

**The Village at Friendly**  
**West Friendly Avenue & Hobbs Road**  
**Greensboro, NC 27410**

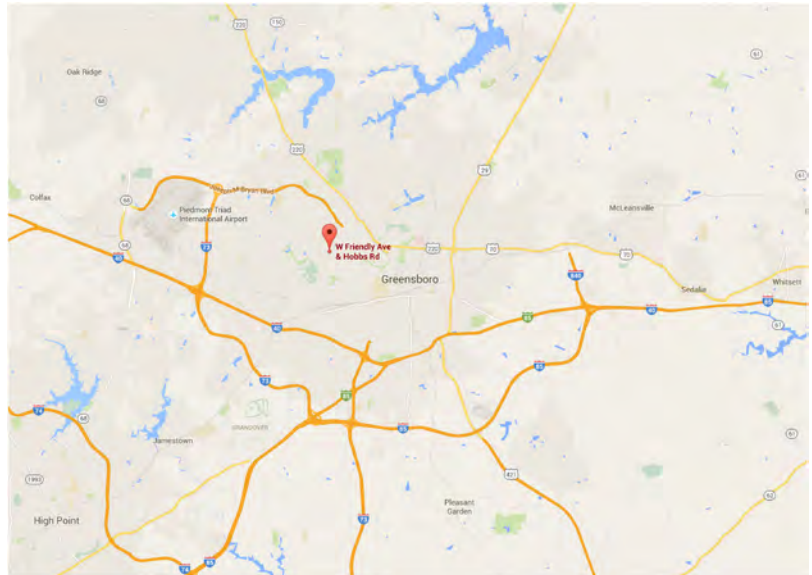


**PROPERTY HIGHLIGHTS:**

- Premier retail opportunity adjacent to Friendly Center and The Shops at Friendly Center, a 1,137,632 SF lifestyle center.
- Signalized corner with direct access to Northline Avenue, a connector road serving the Friendly projects.
- ±41,421 square feet GLA
- Wesley Long Hospital, 175 bed facility, located less than a mile from site (7,437 employees).

**TRAFFIC COUNTS:**

- West Friendly Avenue - 30,801 VPD
- Hobbs Road - 5, 515 VPD



| DEMOGRAPHICS (2015): | Primary Trade Area | Secondary Trade Area | Total Trade Area |
|----------------------|--------------------|----------------------|------------------|
| Population:          | 225,359            | 306,224              | 553,464          |
| Average HH Income:   | \$76,462           | \$63,957             | \$68,185         |
| Daytime Population:  | 173,323            | 127,745              | 301,068          |

