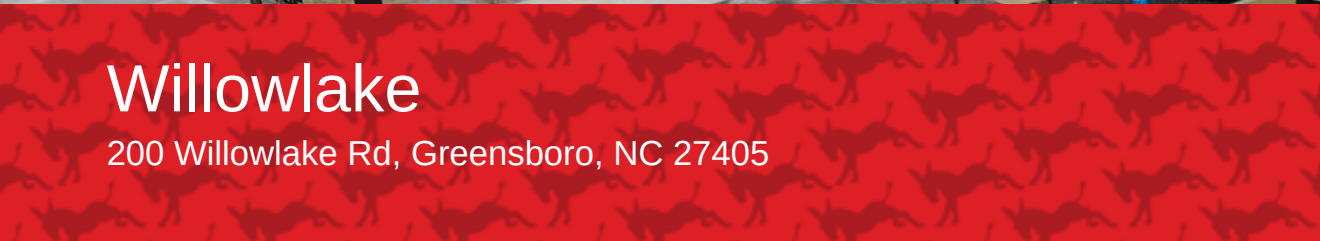




Willowlake

200 Willowlake Rd, Greensboro, NC 27405



THE SPACE

Location

200 Willowlake Rd
Greensboro, NC 27405

HIGHLIGHTS

- 20 AC Big Box Site - Can accommodate up to 200,000 SF of retail including multiple outparcels
- Located on intersection of US 70 & I-840 (45,000 ADT)
- Office Nearby: Replacements Limited, O'Reilly Automotive Regional Center, American Express, Publix Distribution Center
- Residential Nearby: Area experiencing high residential growth including True Homes fully sold Eagle's Trace development
- Other Nearby: Guilford Technical Community College (15,000 Students)
- Features: Future retail hub for Eastern Greensboro/Guilford County & Western Alamance County
- Zoning: Zoned Shopping Center with full entitlements in place
- Lat: 36.091348 Long: -79.700452



POPULATION

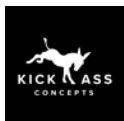
1.00 MILE	3.00 MILE	5.00 MILE
1,291	22,633	83,714

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,042	\$67,454	\$68,238

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
498	8,319	30,330

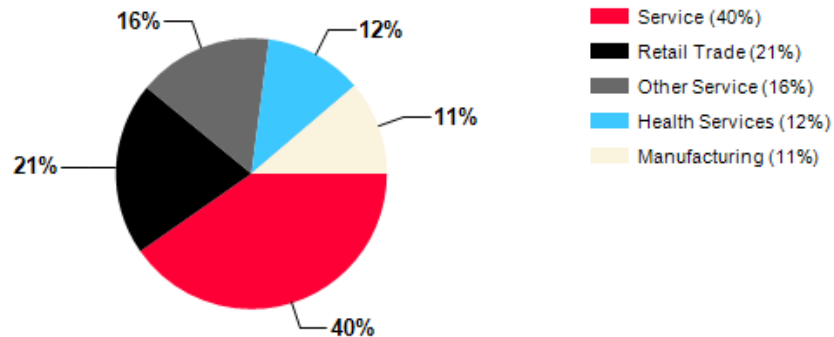


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Property Description

20 acre Big Box site that can accommodate up to 200,000 SF of retail and 2 outparcels at the intersection of US 7- and I-845. This site is zoned shopping center with full entitlements in place.

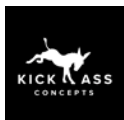
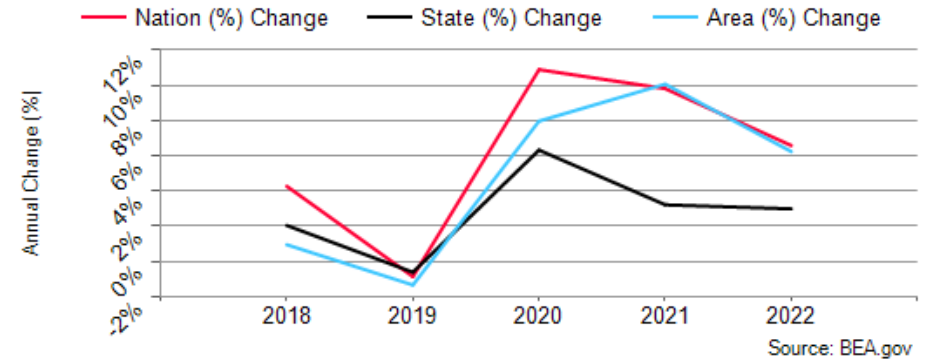
Major Industries by Employee Count



