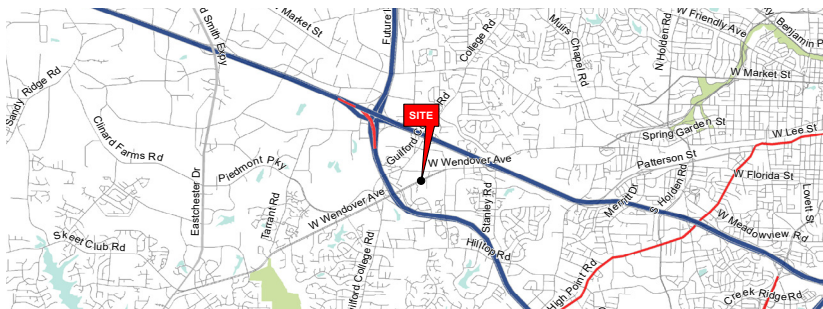




WENDOVER COMMONS

4528 W. WENDOVER AVE. | GREENSBORO, NC 27409



PROPERTY INFORMATION

- 151,016 SF regional power center
- Located along Wendover Ave with excellent proximity to I-40 and I-73
- High Traffic Volume in front of the site (31,500 VPD)
- Excellent access

DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	5,973	60,158	137,757
AVERAGE HH INCOME	\$60,099	\$72,714	\$79,408
MEDIAN HH INCOME	\$52,758	\$59,930	\$64,837
BUSINESS ESTABLISHMENTS	385	3,644	7,354
DAYTIME EMPLOYMENT	6,407	54,065	107,278

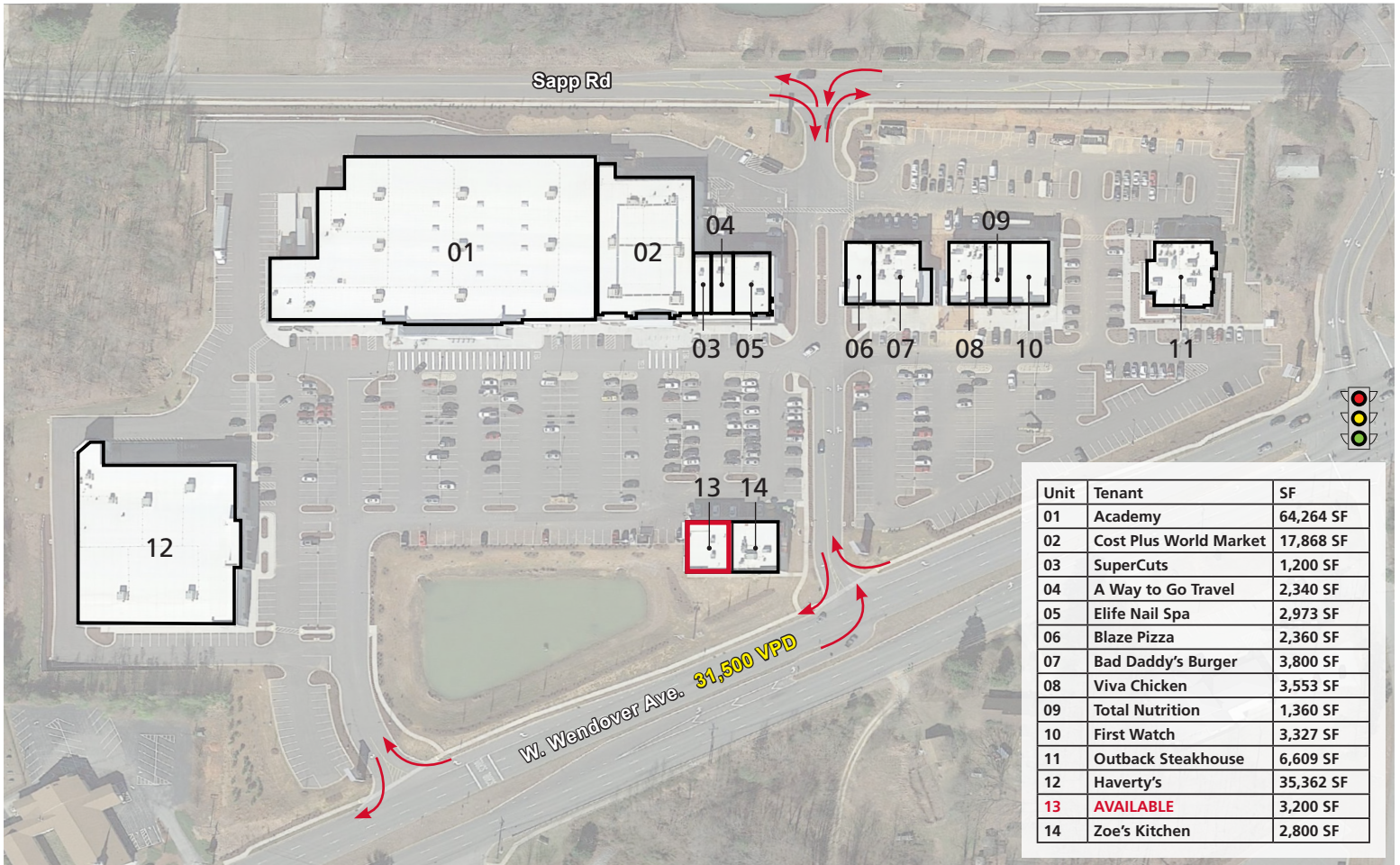
PROPERTY HIGHLIGHTS

- 3,200 SF space available on endcap of pad building
- Excellent tenant mix at the shopping center
- Located in dominant trade area in Greensboro

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TRAFFIC COUNTS 2018 (NCDOT)

- 31,500 VPD on W. Wendover Ave.

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AERIAL