**Click Here for more information**  
**AND to Drive Through**  
**The Village at Friendly**

**FOR MORE INFORMATION**  
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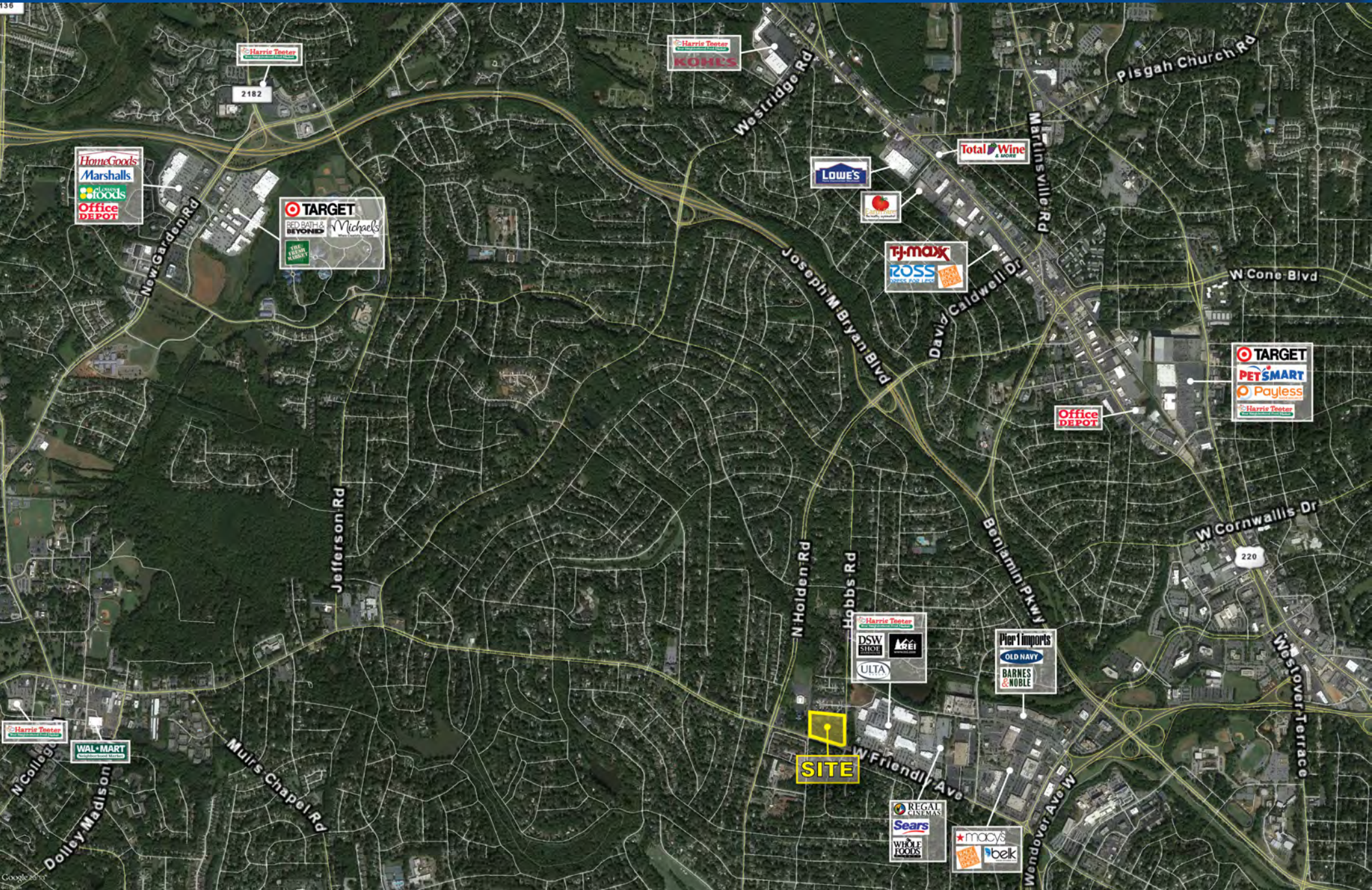
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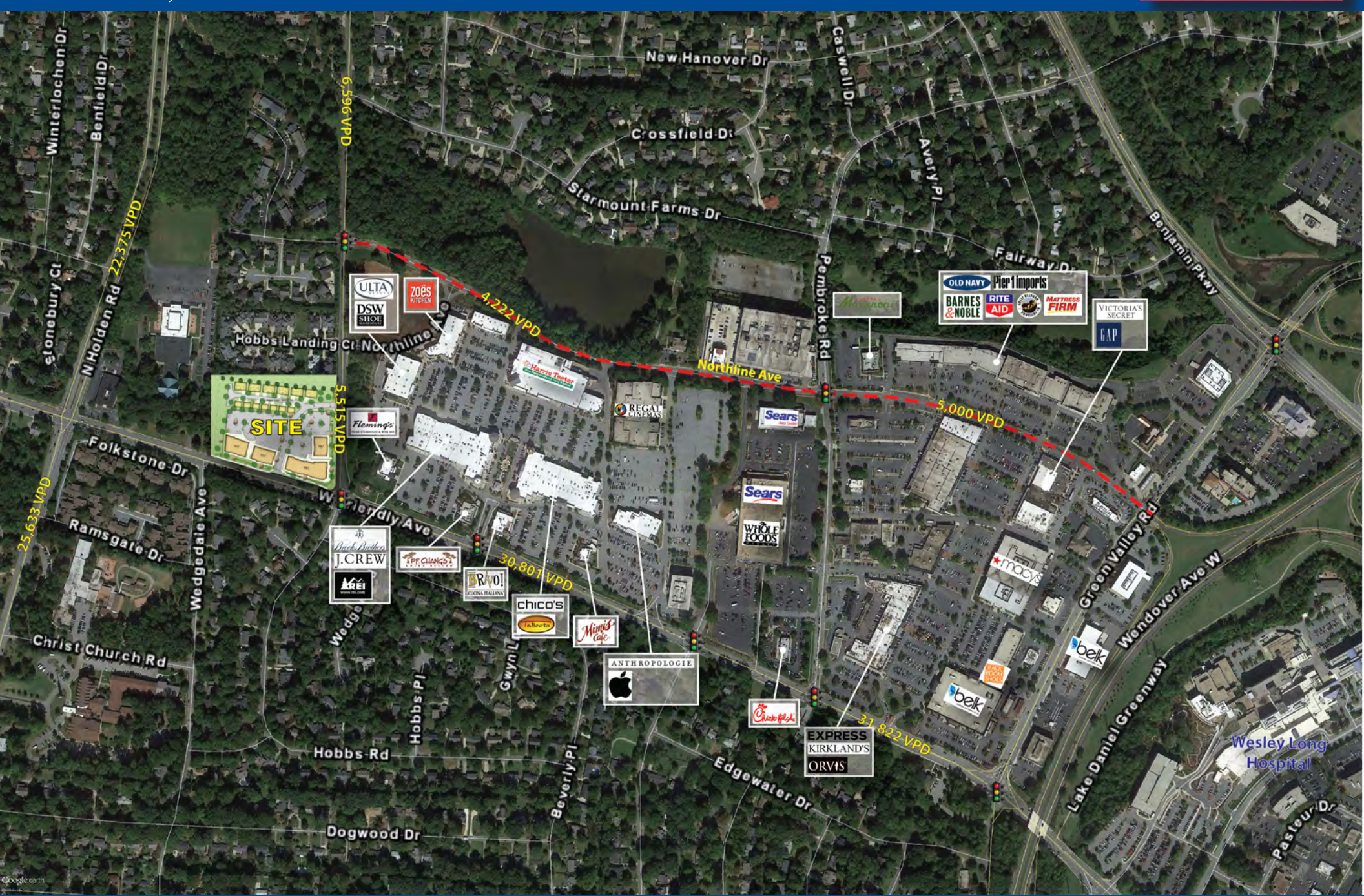
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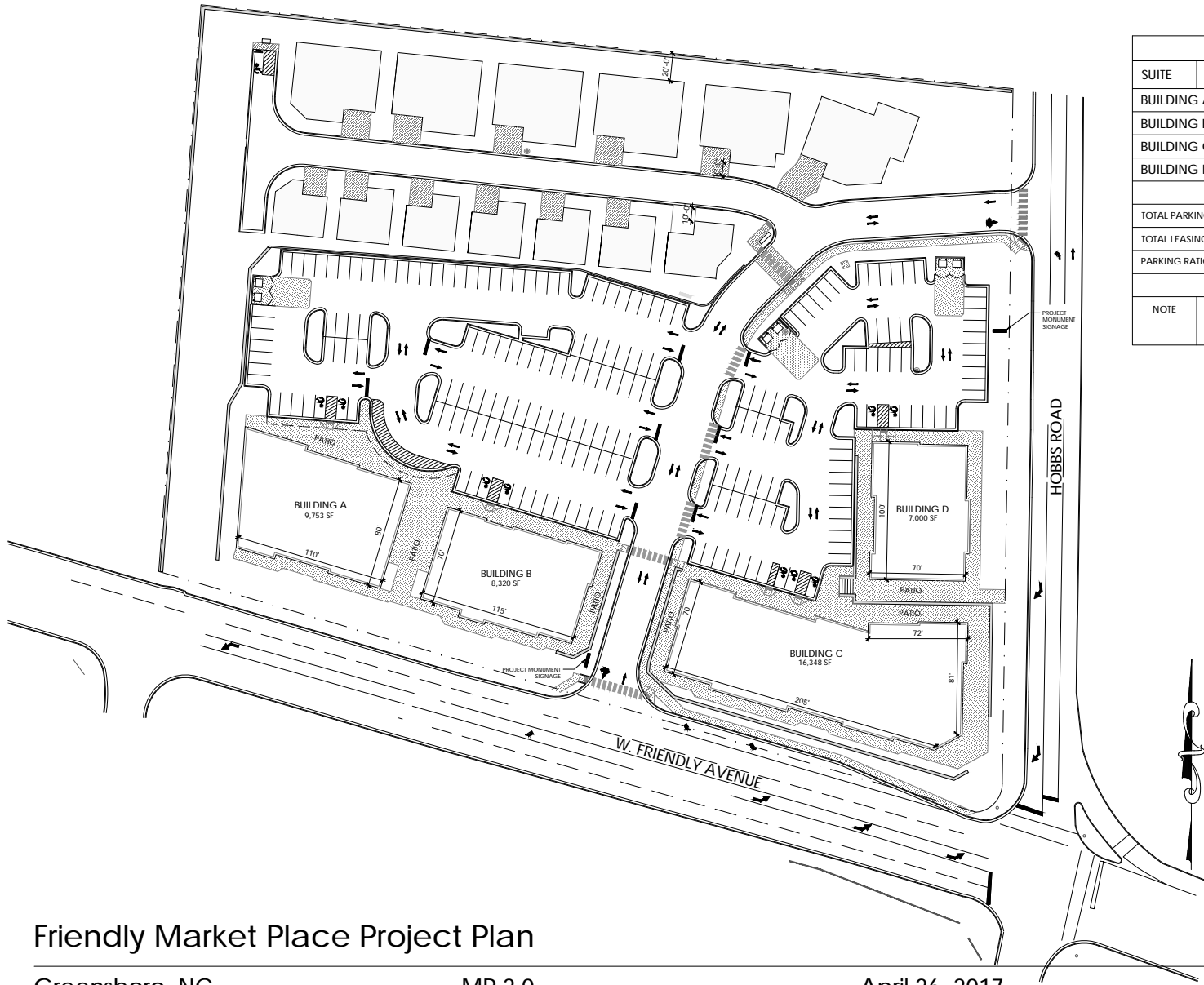
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| PLAN SUMMARY                        |  |           |
|-------------------------------------|--|-----------|
| SUITE                               | TENANT   | AREA (SF) |
| BUILDING A                          |  | 9,753     |
| BUILDING B                          |  | 8,320     |
| BUILDING C                          |  | 16,348    |
| BUILDING D                          |  | 7,000     |
| TOTAL PARKING SPACES                |  | 227       |
| TOTAL LEASING AREA                  |  | 41,421 SF |
| PARKING RATIO (SPACES PER 1,000 SF) |  | 5.4       |
| NOTE                                | THE BUILDINGS AND SPACES SHOWN ON THIS DRAWING ARE CONCEPTUAL. ALL TENANT SPACES ARE SUBJECT TO CHANGE BASED ON STRUCTURAL AND BUILDING CORE REQUIREMENTS. |           |



**Friendly Market Place Project Plan**

Greensboro, NC

MP 2.0

April 26, 2017

FINLEY DESIGN  
 ARCHITECTURE + INTERIORS



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