



Beaman Place Office/Retail Space

1331 Beaman Pl, Greensboro, NC 27408

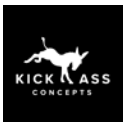


HIGHLIGHTS

- 1,452 SF, 175 SF, and 227 SF of office/retail space situated in Midtown Greensboro
- Restaurants & Entertainment nearby: Pig Pounder Brewery, Mac's Speed Shop, Scratch & more
- Retailers Nearby: Sheetz, Truist, Red Collection & more



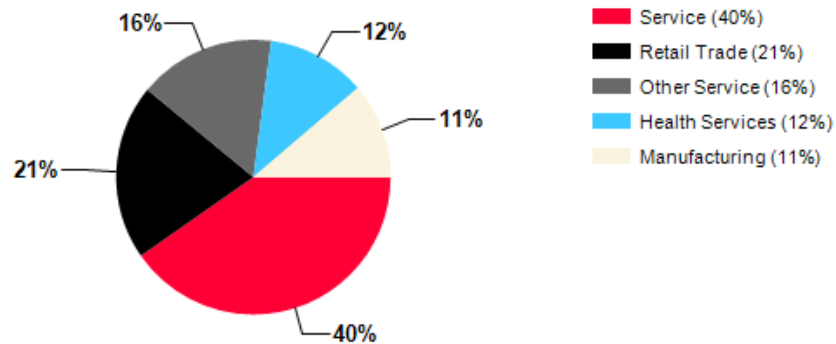
Suite	Tenant	Square Feet
4	Available	175
6	Available	227
1331	Available	1452



Lance Wood
(336) 339-7036
lance@kickassconcepts.com

Located in the growing area of Midtown Greensboro, our retail and office spaces lie directly across the street from the Pig Pounder Brewery. This collection of small shops is near the Lake Daniel, Fisher Park, Irving Park, and Latham Park neighborhoods, which makes it the perfect place to create a vibrant community.

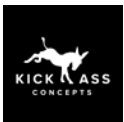
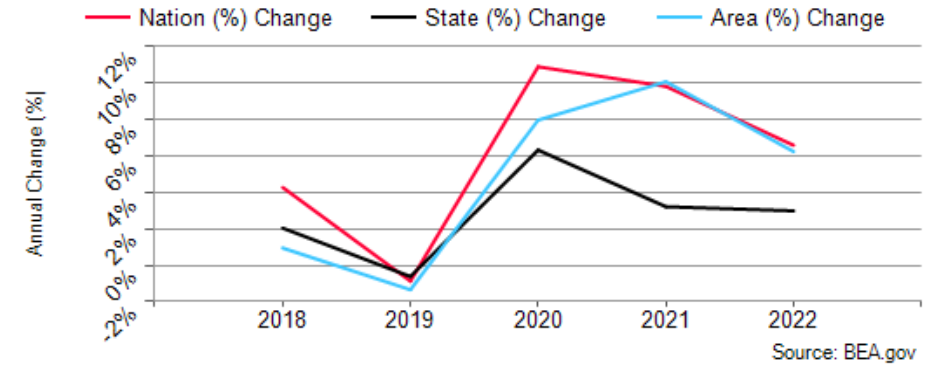
Major Industries by Employee Count



Largest Employers

Guilford County Schools	10,130
Cone Health	8,410
City of Greensboro	2,990
U.S. Postal Service	2,800
University of North Carolina at Greensboro (UNCG)	2,540
Guilford County	2,440
High Point Regional Hospital	2,245
American Express	2,000