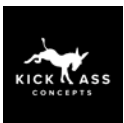
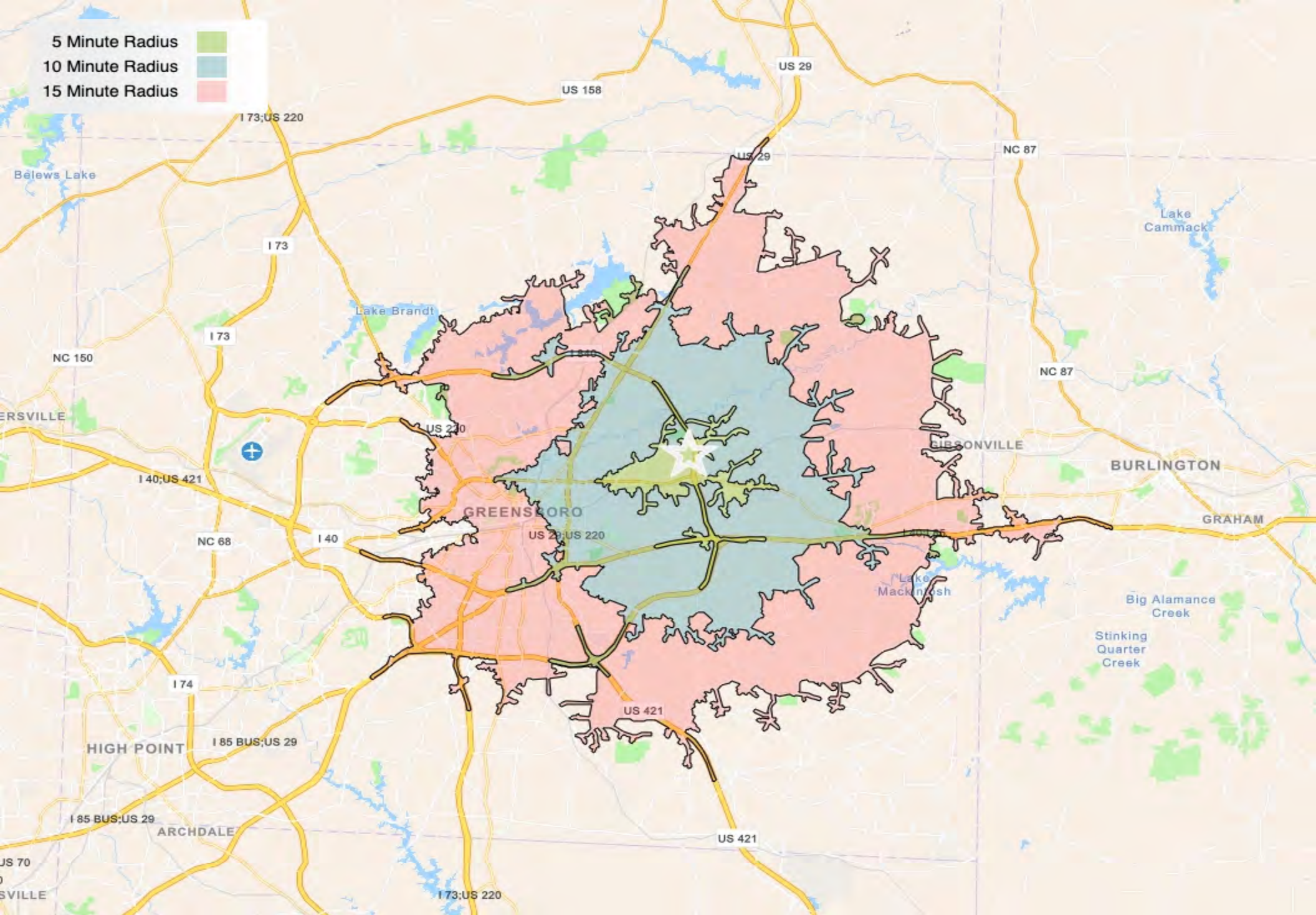
Largest Employers

Guilford County Schools	9,545
Cone Health	9,287
City of Greensboro	2,945
Ralph Lauren Corporation	2,853
Guilford County	2,603
High Point Regional UNC Health Care	2,500
University of North Carolina at Greensboro	2,481
U.S. Postal Service	2,300

