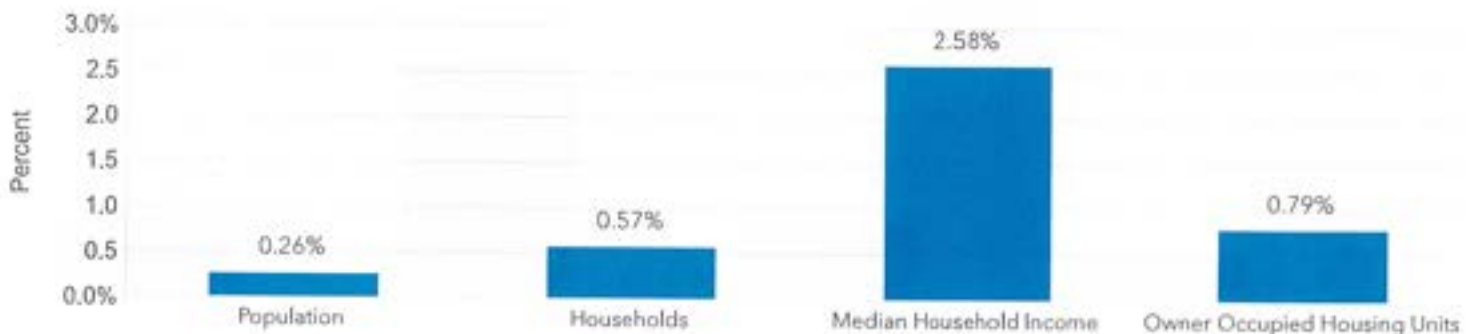
Households



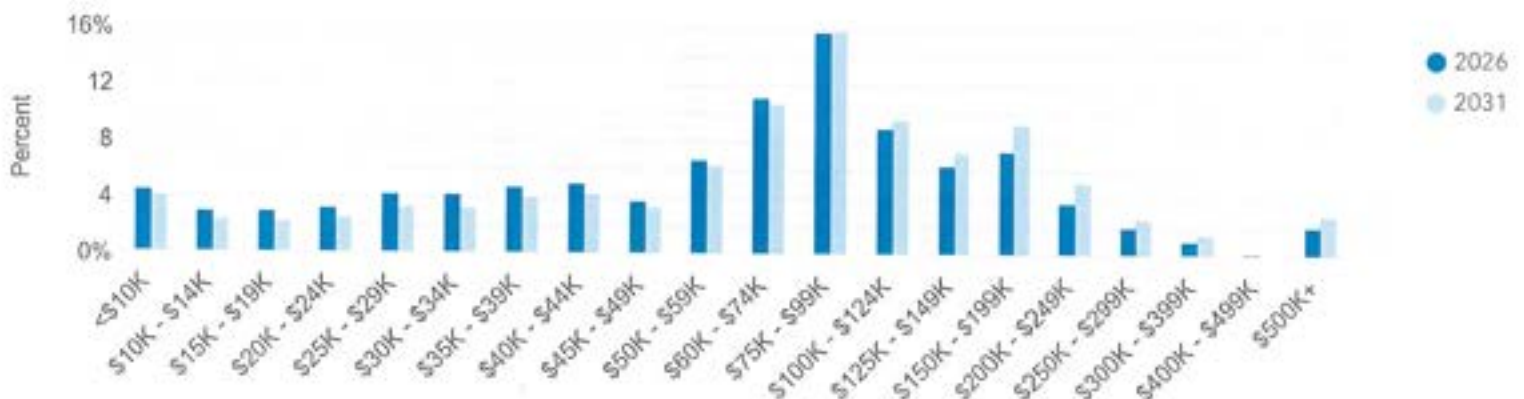
Home Value



2026-2031 Annual Growth Rate



Household Income



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.

 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



NC REALTORS®

Page 1 of 1

STANDARD FORM 521

Revised 7/2022

© 7/2025