Guilford County GDP Trend

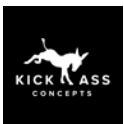
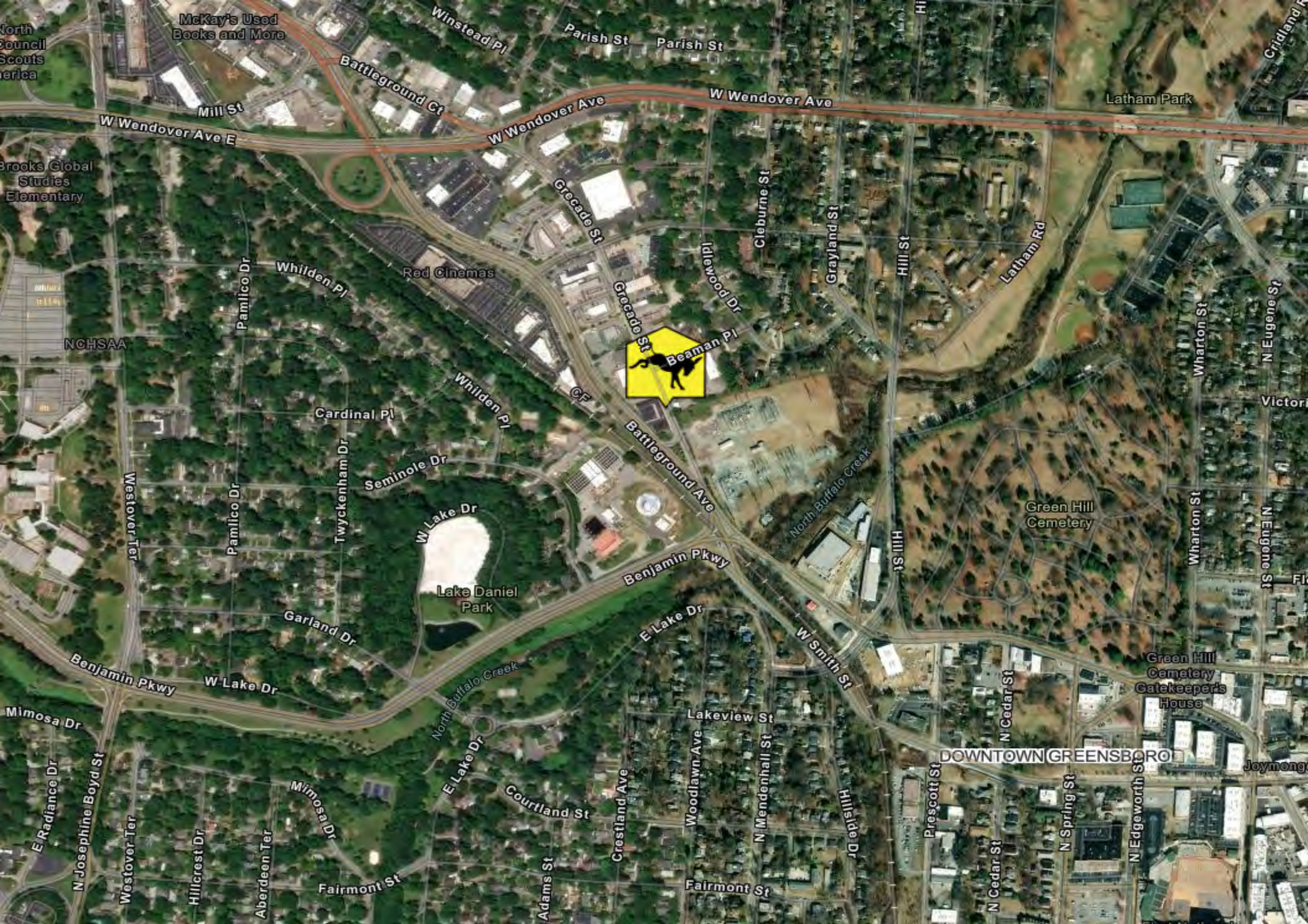




NC CGIA, Microsoft, Vantor



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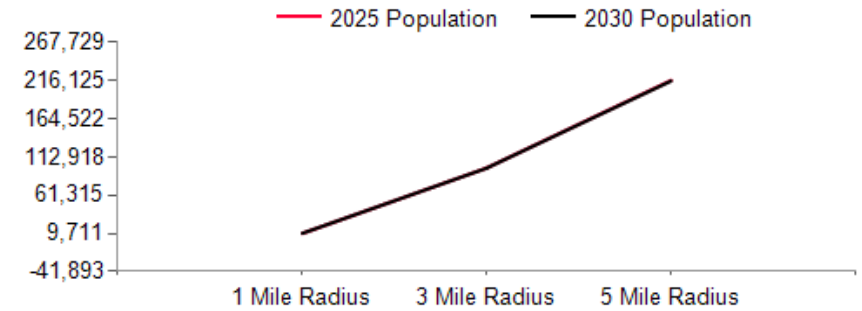


