



RETAIL PROPERTY FOR LEASE

WENDOVER VILLAGE

4215 W. WENDOVER AVENUE, SUITE J, GREENSBORO, NC 27407



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This retail center is located on a highly trafficked thoroughfare in the region that connects Greensboro to High Point.

PROPERTY HIGHLIGHTS

- Three points of ingress/egress with two signalized access points on Wendover Road
- Significant daytime and nighttime traffic
- Strongest retailer mix in the trade area with 96% of GLA comprised of national/regional retailers
- Anchors: Five Below, Golf Galaxy, Petco, TJ Maxx, Costco

OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	1,300 - 1,304 SF
Lot Size:	14.63 Acres
Building Size:	171,711 SF
Traffic Counts:	48,000 AADT (W. Wendover Ave. @subject property)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,197	31,394	64,734
Total Population	6,325	70,762	151,952
Average HH Income	\$54,997	\$61,598	\$65,967

SPACES

SPACE SIZE

Suite 20/J	1,300 SF
Suite 35	1,304 SF

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SITE PLANS



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DEMOGRAPHICS



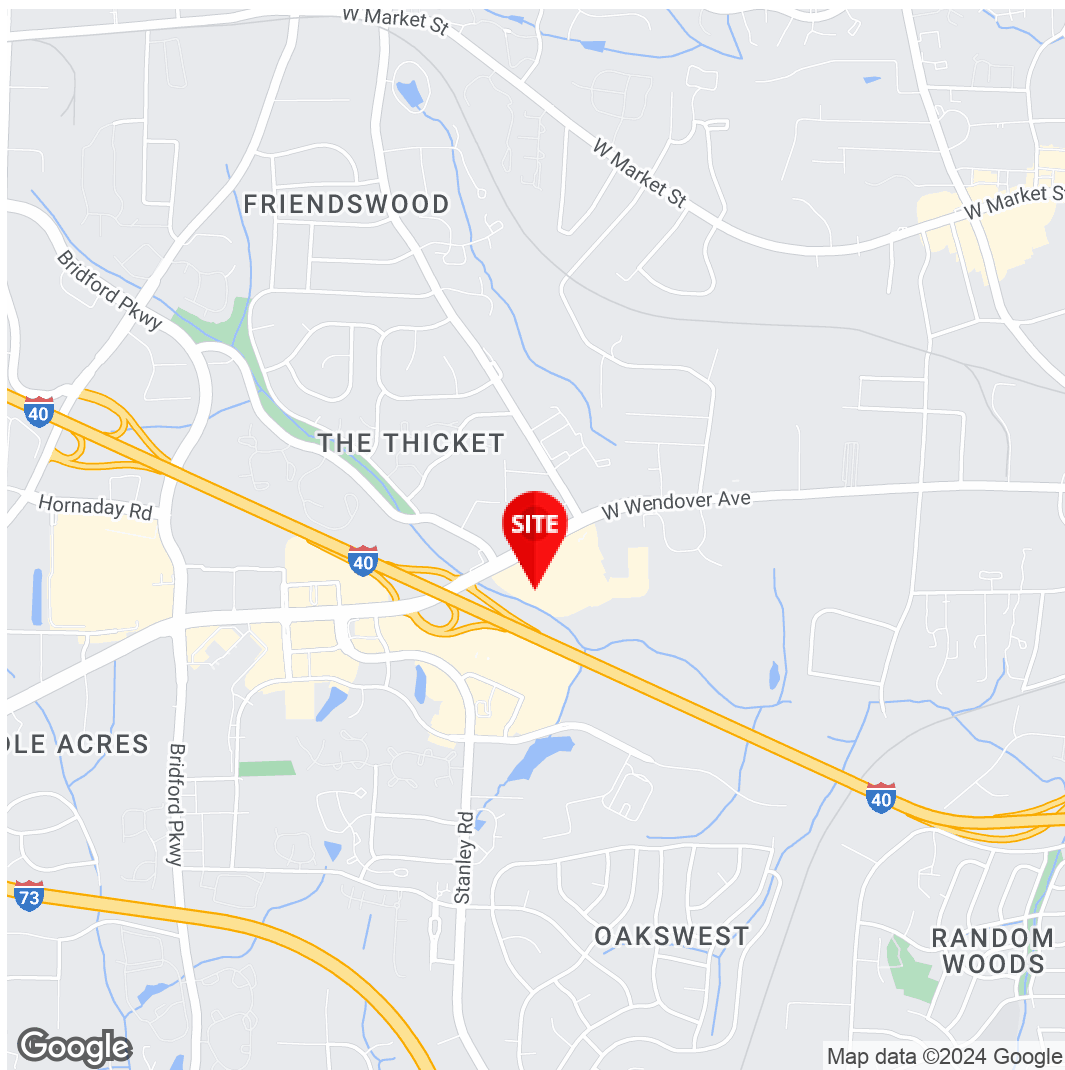
	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,367	67,005	147,037
Households	3,237	29,604	62,489
Families	1,482	15,659	34,716
Average Household Size	1.95	2.21	2.26
Owner Occupied Housing Units	1,518	13,554	33,769
Renter Occupied Housing Units	1,719	16,050	28,720
Median Age	33.5	33.0	34.1
2017 Summary			
Population	6,395	71,649	155,733
Households	3,229	31,649	66,122
Families	1,441	16,328	35,970
Average Household Size	1.96	2.21	2.26
Owner Occupied Housing Units	1,390	13,198	33,071
Renter Occupied Housing Units	1,838	18,451	33,051
Median Age	34.5	33.9	35.1
Median Household Income	\$43,296	\$44,786	\$47,392
Average Household Income	\$56,442	\$64,189	\$68,988
2022 Summary			
Population	6,661	75,060	162,291
Households	3,363	33,185	68,997
Families	1,481	16,938	37,183
Average Household Size	1.96	2.21	2.27
Owner Occupied Housing Units	1,445	13,641	34,149
Renter Occupied Housing Units	1,918	19,544	34,848
Median Age	35.5	34.4	35.9
Median Household Income	\$47,586	\$49,365	\$51,463
Average Household Income	\$65,432	\$72,298	\$76,782
Data for all businesses in area			
Total Businesses	606	3,456	7,786
Total Employees	9,260	43,814	119,963
Employee/Residential Population Ratio	145	61	77

