

## FORMER POTBELLY

1310 Westover Terrace, Suite 109, Greensboro, NC 27408

### PROPERTY HIGHLIGHTS

- 2,290 SF Former Sandwich Shop
- New construction with excellent visibility from the road
- Located directly across from the Wendover Ave exit ramp
- Adjacent to Green Valley Office Park (1.5 million SF) & high-income Irving Park
- Close to Downtown, all 3 area hospitals, & UNCG (23,000 students)
- 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)

• LAT: 36.091091 • LONG: 79.814010

### KICK ASS CONCEPTS

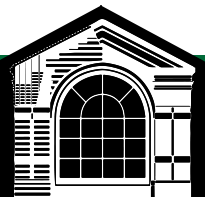
336.601.0000 | [kickassconcepts.com](http://kickassconcepts.com)





# 1 - WESTOVER GALLERY OF SHOPS

1410 Westover Terrace, Greensboro, NC 27408



KOTIS

ADDITIONAL  
PHOTOS

LANCE WOOD

336.339.7036

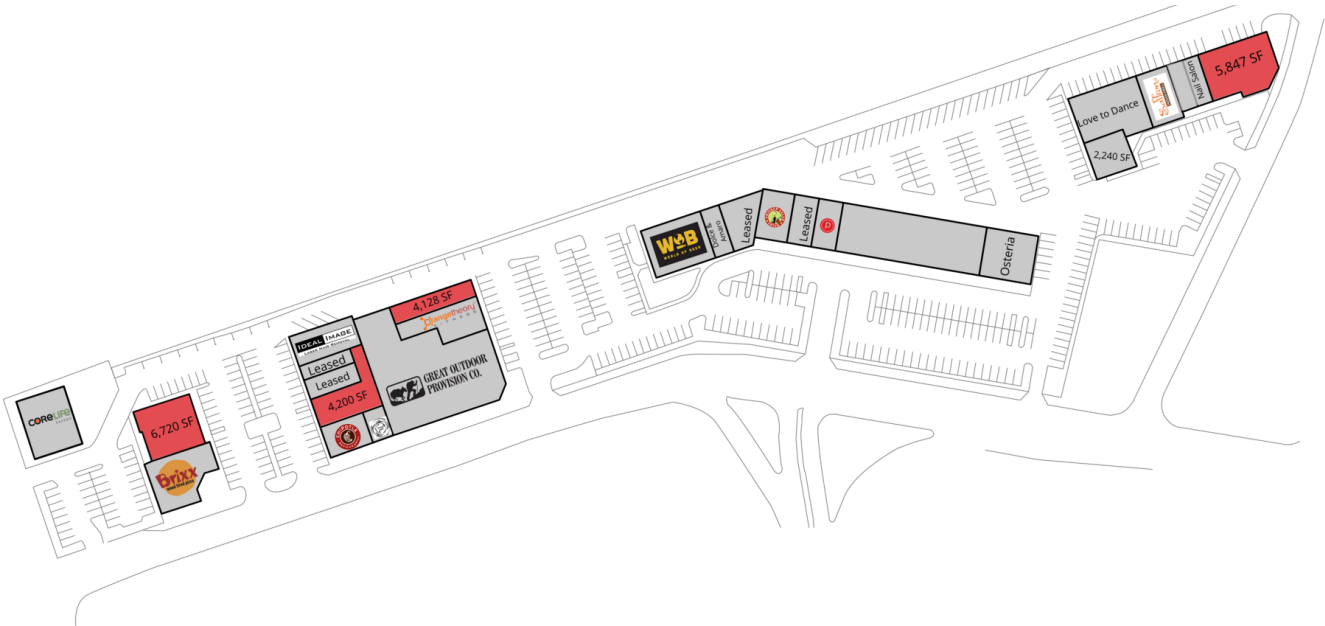
[lance@kickassconcepts.com](mailto:lance@kickassconcepts.com)



# 1 - WESTOVER GALLERY OF SHOPS

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LEASE TYPE | NNN      TOTAL SPACE | 4,128 - 6,720 SF      LEASE TERM | Negotiable      LEASE RATE | Market Rate



SUITE	SIZE	TYPE	UNAVAILABLE AVAILABLE	
			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	



KOTIS

AVAILABLE  
SPACES

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# FORMER POTBELLY SANDWICH SHOP

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KOTIS

## RETAILER MAP

LANCE WOOD

336.339.7036

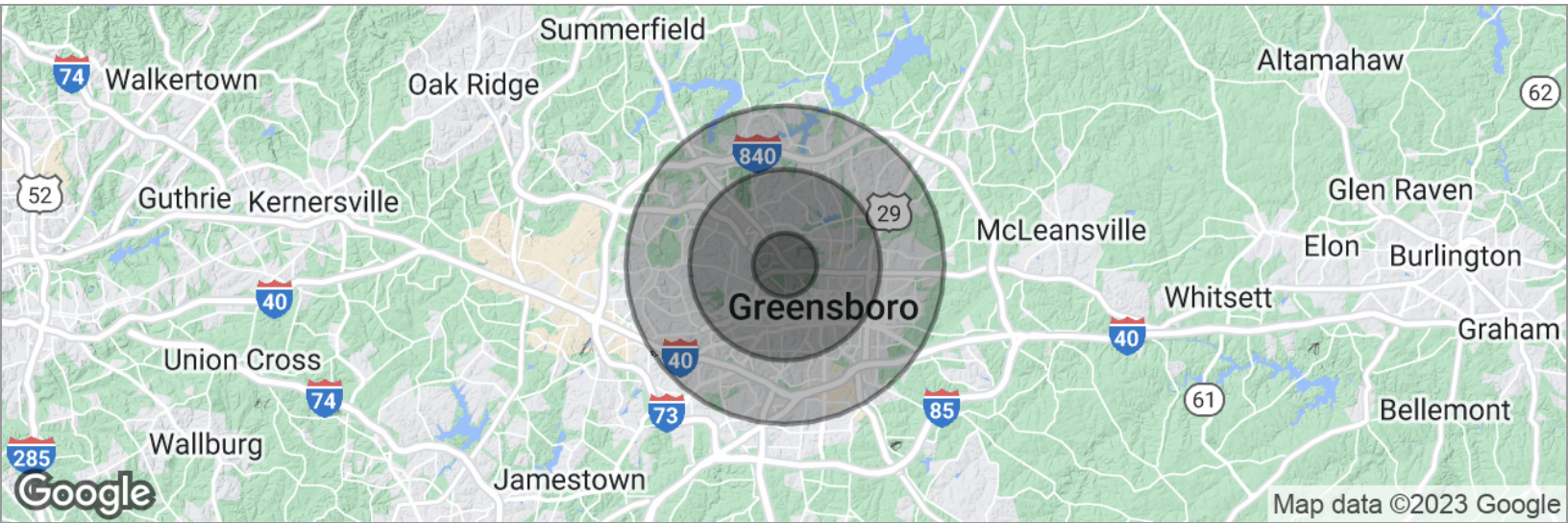
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# FORMER POTBELLY SANDWICH SHOP

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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total population	7,546	83,121	207,853
Median age	39.0	35.5	35.1
Median age (Male)	38.0	34.6	33.7
Median age (Female)	40.6	36.6	36.5

## HOUSEHOLDS & INCOME

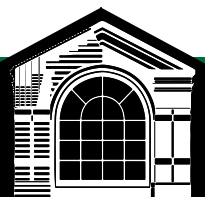
### 1 MILE

### 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*



KOTIS

DEMOGRAPHICS  
MAP

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