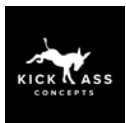
Guilford County GDP Trend



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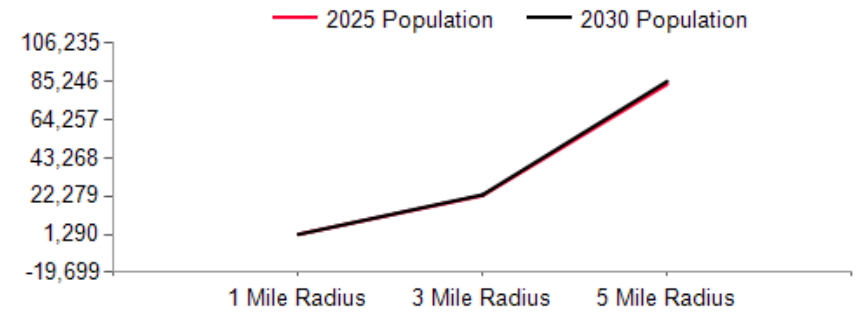
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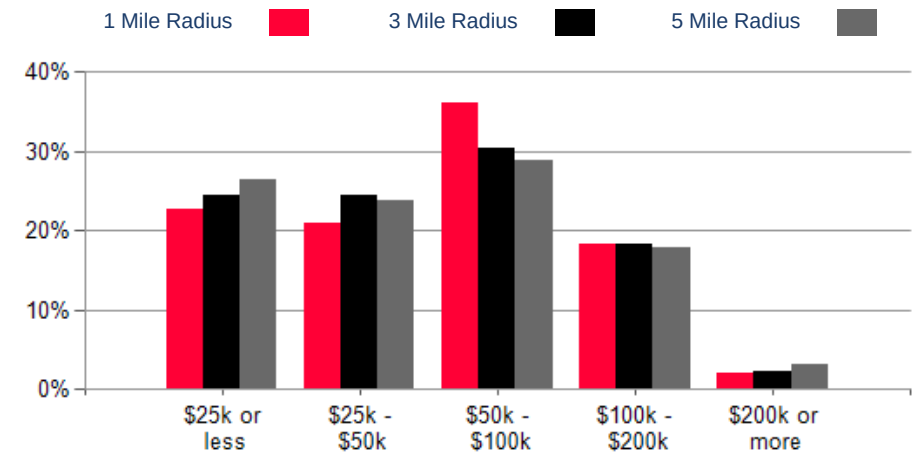
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	975	16,837	64,100
2010 Population	1,024	18,962	73,167
2025 Population	1,291	22,633	83,714
2030 Population	1,290	23,025	85,246
2025-2030: Population: Growth Rate	-0.10%	1.70%	1.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	73	1,394	5,750
\$15,000-\$24,999	40	647	2,261
\$25,000-\$34,999	43	830	2,791
\$35,000-\$49,999	61	1,208	4,432
\$50,000-\$74,999	100	1,630	5,515
\$75,000-\$99,999	80	900	3,206
\$100,000-\$149,999	56	951	3,855
\$150,000-\$199,999	35	578	1,560
\$200,000 or greater	10	181	959
Median HH Income	\$55,895	\$50,807	\$49,683
Average HH Income	\$70,042	\$67,454	\$68,238

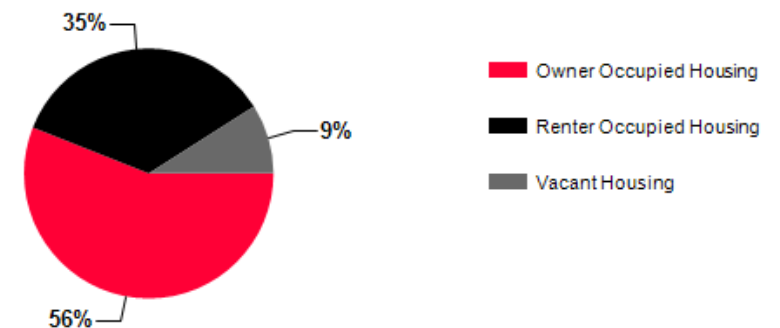
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	412	6,627	26,485
2010 Total Households	386	6,896	27,308
2025 Total Households	498	8,319	30,330
2030 Total Households	503	8,530	31,088
2025 Average Household Size	2.58	2.70	2.57
2025-2030: Households: Growth Rate	1.00%	2.50%	2.45%



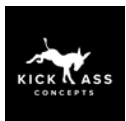
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



