



Market Street Plaza

3932 W. Market Street, Greensboro, NC 27407

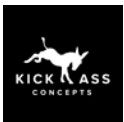


HIGHLIGHTS

- 72,000 SF Neighborhood Center
- Stoplight access onto W. Market St. (16,000 ADT)
- Residential Nearby: High-Income neighborhoods to the North and East, (Starmount) middle-income neighborhoods to the South and West
- Office Nearby: Pomona Office Park, West Market Square Office Park
- Retail Nearby: Sheetz, Verizon, Harris Teeter, Food Lion, Planet Fitness, McDonald's, Panera and Biscuitville
- Features: Closest big box site to Friendly Center, Crunch Fitness Anchored
- Lat: 36.070062 Long: -79.854274



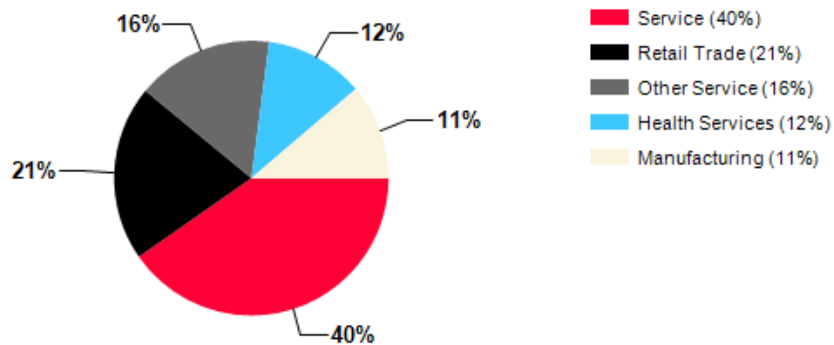
Suite	Tenant	Square Feet
3932 West Market St B	Available	1,650
	Outparcel 1	
	Outparcel 2	



Property Description

72,000 SF Neighborhood Center, located on W Market St in-between high-income and middle-income neighborhoods. Center has stoplight access and is surrounded by retail, office and residential. Retail and office nearby includes Pomona Office Park, West Market Square Office Park, Sheetz, Verizon, Harris Teeter, Food Lion, Planet Fitness, McDonald's, Biscuitville, Zaxby's and more.

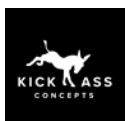
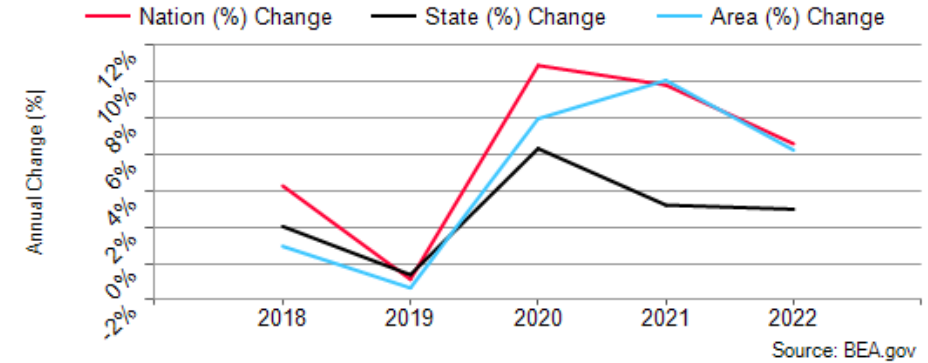
Major Industries by Employee Count