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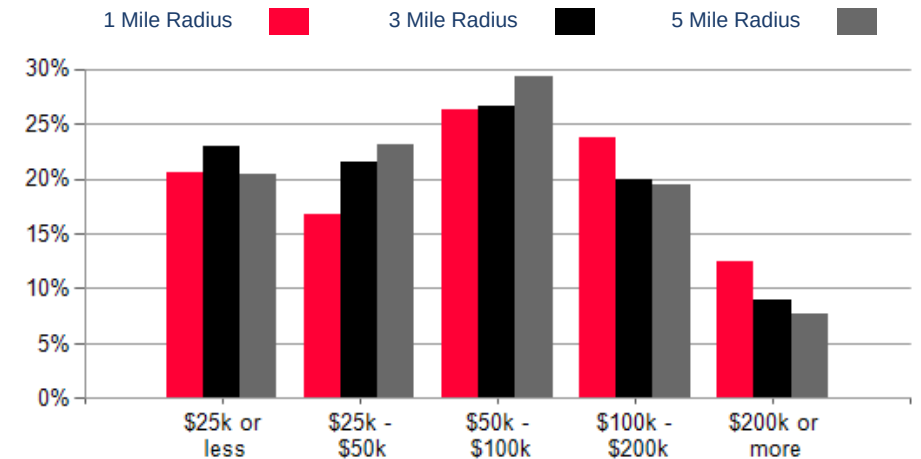


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,171	86,648	186,415
2010 Population	8,887	86,881	198,729
2025 Population	9,711	98,006	216,125
2030 Population	9,788	97,818	215,335
2025 African American	1,918	41,901	97,598
2025 American Indian	44	491	1,343
2025 Asian	258	3,631	9,876
2025 Hispanic	561	8,898	23,776
2025 Other Race	236	4,912	13,827
2025 White	6,604	40,921	78,915
2025 Multiracial	644	6,100	14,455
2025-2030: Population: Growth Rate	0.80%	-0.20%	-0.35%

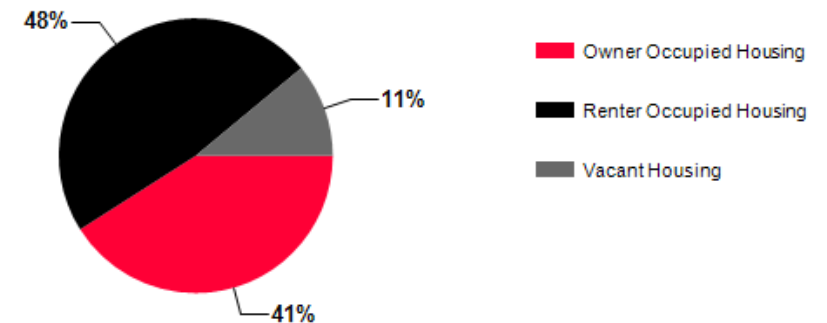
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	553	5,733	11,148
\$15,000-\$24,999	374	2,914	7,068
\$25,000-\$34,999	231	3,219	8,083
\$35,000-\$49,999	523	4,897	12,533
\$50,000-\$74,999	734	6,235	16,292
\$75,000-\$99,999	450	3,768	9,850
\$100,000-\$149,999	732	4,876	12,044
\$150,000-\$199,999	338	2,658	5,319
\$200,000 or greater	563	3,389	6,842
Median HH Income	\$69,328	\$56,818	\$57,782
Average HH Income	\$109,871	\$91,305	\$87,439



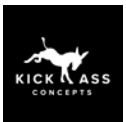
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

