



TRACKS

300 W Gate City Blvd Greensboro, NC 27406

PROPERTY HIGHLIGHTS

- 10+ Acres in Downtown Greensboro near to UNC-Greensboro (20,000+ students)
- Proposed mixed use development incorporating outdoor and indoor event space, co-working, food hall, macro-shops, apartments and more
- 40,000 ADT located on the intersection of West Gate City Blvd. and Eugene St.
- Proposed ABC permit for entire site
- Pedestrian friendly
- Zoned CB
- Lat: 36.065109 Long: -79.793750

KICK ASS CONCEPTS

336.601.0000 | kickassconcepts.com



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OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	36,279 SF
Available SF:	1,152 - 2,629 SF

PROPERTY OVERVIEW

On the corner of W. Gate City Boulevard and Eugene Street (40,000 ADT), our 3-acre Tracks Bazaar is fittingly named, hemmed in by train tracks of Downtown Greensboro. What was once a railroad warehouse and lumberyard area is now developing into a multi-purposed entertainment center!

With oodles and oodles of street art (and more to come), an outdoor event venue conducive for live music and food trucks, and build-to-suit micro-shops, this space is a hub of creativity humming with vibrancy. Not only is the area pedestrian friendly, but it is also close to UNCG, Greensboro College, and NC A&T. There is also a proposed ABC permit for the entire site. Restaurant, retail, or whatever your niche, there's an avenue at Tracks for you!

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EXECUTIVE SUMMARY

LANCE WOOD
336.339.7036
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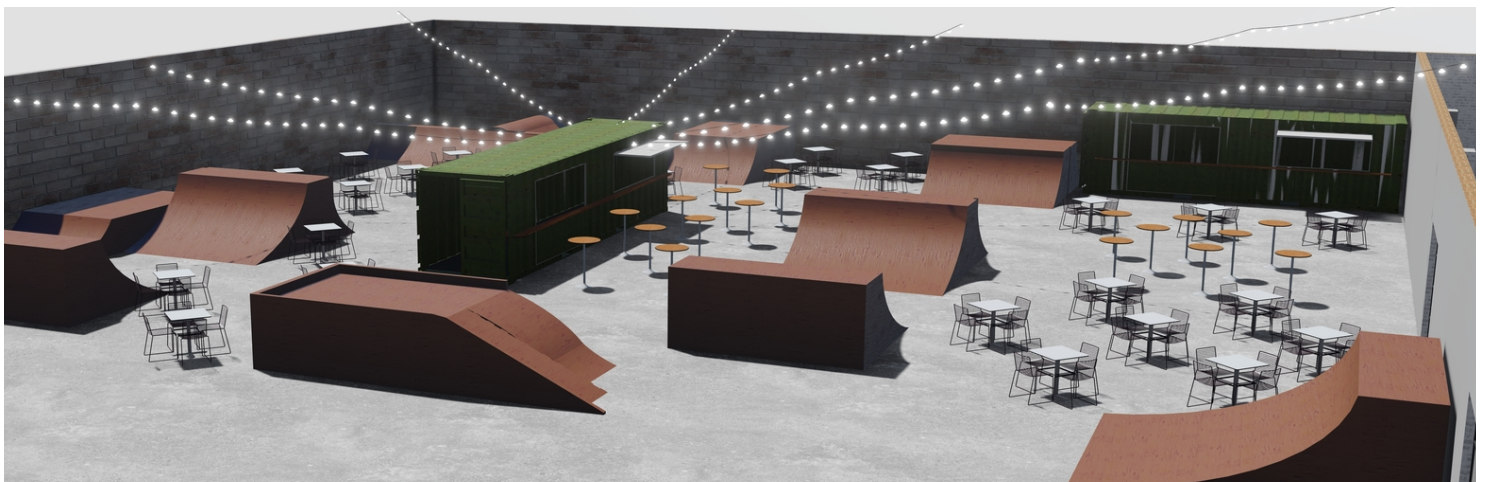
**BUILDING 1
AT TRACKS**

