



Office Space in Midtown Greensboro

1052 Grecale St., Greensboro, NC 27408



THE SPACE

Location

1052 Grecale St.
Greensboro, NC 27408

Square Feet

4656

HIGHLIGHTS

- Collection of small retail and office outposts
- 2nd Gen Veterinary Office space available
- Residential Nearby: Lake Daniel, Fisher Park, Irving Park & Latham Park Neighborhoods
- Retail & Restaurants Nearby: Mac's Speed Shop, Pig Pounder Brewery & Pavillion, Scratch, Tiny Greenhouse, Sheetz & More
- Solid mix of retail & office surrounding to create a vibrant new entertainment district
- Lat: 36.084433 Long: -79.803707



POPULATION

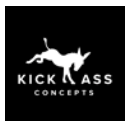
1.00 MILE	3.00 MILE	5.00 MILE
10,209	97,763	215,927

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,345	\$86,704	\$82,917

NUMBER OF HOUSEHOLDS

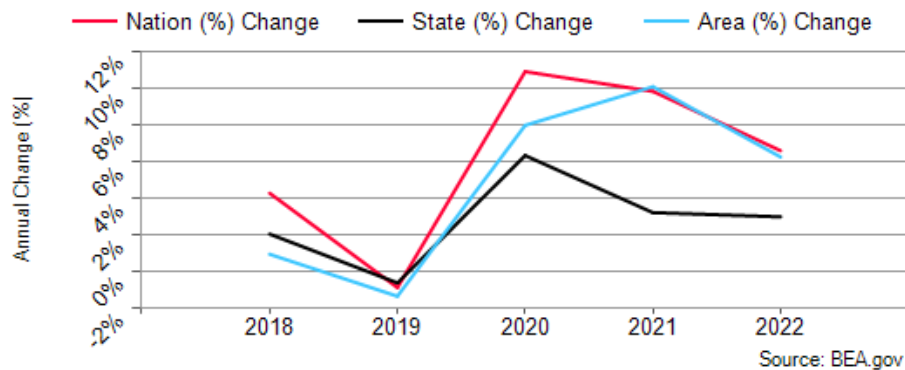
1.00 MILE	3.00 MILE	5.00 MILE
4,702	37,139	87,784



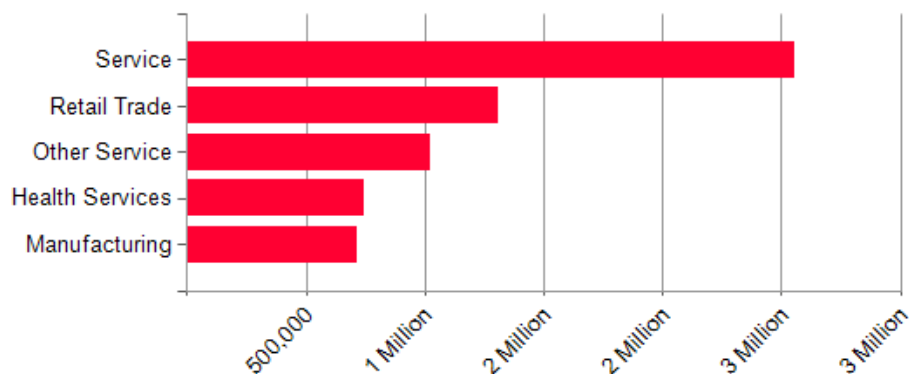
Lance Wood
(336) 339-7036
lance@kickassconcepts.com

The spaces at 1331 Beaman PI have the ability to be transformed into the retail or office space of your dreams. 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. As this district changes and expands, now is the time to bring all that your business has to offer. What part will you play in this blooming area?

