

Asking Price: \$495,000 / For Lease \$2,500 NNN



**RANI HUSSAMI, CCIM**  
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Broker  
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**VSTOL COMMERCIAL REAL ESTATE**  
2517 Duck Club Rd Greensboro  
NC 27410

## Property Description

Formerly the historic Music Barn—offers a truly unique creative space. Featuring an open floor plan, high ceilings, and expansive windows, the property is filled with natural light and character. With its blend of historic charm and modern updates, the space is ideal for a recording studio, performance venue, retail use, or event space. A rare opportunity in a prime

## Location Description

920 S. Chapman Street is centrally located in Greensboro, just minutes from Downtown, UNCG, and major business corridors. The property offers convenient access to Gate City Blvd, I-40, and I-85, Surrounded by established neighborhoods and growing commercial activity, the location supports a wide range of creative and retail uses.

## Highlights

**Building Size:** 9688 SF

**Lot Size:** 0.22

**Zoning:** C-M





# INTERIOR PHOTO

Music Barn

920 South Chapman Street | Greensboro, NC 27403



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# AERIAL MAP

Music Barn

920 South Chapman Street | Greensboro, NC 27403

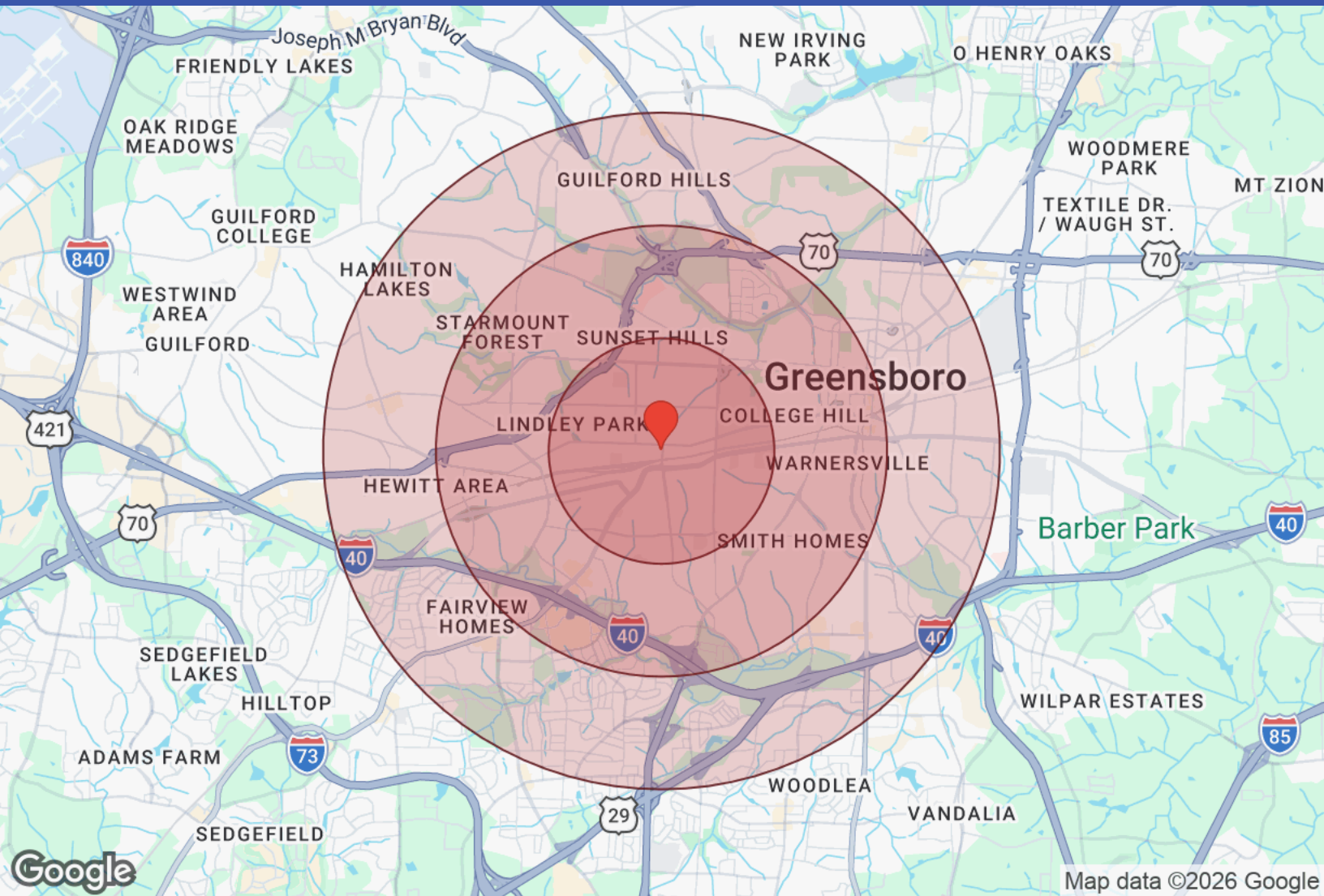




# DEMOGRAPHICS

Music Barn

920 South Chapman Street | Greensboro, NC 27403



Map data ©2026 Google

Distance: 1 Mile 2 Miles 3 Miles

| Population       | 1 Mile | 2 Miles | 3 Miles |
|------------------|--------|---------|---------|
| Male             | 10,856 | 28,994  | 52,318  |
| Female           | 5,514  | 19,827  | 41,597  |
| Total Population | 16,370 | 48,821  | 93,915  |

| Race / Ethnicity | 1 Mile | 2 Miles | 3 Miles |
|------------------|--------|---------|---------|
