



1 - WESTOVER GALLERY OF SHOPS

1410 Westover Terrace Greensboro, NC 27408

PROPERTY HIGHLIGHTS

- 7-phase, 100,000 SF specialty center
- Architecturally superior structures and intricate design with large display windows and illuminated and covered walkways
- Located at the intersection of Westover Terrace (20,000 ADT) and Wendover Ave. (52,000 ADT) with easy access to Battleground Ave. (31,000 ADT)
- Adjacent to Green Valley Office Park (1.5 million SF) and high-income Irving Park
- Close to downtown, all 3 area hospitals & UNC-Greensboro (20,000 Students)
- Lat: 36.089777 Long: -79.813231

KICK ASS CONCEPTS

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OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	100,000 SF
Available SF:	4,128 - 6,720 SF
Lot Size:	8.94 Acres
Number of Units:	25
Renovated:	2015
Zoning:	CD-C-M
Traffic Count:	20,000

PROPERTY OVERVIEW

The recently announced deal to bring Publix to this part of Greensboro adds even more appeal to this already high demand shopping center. Centrally located in Greensboro this shopping center spans from the intersection of Wendover Ave and Westover Terrace to Green Valley Rd and Battleground Ave. Westover Gallery of Shops is in the middle of high-income Irving Park, Green Valley Office Park, bounteous shopping, a diverse selection of restaurants, as well as many different places to exercise.

On top of being located in such an ideal area, Westover Gallery is still only a short distance from downtown, all three area hospitals and UNC Greensboro. Home to both local and nationally recognized tenants, such as Orange Theory Fitness, Great Outdoor Provision Co., Brixx, Ideal Image, Chipotle, World of Beer, and many more.



**EXECUTIVE
SUMMARY**

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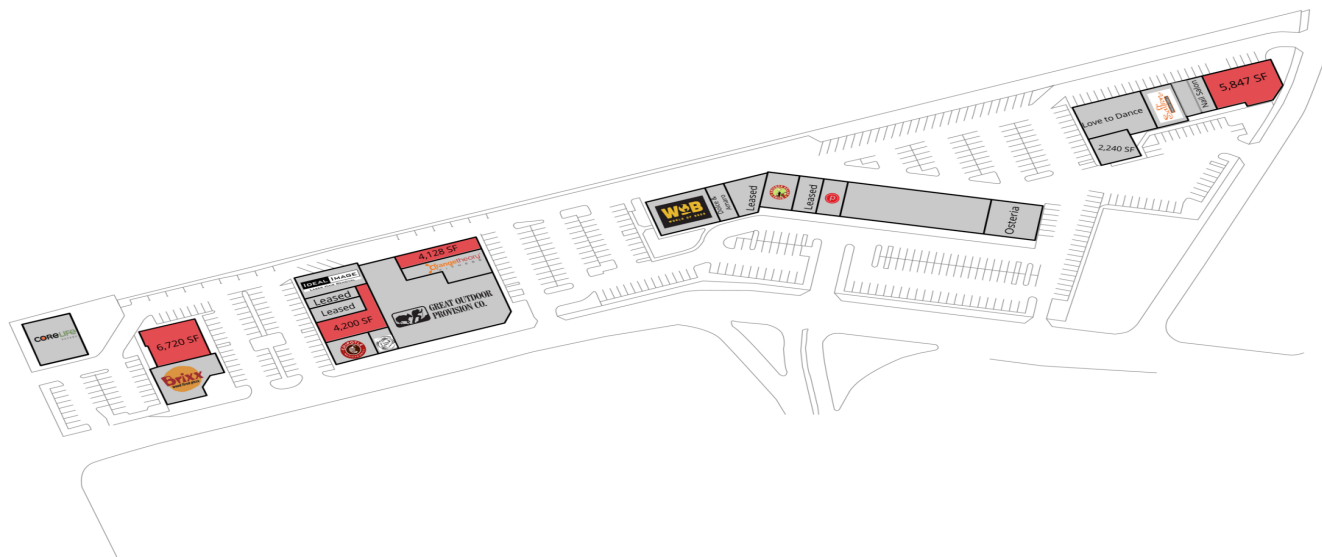
**ADDITIONAL
PHOTOS**