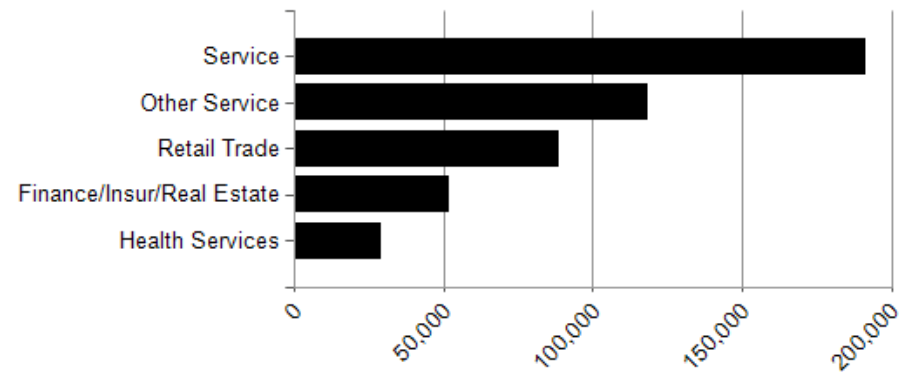
Guilford County GDP Trend



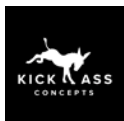
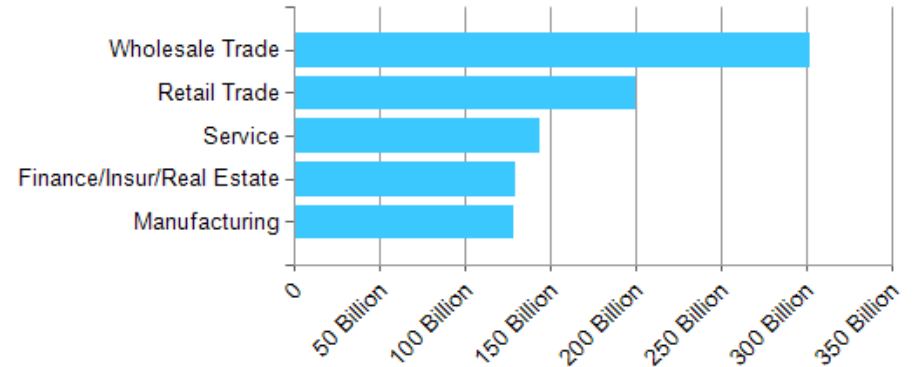
Major Industries by Employee Count

