



RETAIL PROPERTY FOR LEASE

WENDOVER VILLAGE

4203 W. WENDOVER AVENUE, GREENSBORO, NC 27407



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,054 SF
Lease Rate:	Please Call
Lease Type:	NNN (\$4.95)
Lot Size:	14.63 Acres
Building Size:	171,653 SF Total
Traffic Count:	48,000 AADT (W. Wendover Ave. @ subject property)
	102,000 AADT (1-40 @ W. Wendover Ave.)

PROPERTY OVERVIEW

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: Bed Bath & Beyond, Five Below, Golf Galaxy, Petco, TJ Maxx, Costco

AVAILABLE SPACES SF

Unit 16	1,054 SF
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SITE PLAN

1 Five Below	24,157 SF	23 Dental Works	3,592 SF
9 T.J. Maxx	24,903 SF	24 Moe's SW Grill	2,525 SF
10 Bed Bath & Beyond	33,696 SF	25 Noodles and Co	2,960 SF
11 Golf Galaxy	24,946 SF	26 Sprint	2,200 SF
12 Petco	15,000 SF	27 WingStop	1,515 SF
13 Mario's Pizza	2,698 SF	28 Great Clips	1,268 SF
14 Nails n Spa	1,181 SF	29 Sleep Number	3,911 SF
15 Airtrak Devices	1,200 SF	30 Mattress Firm	3,243 SF
16 AVAILABLE	1,054 SF	31 Rooms to Go Kids	8,297 SF
17 Fed Ex Office	2,692 SF	32 Eyemart Express	3,586 SF
18 Swivel Barber Shop	1,174 SF	33 Penn Station Subs	1,560 SF
19 Mad Vapes	1,200 SF	34 Gamestop	1,280 SF
20 Good Feet	1,300 SF	35 Cold Stone Creamery	1,304 SF
21 Cricket Wireless	1,220 SF	36 Panera Bread	4,771 SF
22 Milan Laser Hair Removal	1,220 SF		



102,000 VPD



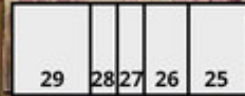
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W WENDOVER AVE 48,000 VPD

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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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ADDITIONAL PHOTOS





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