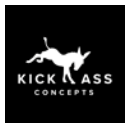
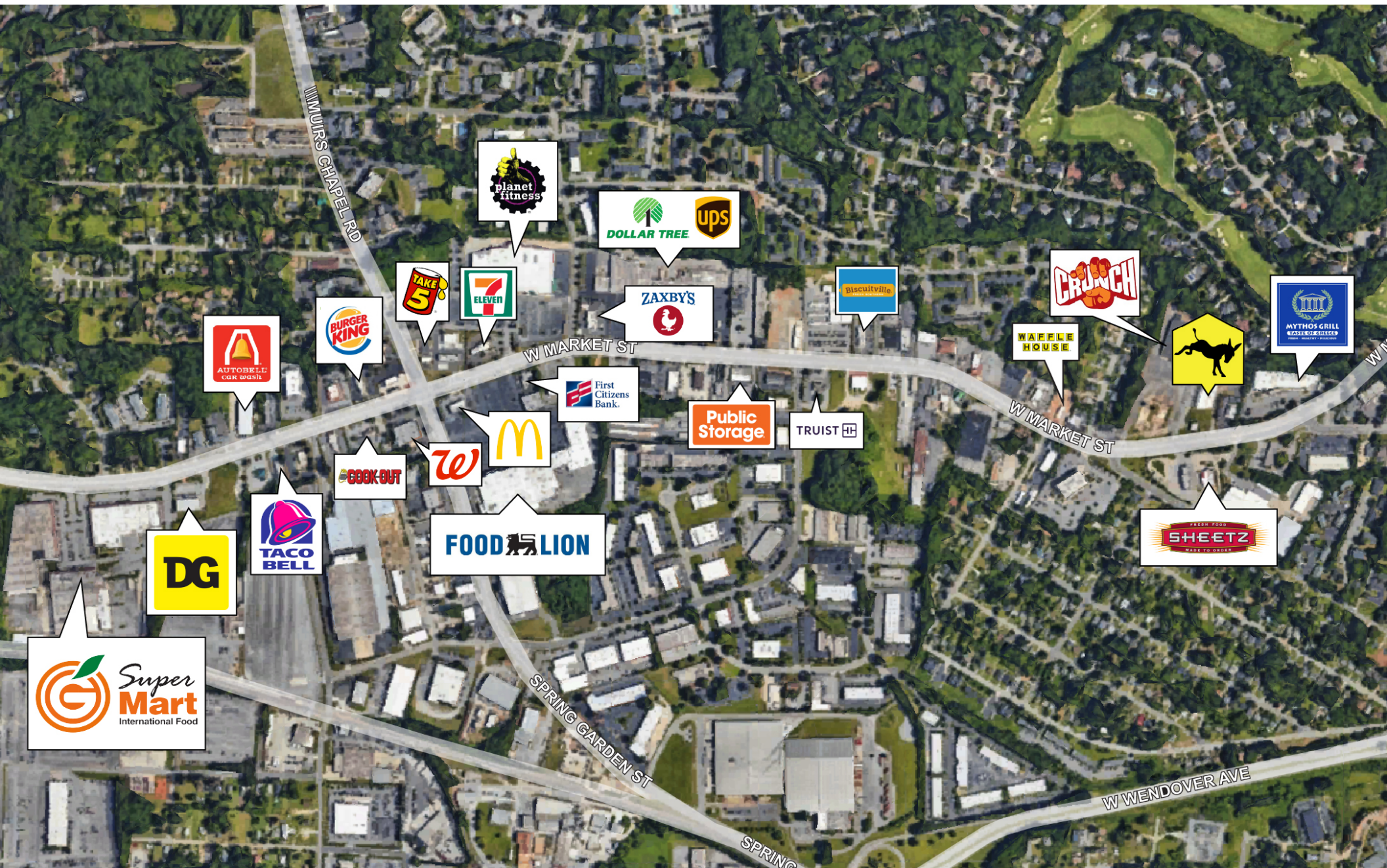


Largest Employers

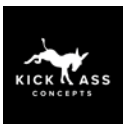
Guilford County Schools	9,545
Cone Health	9,287
City of Greensboro	3,108
United States Postal Service	2,800
Guilford County	2,603
University of North Carolina at Greensboro	2,499
High Point Regional Health System	2,320
Bank of America	2,000