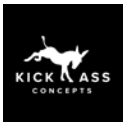


Major Industries by Business Count

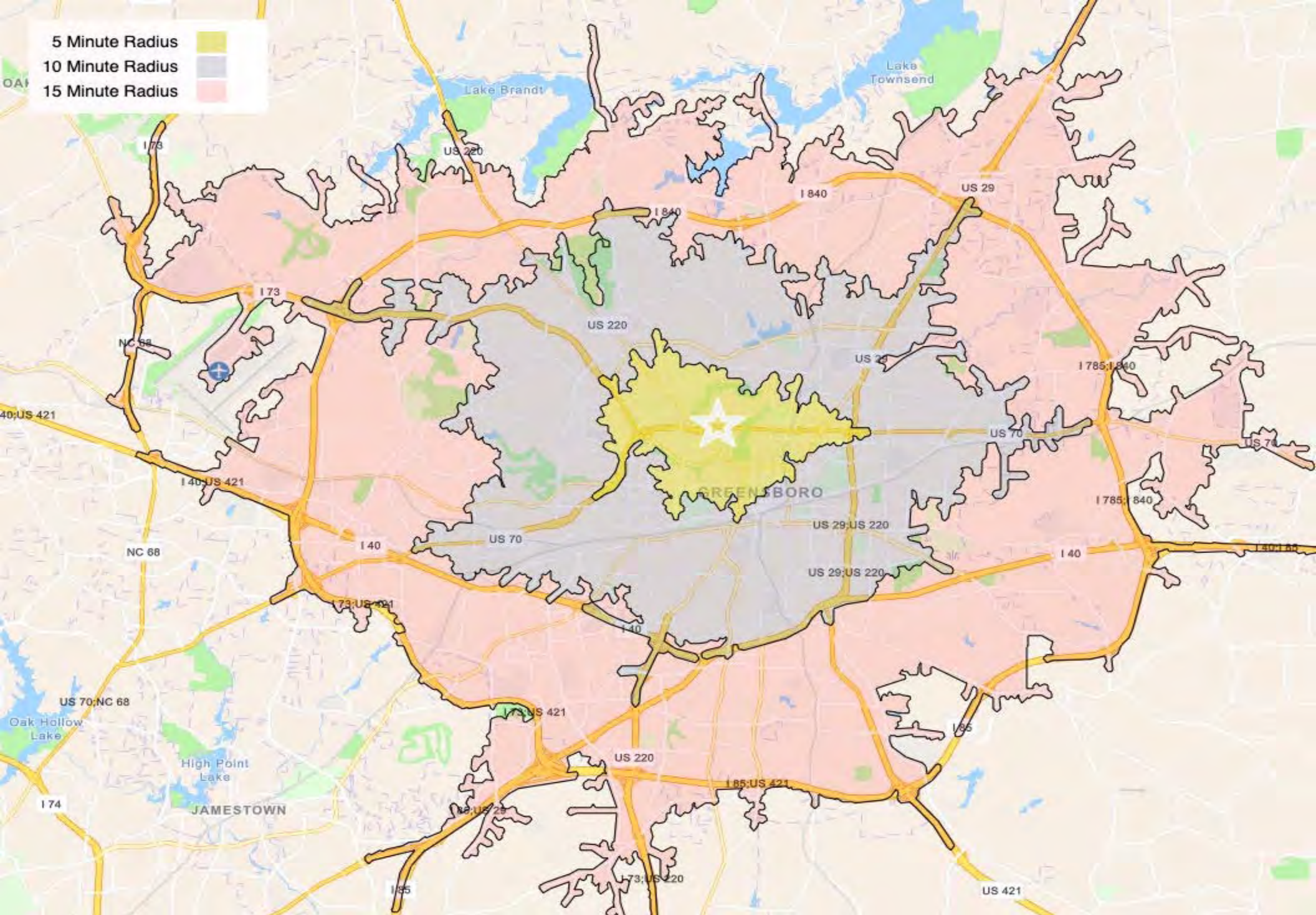


Major Industries by Sales Amount





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



5 Minute Radius

10 Minute Radius

15 Minute Radius



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

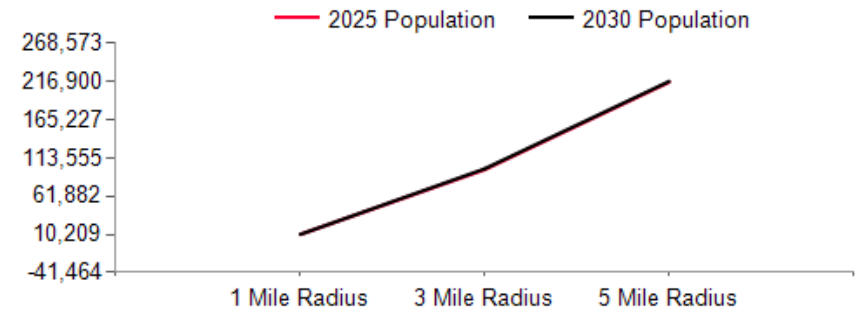




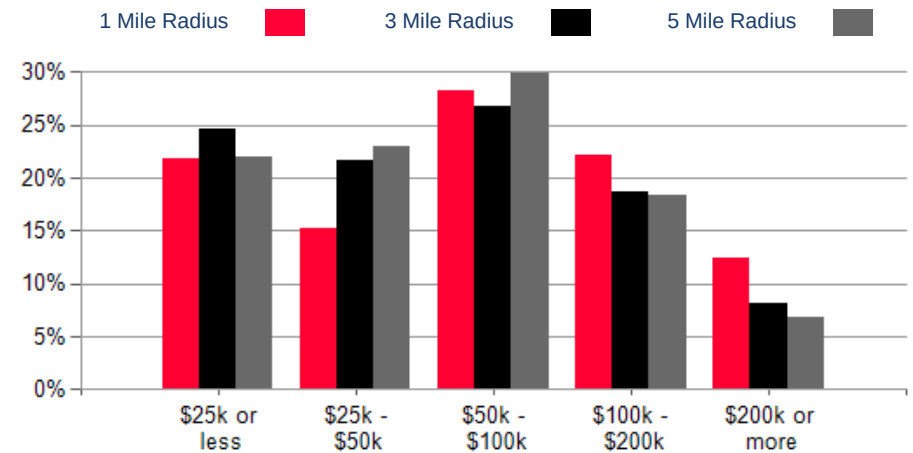
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,359	86,960	186,465
2010 Population	9,107	87,102	198,688
2025 Population	10,209	97,763	215,927
2030 Population	10,277	98,878	216,900
2025-2030: Population: Growth Rate	0.65%	1.15%	0.45%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	728	6,710	13,268
\$15,000-\$24,999	299	2,437	6,067
