

FORMER MACY'S DEPARTMENT STORE

I-40 & Guilford College Road , Greensboro, NC 27409

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Freestanding Macy's located along vibrant, retail corridor



PROPERTY HIGHLIGHTS

- 140,000 SF building on 9 acres
- 700+ feet of frontage along I-40
- Over 2.1 million SF of retail within 1.5 miles of subject property
- Area retailers include: Target, Dick's, Kohl's, Babies R Us, Walmart, Sam's Club, The Home Depot, Michael's, PetSmart, TJMaxx, and Costco
- 10 Minute drive time: Population: 163,508, Average Household Income: \$63,806, Daytime population: 141,791
- Traffic Counts: I-40 - 103,000 AADT; Guilford College Road - 22,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Populations	60,209	138,069	436,408
Daytime Population	47,406	108,205	270,530
Avg HH Income (\$)	65,135	74,975	69,159

EXCLUSIVE AGENT(S)

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ADDITIONAL PHOTOS



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