Guilford County GDP Trend

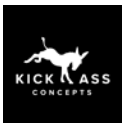
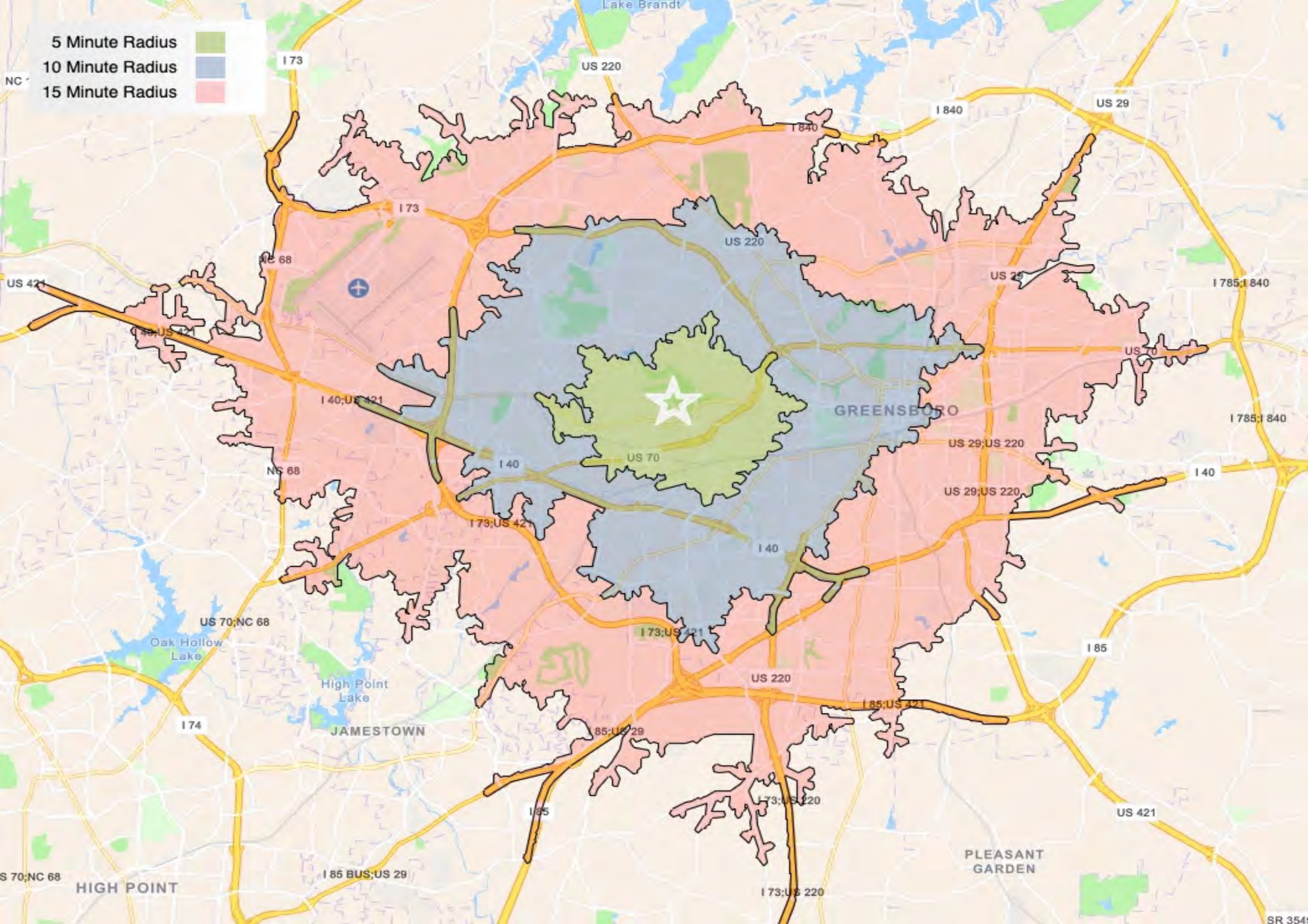




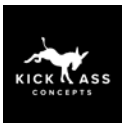
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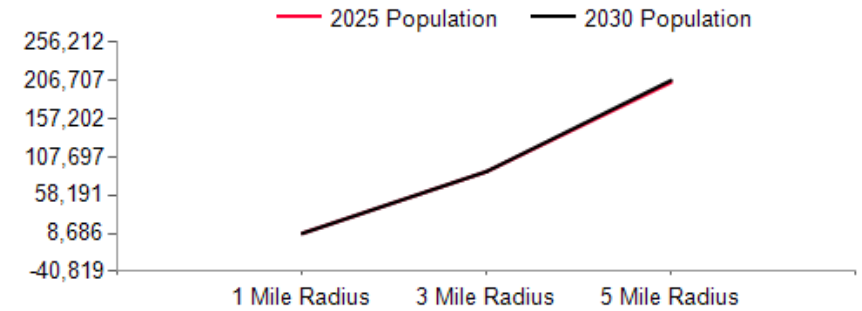