\$25,000-\$34,999	218	3,163	8,127
\$35,000-\$49,999	501	4,902	11,970
\$50,000-\$74,999	747	6,007	15,901
\$75,000-\$99,999	581	3,945	10,272
\$100,000-\$149,999	709	4,372	11,036
\$150,000-\$199,999	333	2,590	5,117
\$200,000 or greater	585	3,013	6,027
Median HH Income	\$68,750	\$54,150	\$55,171
Average HH Income	\$105,345	\$86,704	\$82,917

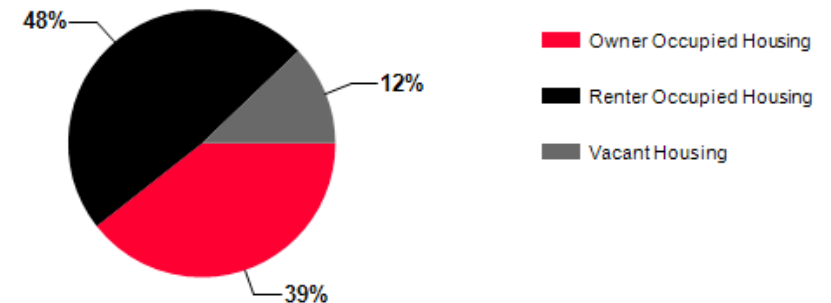
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,727	37,713	81,721
2010 Total Households	4,185	35,190	81,742
2025 Total Households	4,702	37,139	87,784
2030 Total Households	4,794	37,914	88,978
2025 Average Household Size	1.64	2.19	2.25
2025-2030: Households: Growth Rate	1.95%	2.05%	1.35%



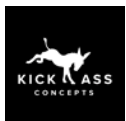
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



