



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408

PROPERTY HIGHLIGHTS

- Office and retail space situated in Midtown Greensboro
Located in the heart of the Restaurant & Entertainment District
- Restaurants & Entertainment nearby: RED Cinemas, Pig Pounder Brewery, Mac's Speed Shop, Scratch & more
- Retailers Nearby: Sheetz, BB&T, The Tiny Greenhouse, Red Collection & more
- Lat: 36.086711 Long: -79.804337

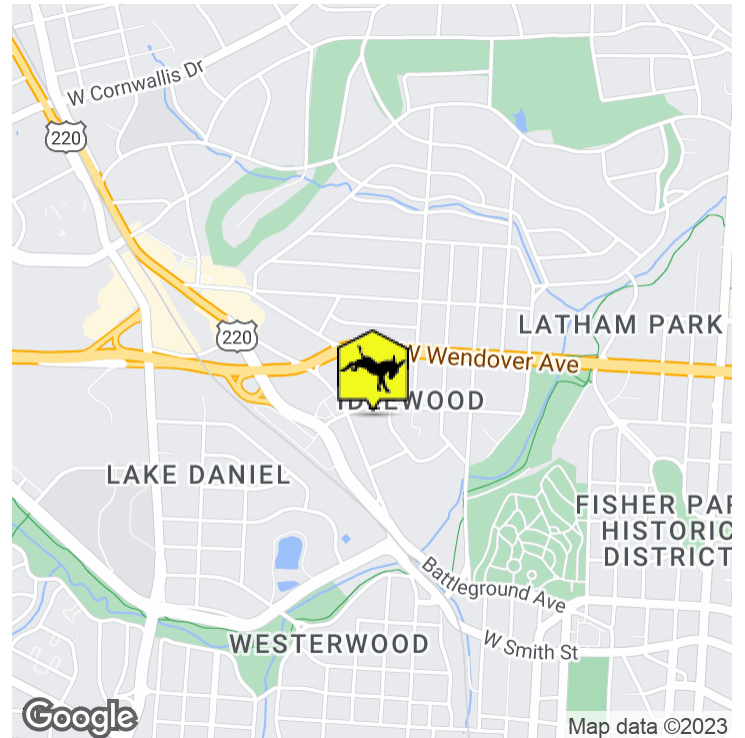
KICK ASS CONCEPTS

336.601.0000 | kickassconcepts.com



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OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	25,032 SF
Available SF:	100 - 1,030 SF
Lot Size:	1.02 Acres
Number of Units:	36
Year Built:	1970
Zoning:	LI-Light Industrial

PROPERTY OVERVIEW

One of our most recognizable properties due to its famous street art covered facade 1205 W Bessemer offers flexible office space in the rapidly growing and developing midtown area of Greensboro. Not only does it offer easy access to both Downtown Greensboro and Green Valley Office Park but it is also surrounded by vibrant retail and dining options. Nearby vendors include Pig Pounder Brewery & Pavilion, Sheetz, Red Cinema, Tiny Greenhouse, Scratch, Mac's Speedway.

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**EXECUTIVE
SUMMARY**

LANCE WOOD
336.339.7036
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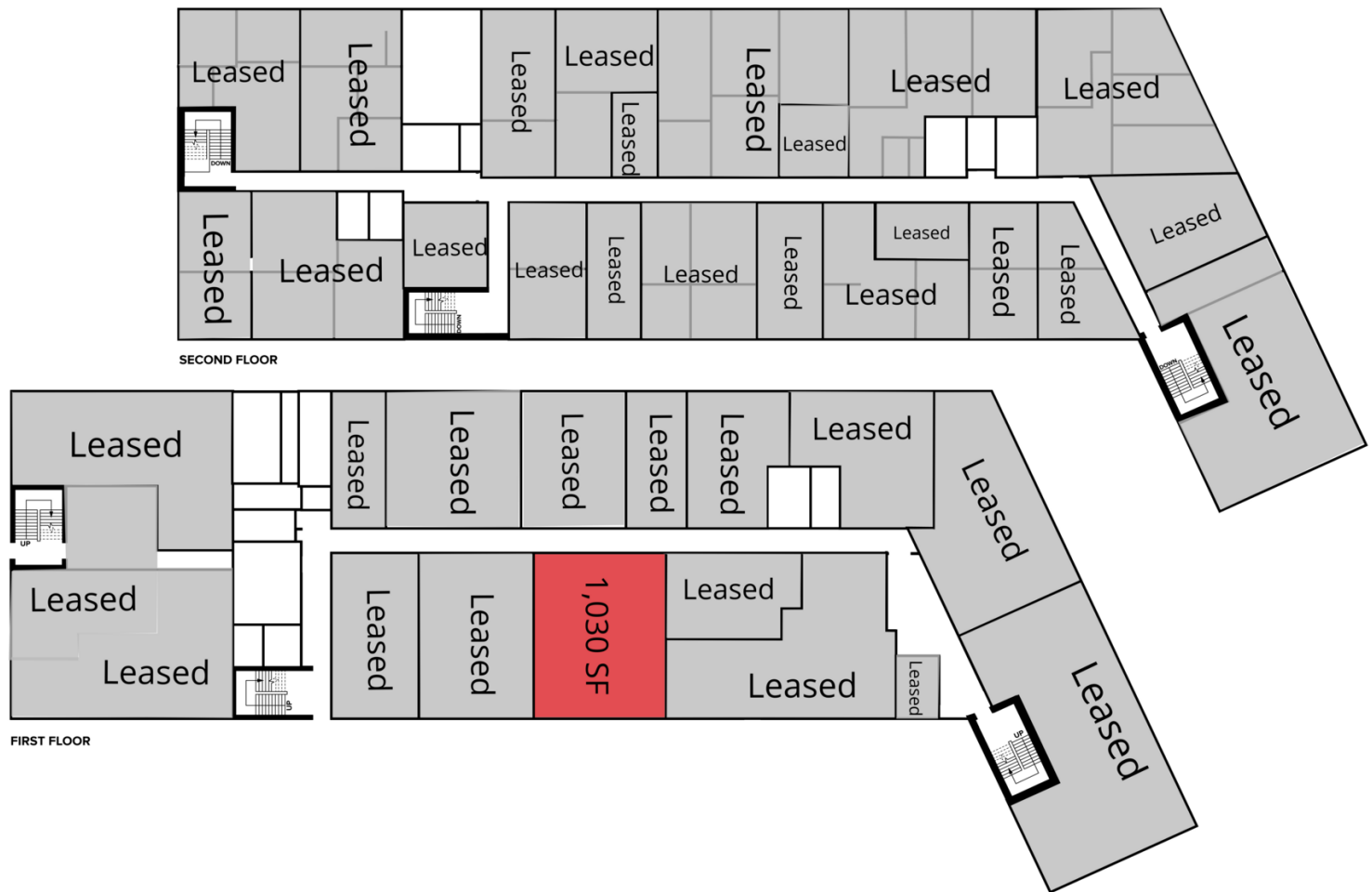
**ADDITIONAL
PHOTOS**

