



KOTIS

TRACKS

300 W Gate City Blvd, Greensboro, NC 27406

PROPERTY HIGHLIGHTS

- Proposed 10+ Acres development located in Downtown Greensboro, Tracks Bazaar is being developed into a multi-purposed entertainment center
- Railyard warehouse space
- Build-to-suit microshops
- Outdoor music/event venue and permanent foodtruck park
- Proposed ABC permit for entire site
- Pedestrian friendly
- Close proximity to Union Square Campus, W Lewis St
- Connected to UNCG and Downtown
- LAT: 36.065107 LONG: -79.793458

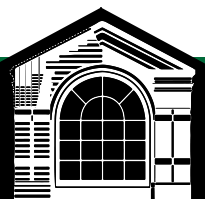
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ADDITIONAL
PHOTOS

LANCE WOOD

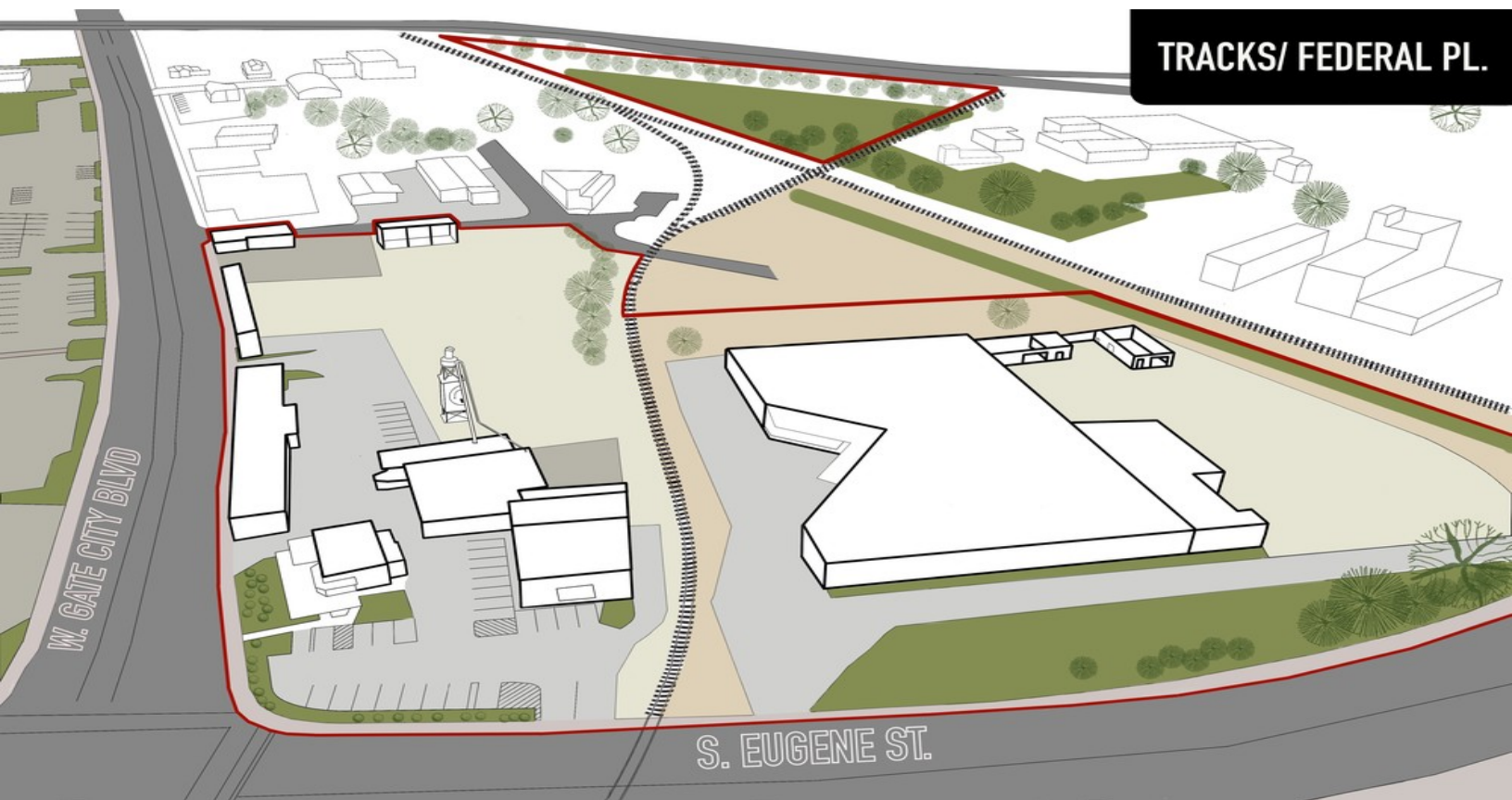
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SITE PLAN