| White            | 7,566  | 19,782  | 35,904  |
| Black            | 5,888  | 19,646  | 40,224  |
| Am In/AK Nat     | 43     | 132     | 235     |
| Hawaiian         | 11     | 24      | 38      |
| Hispanic         | 1,629  | 5,610   | 10,706  |
| Asian            | 642    | 2,060   | 4,151   |
| Multiracial      | 542    | 1,445   | 2,470   |
| Other            | 49     | 117     | 188     |

| Housing         | 1 Mile | 2 Miles | 3 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 5,551  | 19,388  | 39,994  |
| Occupied        | 5,076  | 17,654  | 36,526  |
| Owner Occupied  | 1,817  | 6,462   | 14,494  |
| Renter Occupied | 3,259  | 11,192  | 22,032  |
| Vacant          | 476    | 1,733   | 3,468   |

| Age          | 1 Mile | 2 Miles | 3 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,502  | 6,578   | 14,173  |
| Ages 15 - 24 | 7,728  | 16,069  | 24,982  |
| Ages 25 - 54 | 4,764  | 16,448  | 33,655  |
| Ages 55 - 64 | 1,150  | 4,409   | 9,257   |
| Ages 65+     | 1,225  | 5,316   | 11,847  |

| Income          | 1 Mile   | 2 Miles  | 3 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$60,904 | \$54,286 | \$58,309 |
| Under \$15k     | 772      | 2,731    | 4,659    |
| \$15k - \$25k   | 379      | 1,751    | 3,300    |
| \$25k - \$35k   | 410      | 1,433    | 2,906    |
| \$35k - \$50k   | 535      | 2,327    | 4,856    |
| \$50k - \$75k   | 957      | 2,854    | 6,801    |
| \$75k - \$100k  | 780      | 2,345    | 4,494    |
| \$100k - \$150k | 524      | 2,072    | 4,422    |
| \$150k - \$200k | 408      | 1,128    | 2,354    |
| Over \$200k     | 311      | 1,015    | 2,735    |



**Rani Hussami, CCIM**

**Principal, Broker**

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



**Chelsea Reynolds, MBA**

**Broker**

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.