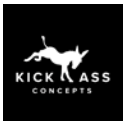
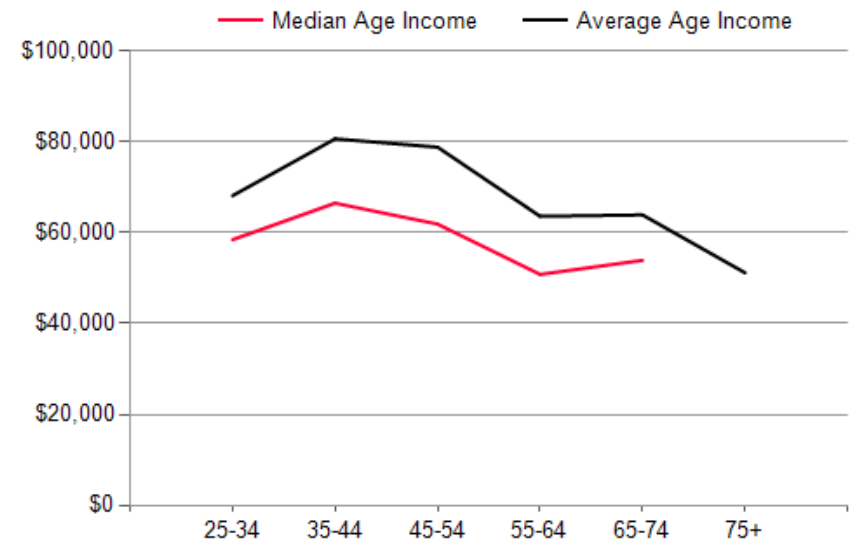
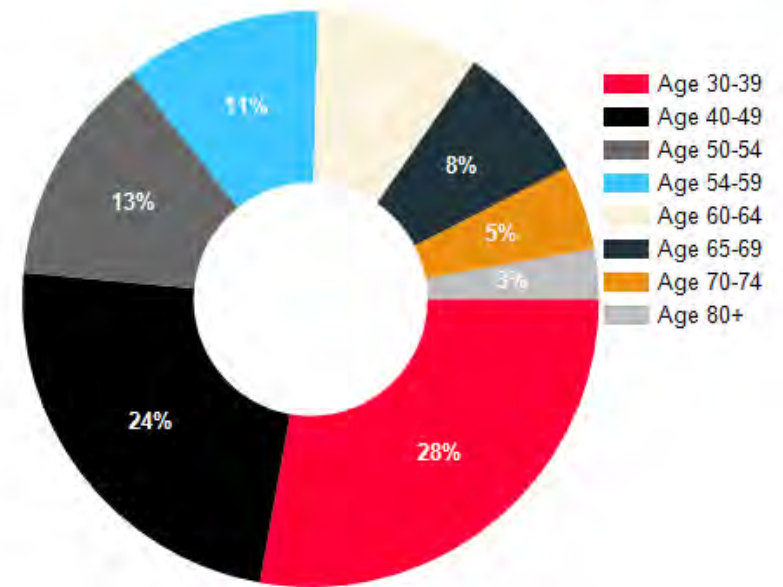
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	100	1,601	5,525
2025 Population Age 35-39	99	1,532	5,062
2025 Population Age 40-44	86	1,525	4,935
2025 Population Age 45-49	83	1,390	4,616
2025 Population Age 50-54	92	1,459	5,011
2025 Population Age 55-59	79	1,347	4,814
2025 Population Age 60-64	66	1,256	4,566
2025 Population Age 65-69	56	1,069	4,006
2025 Population Age 70-74	34	775	3,013
2025 Population Age 75-79	20	585	2,138
2025 Population Age 80-84	12	363	1,322
2025 Population Age 85+	12	303	1,214
2025 Population Age 18+	941	16,662	64,420
2025 Median Age	35	36	34
2030 Median Age	36	37	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,476	\$52,163	\$52,295
Average Household Income 25-34	\$68,162	\$64,960	\$67,503
Median Household Income 35-44	\$66,520	\$61,423	\$57,818
Average Household Income 35-44	\$80,686	\$76,478	\$76,386
Median Household Income 45-54	\$61,906	\$59,428	\$59,782
Average Household Income 45-54	\$78,856	\$77,661	\$80,213
Median Household Income 55-64	\$50,831	\$52,268	\$51,315
Average Household Income 55-64	\$63,638	\$68,936	\$69,582
Median Household Income 65-74	\$53,933	\$42,243	\$41,789
Average Household Income 65-74	\$63,928	\$60,871	\$62,087
Average Household Income 75+	\$51,187	\$47,422	\$51,964



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.



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