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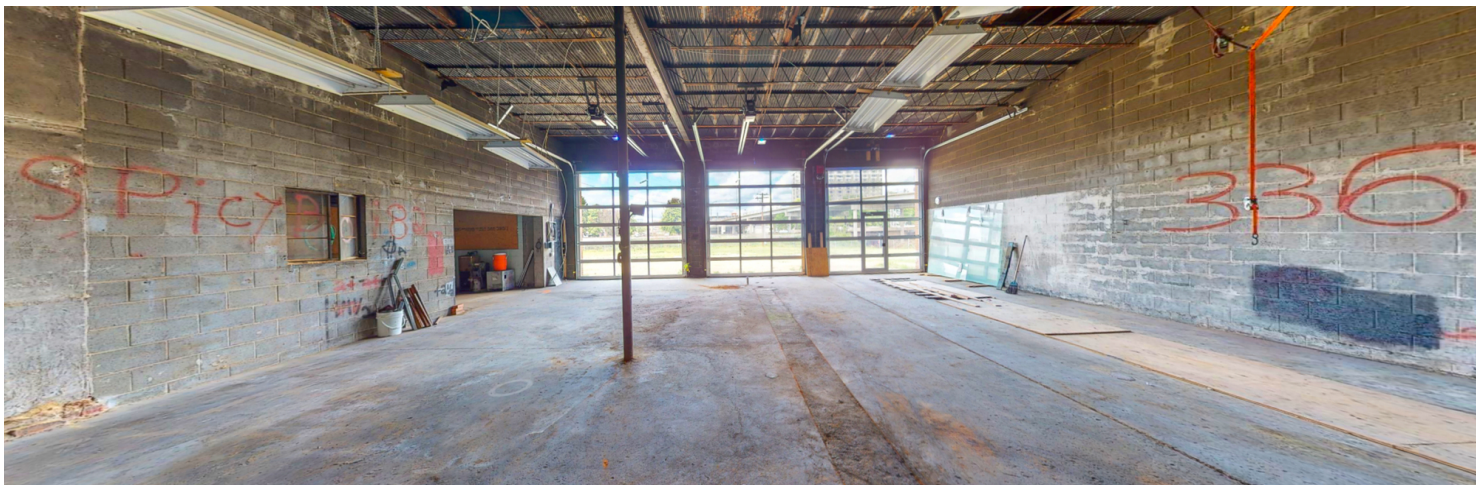
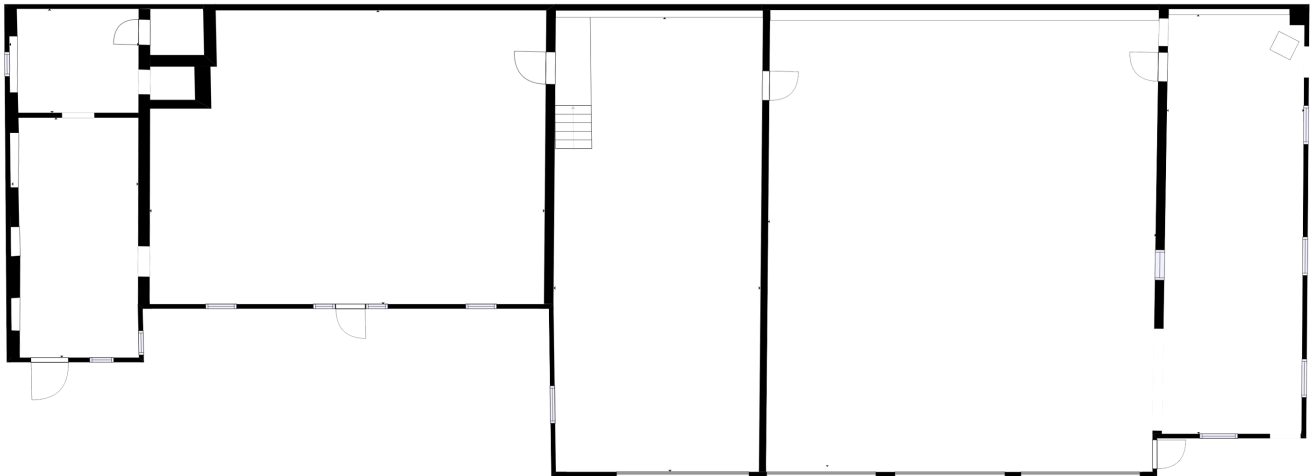
**FORMER
HABITAT**