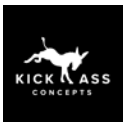
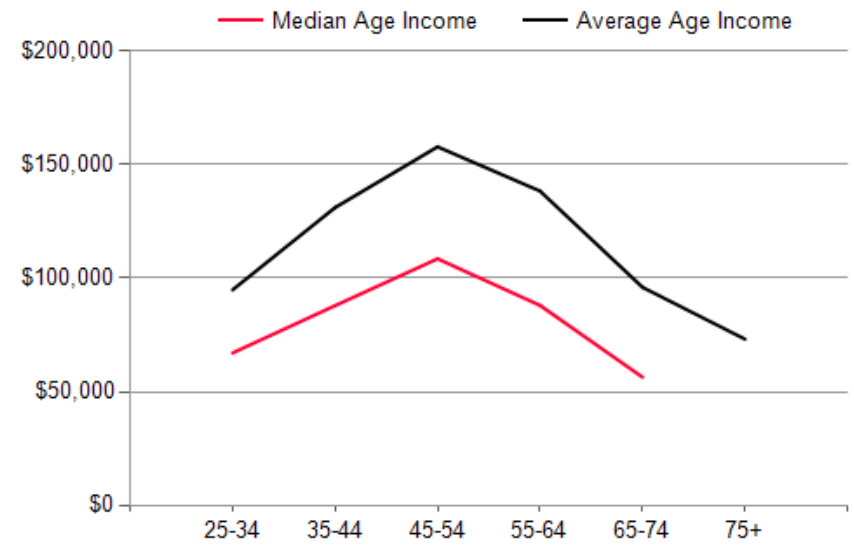
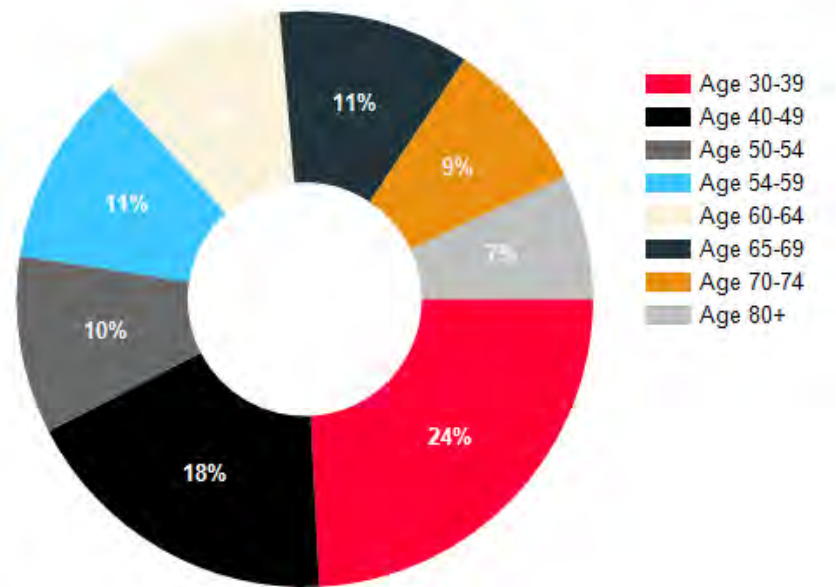


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	639	5,995	14,865
2025 Population Age 35-39	552	5,395	13,477
2025 Population Age 40-44	456	4,953	12,379
2025 Population Age 45-49	441	4,711	11,500
2025 Population Age 50-54	491	4,719	11,695
2025 Population Age 55-59	531	4,718	11,372
2025 Population Age 60-64	512	4,788	11,333
2025 Population Age 65-69	530	4,657	10,616
2025 Population Age 70-74	424	3,928	9,348
2025 Population Age 75-79	345	3,085	7,265
2025 Population Age 80-84	164	1,797	4,506
2025 Population Age 85+	136	1,637	4,028
2025 Population Age 18+	8,811	81,397	173,813
2025 Median Age	33	31	35
2030 Median Age	34	32	36