LANCE WOOD

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RETAILER MAP

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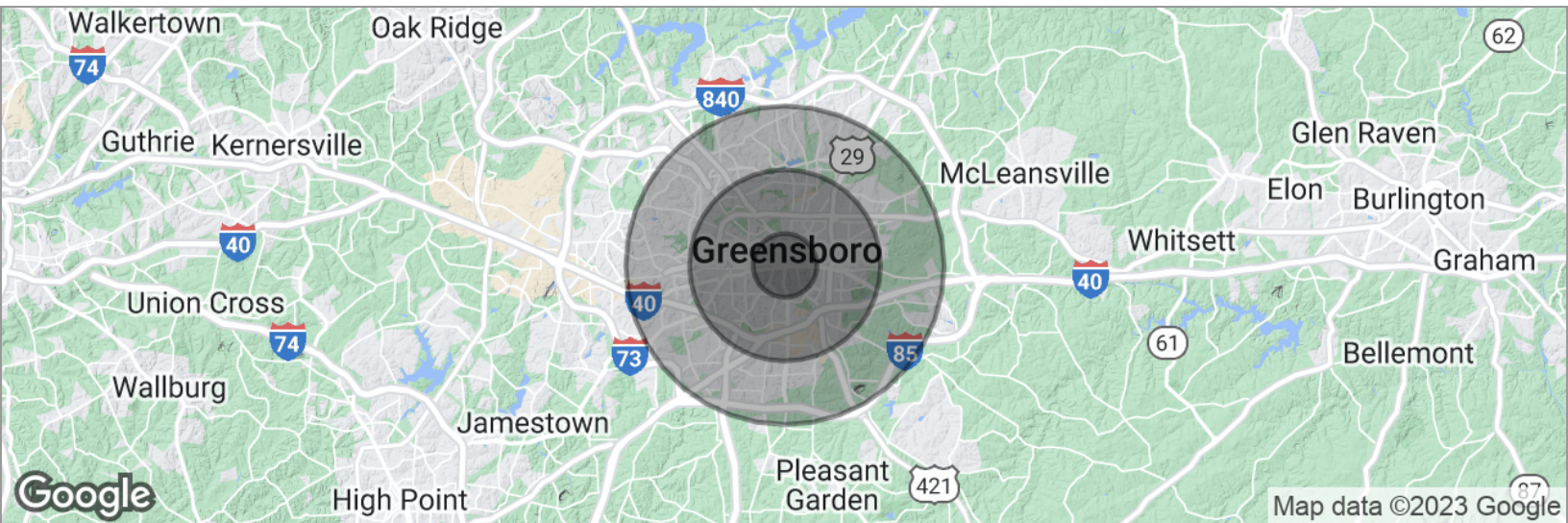
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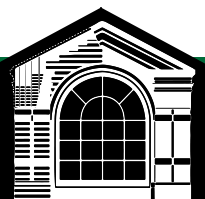
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,718	83,093	184,284
Median age	28.9	32.4	34.6
Median age (Male)	27.0	30.8	33.0
Median age (Female)	29.7	34.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,202	31,954	73,355
# 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*



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DEMOGRAPHICS MAP

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