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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
1420 Westover Terrace Unit B & C	4,203 SF	NNN	Market Rate
1424 Westover Terrace Unit 102	6,720 SF	NNN	Market Rate
1500 Mill St Unit 101 - Former Taste of Thai	5,847 SF	NNN	Market Rate
1410 Westover Terrace Unit 101 A	4,128 SF	NNN	Market Rate



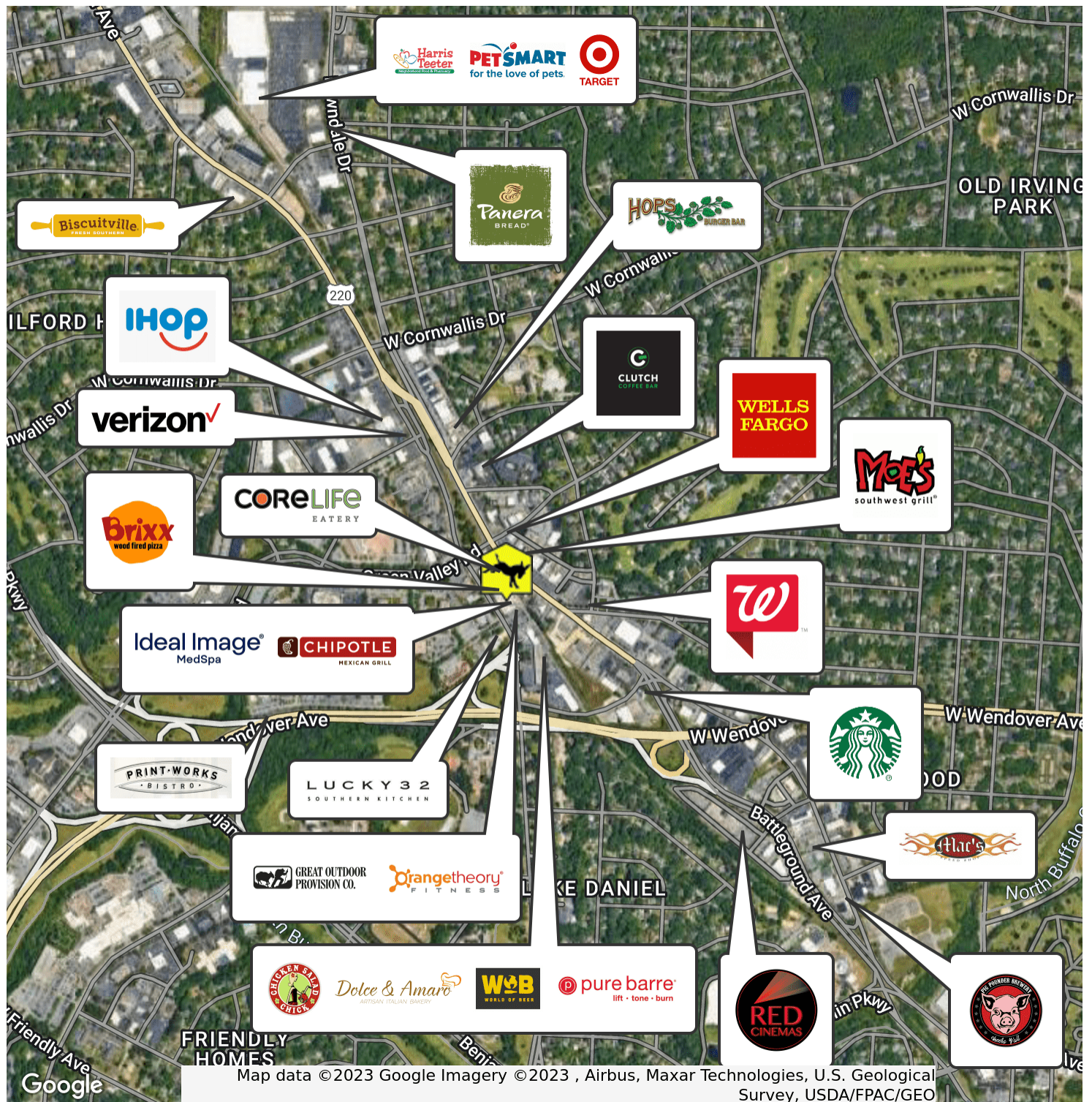
PLANS

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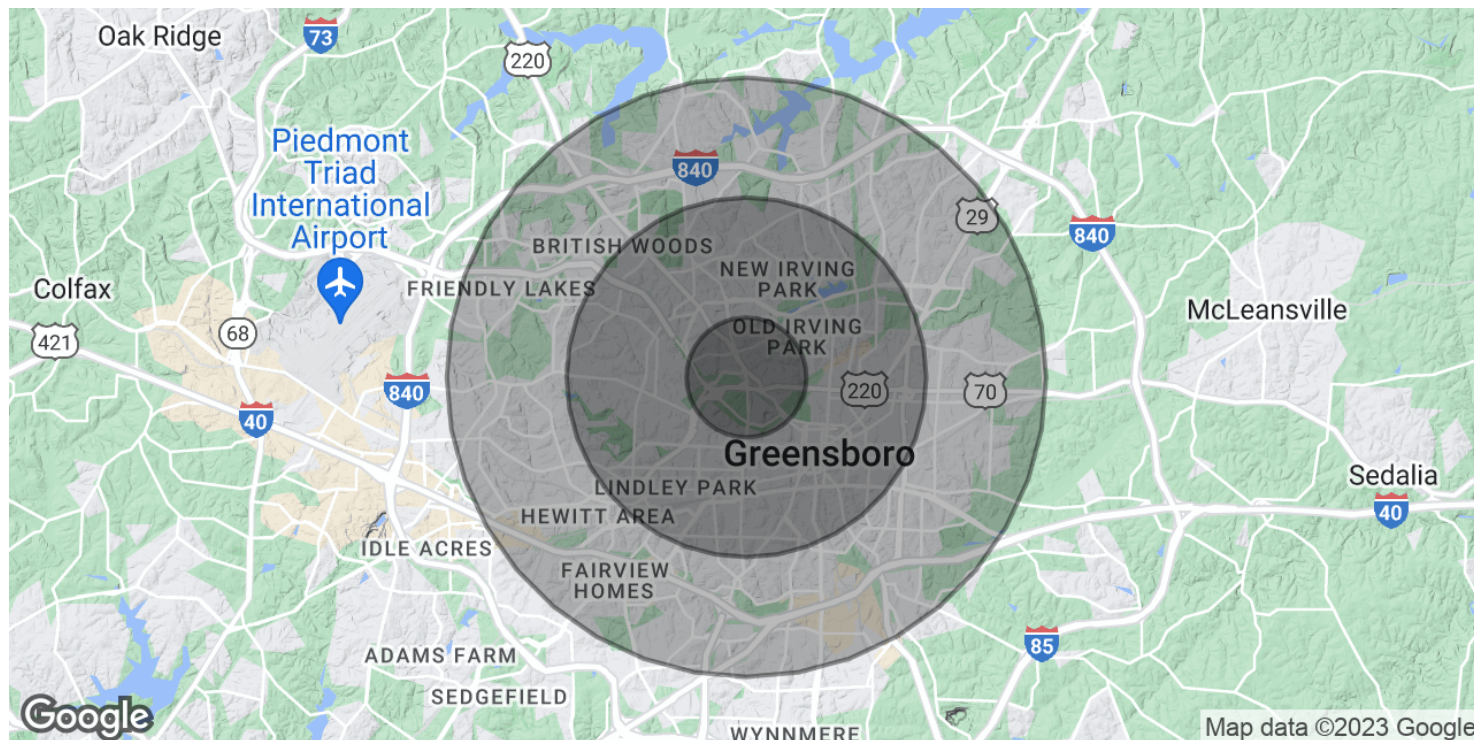
**RETAILER
MAP**

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,546	83,121	207,853
Average Age	39.0	35.5	35.1
Average Age (Male)	38.0	34.6	33.7
Average Age (Female)	40.6	36.6	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,445	33,739	84,426
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$98,507	\$69,194	\$60,986
Average House Value	\$296,834	\$248,441	\$211,057

* Demographic data derived from 2020 ACS - US Census



**DEMOGRAPHICS
MAP & REPORT**

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