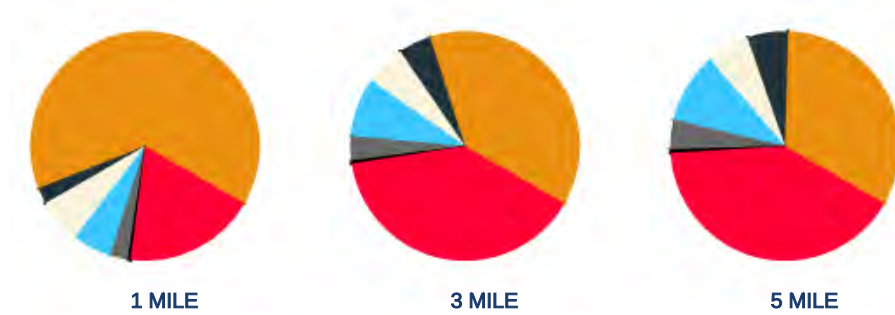
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,035	\$57,291	\$57,185
Average Household Income 25-34	\$94,850	\$79,315	\$77,443
Median Household Income 35-44	\$87,880	\$66,474	\$63,808
Average Household Income 35-44	\$131,106	\$102,753	\$95,562
Median Household Income 45-54	\$108,559	\$78,435	\$70,372
Average Household Income 45-54	\$157,860	\$120,688	\$106,618
Median Household Income 55-64	\$87,994	\$62,779	\$62,497
Average Household Income 55-64	\$138,360	\$107,204	\$101,503
Median Household Income 65-74	\$56,369	\$51,126	\$52,421
Average Household Income 65-74	\$95,991	\$85,776	\$85,089
Average Household Income 75+	\$73,120	\$76,503	\$72,157

Population By Age



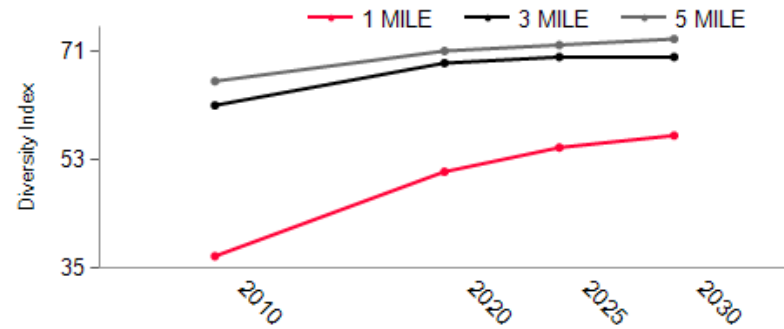
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	57	70	73
Diversity Index (current year)	55	70	72
Diversity Index (2020)	51	69	71
Diversity Index (2010)	37	62	66

POPULATION BY RACE



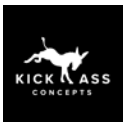
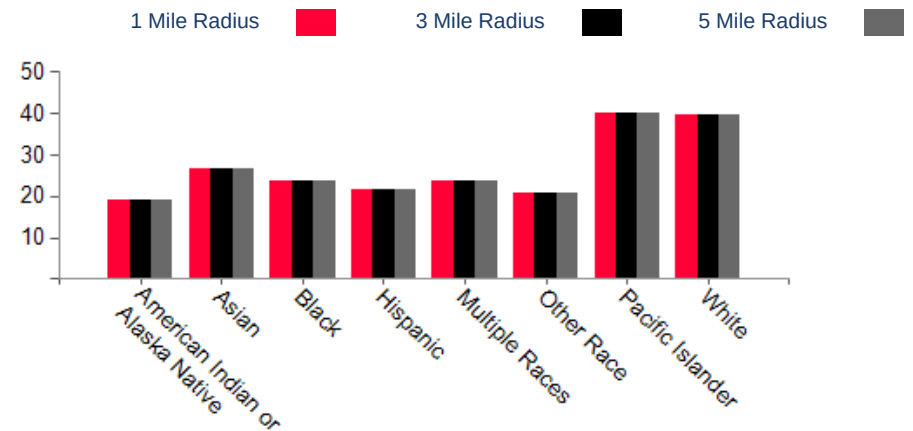
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	19%	39%	41%
American Indian	0%	0%	1%
Asian	3%	3%	4%
Hispanic	5%	8%	10%
Multiracial	6%	6%	6%
Other Race	2%	5%	6%
White	64%	38%	33%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	19	32	33
Median Asian Age	27	30	33
Median Black Age	24	25	31
Median Hispanic Age	22	24	25
Median Multiple Races Age	24	24	25
Median Other Race Age	21	24	26
Median Pacific Islander Age	40	33	35
Median White Age	40	41	45

2025 MEDIAN AGE BY RACE



ABOUT KICK ASS CONCEPTS

Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, Painted Plate Catering, The Vineyard and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.

The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.



3316 BATTLEGROUND AVE., SUITE G, GREENSBORO, NC, 27410
WWW.KICKASSCONCEPTS.COM • (336) 601-0000