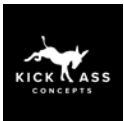
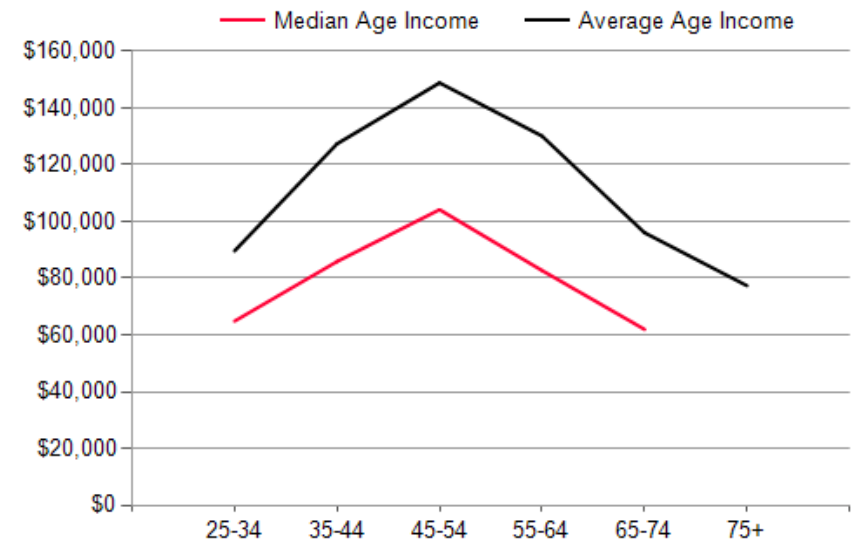
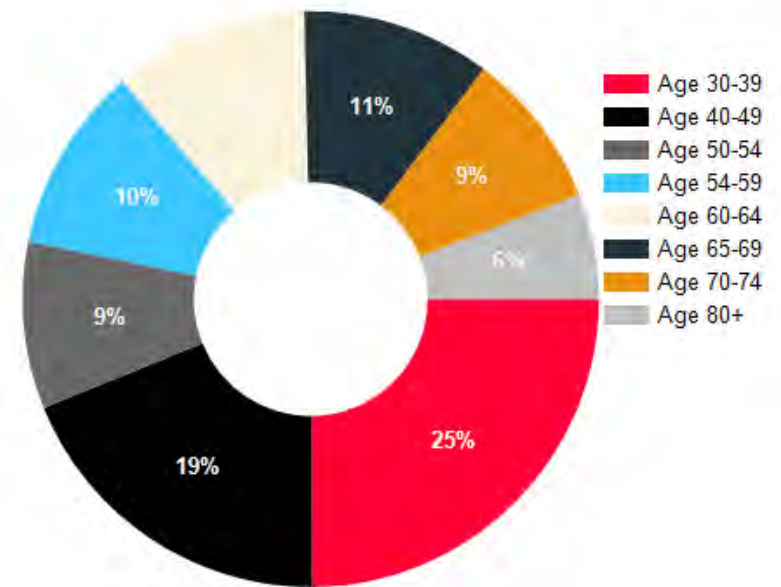
Source: esri



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

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	748	6,253	15,396
2025 Population Age 35-39	535	5,299	13,265
2025 Population Age 40-44	510	5,040	12,364
2025 Population Age 45-49	464	4,575	11,334
2025 Population Age 50-54	483	4,777	11,896
2025 Population Age 55-59	537	4,774	11,543
2025 Population Age 60-64	566	5,016	11,727
2025 Population Age 65-69	546	4,714	10,823
2025 Population Age 70-74	455	3,732	8,789
2025 Population Age 75-79	304	2,799	6,578
2025 Population Age 80-84	151	1,630	4,057
2025 Population Age 85+	143	1,662	4,033
2025 Population Age 18+	9,315	81,085	173,410
2025 Median Age	32	31	35
2030 Median Age	33	32	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,868	\$53,686	\$53,488
Average Household Income 25-34	\$89,602	\$75,275	\$72,532
Median Household Income 35-44	\$85,883	\$63,505	\$61,978
Average Household Income 35-44	\$127,349	\$96,859	\$89,912
Median Household Income 45-54	\$104,139	\$71,935	\$66,918
Average Household Income 45-54	\$148,826	\$111,083	\$99,506
Median Household Income 55-64	\$82,710	\$59,210	\$60,697
Average Household Income 55-64	\$130,097	\$99,896	\$94,407
Median Household Income 65-74	\$61,951	\$51,529	\$53,460
Average Household Income 65-74	\$96,017	\$83,718	\$83,162
Average Household Income 75+	\$77,332	\$76,020	\$70,489



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