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**FEDERAL PL.
AT TRACKS**

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TRACKS

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**RADIO TOWER
LAND**

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**PROPOSED
RENDERS**

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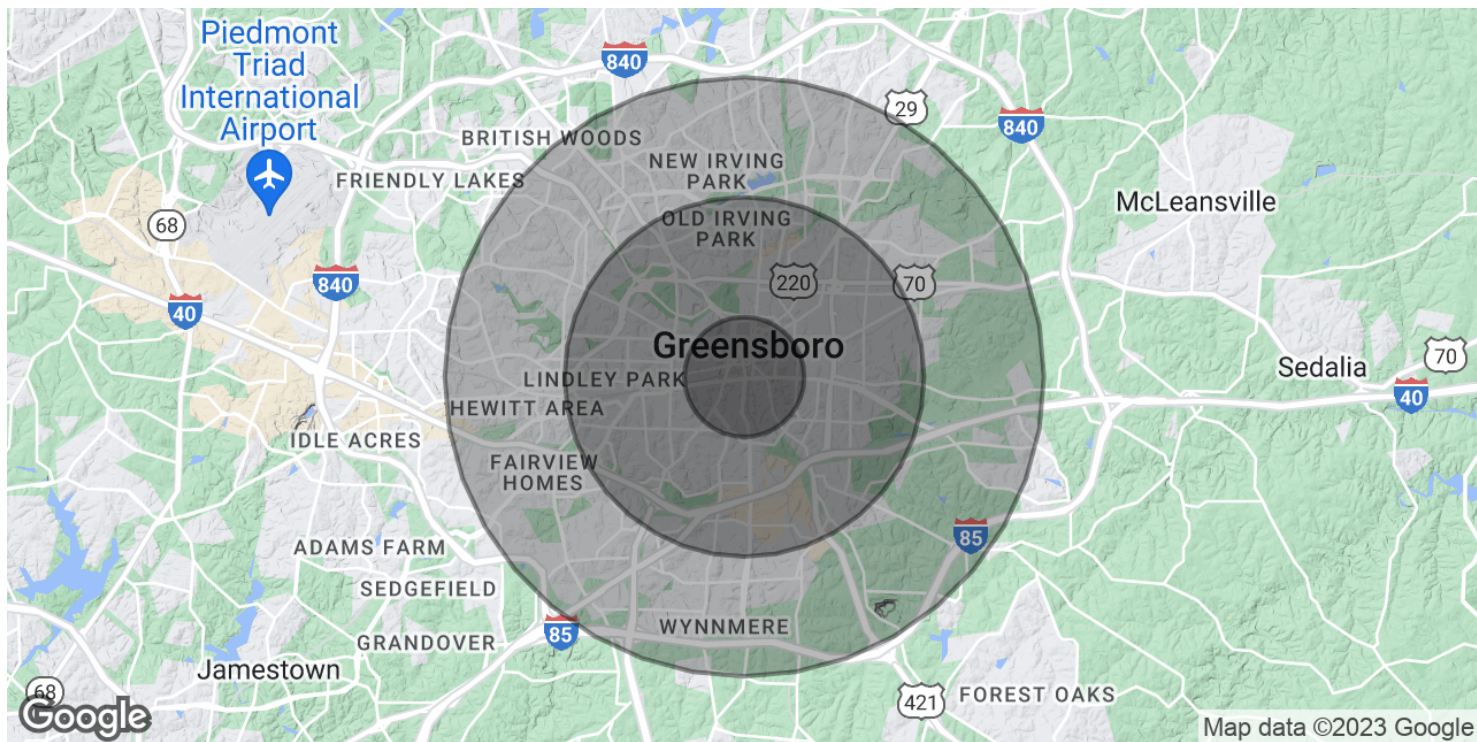
**RETAILER
MAP**

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,718	83,093	184,284
Average age	28.9	32.4	34.6
Average age (Male)	27.0	30.8	33.0
Average age (Female)	29.7	34.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,202	31,954	73,355
# of persons per HH	3.0	2.6	2.5
Average HH income	\$33,665	\$50,426	\$54,300
Average house value	\$145,000	\$227,908	\$178,881

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS MAP & REPORT

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