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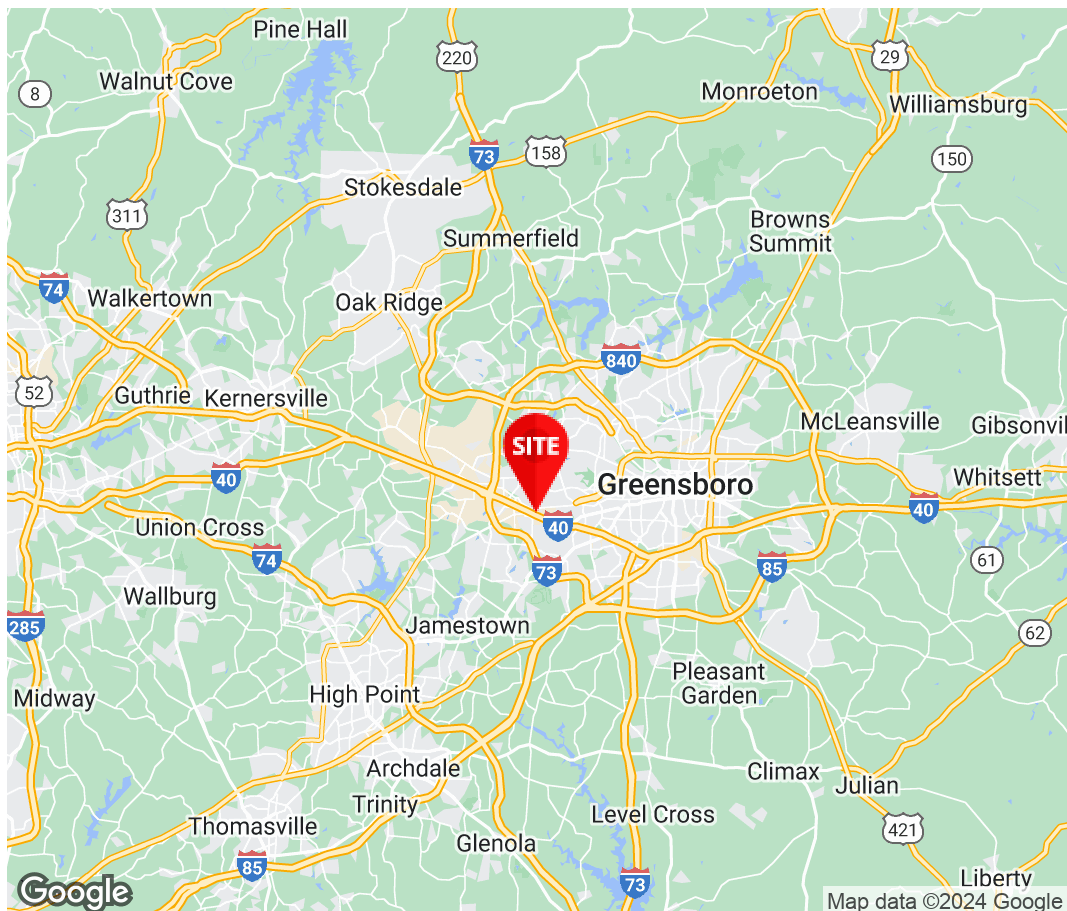
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ADDITIONAL PHOTOS





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