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AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
Unit 109	Available	1,030 SF	Market Rate



PLANS

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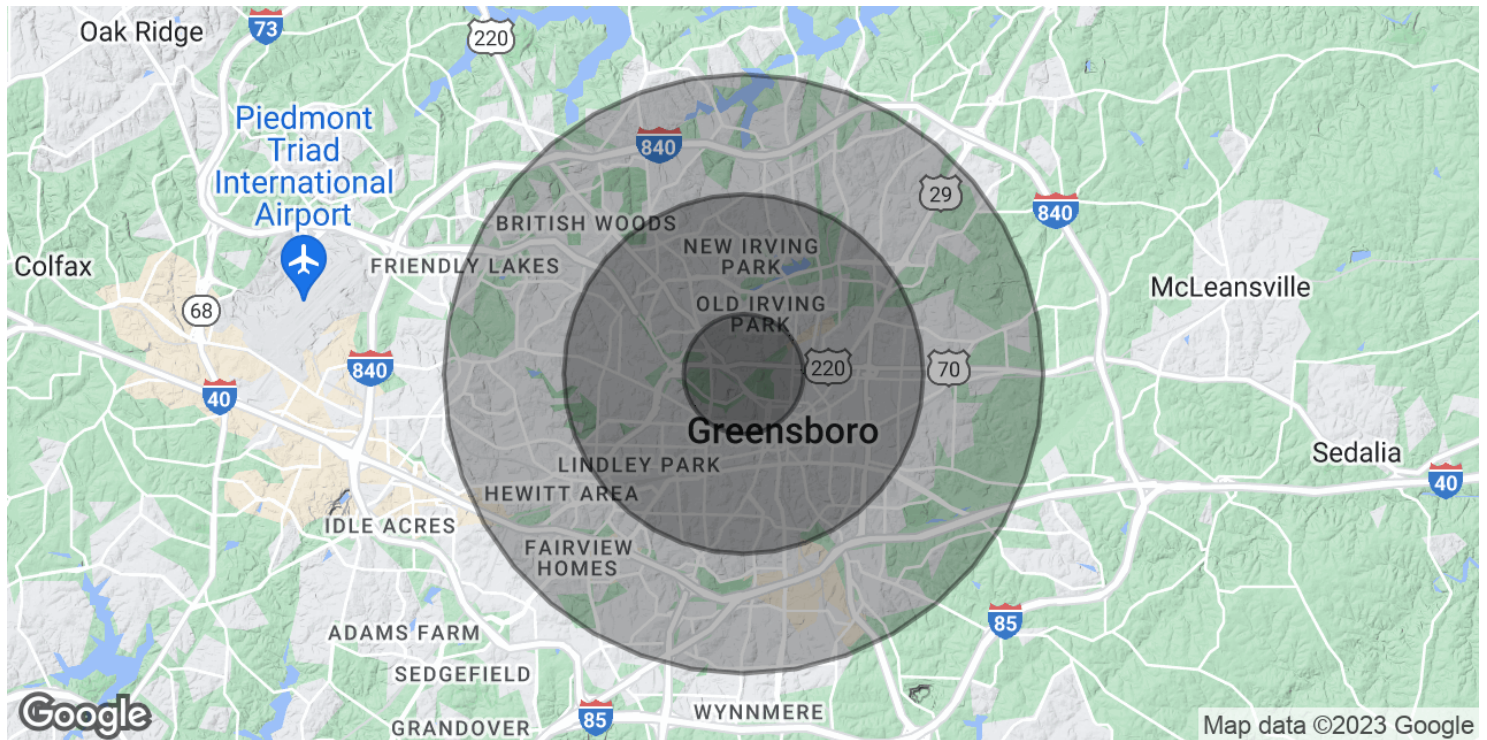
**RETAILER
MAP**

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,898	92,399	205,154
Average Age	39.4	34.6	35.7
Average Age (Male)	37.8	32.6	33.9
Average Age (Female)	40.7	35.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,247	38,761	91,393
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$95,420	\$63,881	\$61,494
Average House Value	\$277,253	\$172,411	\$157,717

* Demographic data derived from 2020 ACS - US Census



**DEMOGRAPHICS
MAP & REPORT**

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