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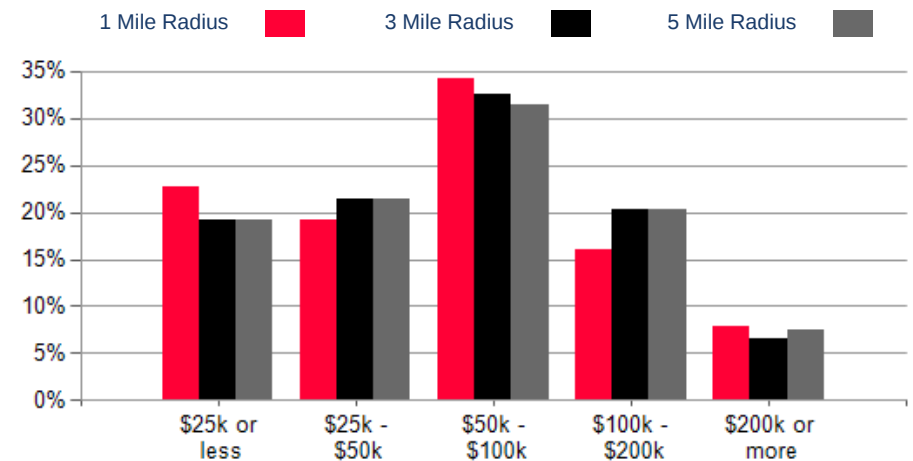


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,735	78,575	174,629
2010 Population	7,958	80,419	186,979
2025 Population	8,699	88,763	204,158
2030 Population	8,686	88,883	206,707
2025 African American	3,261	28,491	75,601
2025 American Indian	72	601	1,273
2025 Asian	165	4,229	10,738
2025 Hispanic	935	11,378	22,317
2025 Other Race	542	6,454	12,270
2025 White	4,013	42,191	89,719
2025 Multiracial	643	6,719	14,440
2025-2030: Population: Growth Rate	-0.15%	0.15%	1.25%

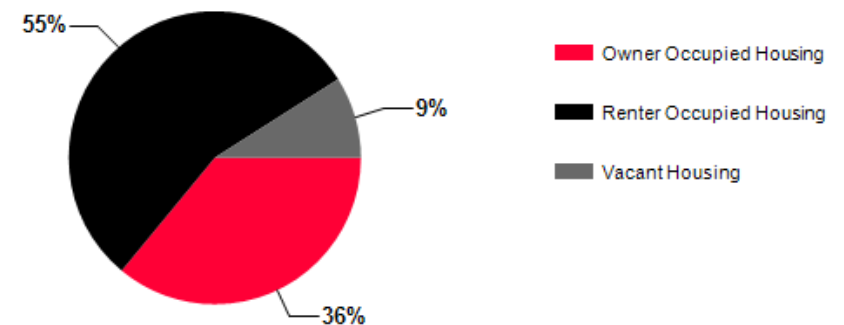
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	489	4,302	11,105
\$15,000-\$24,999	346	2,555	5,418
\$25,000-\$34,999	299	3,254	7,350
\$35,000-\$49,999	407	4,429	11,176
\$50,000-\$74,999	824	6,972	15,847
\$75,000-\$99,999	434	4,747	11,308
\$100,000-\$149,999	367	5,076	11,888
\$150,000-\$199,999	222	2,227	5,604
\$200,000 or greater	292	2,361	6,514
Median HH Income	\$56,685	\$59,811	\$60,306
Average HH Income	\$84,235	\$85,294	\$88,476



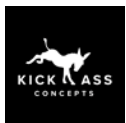
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

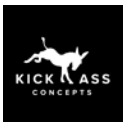
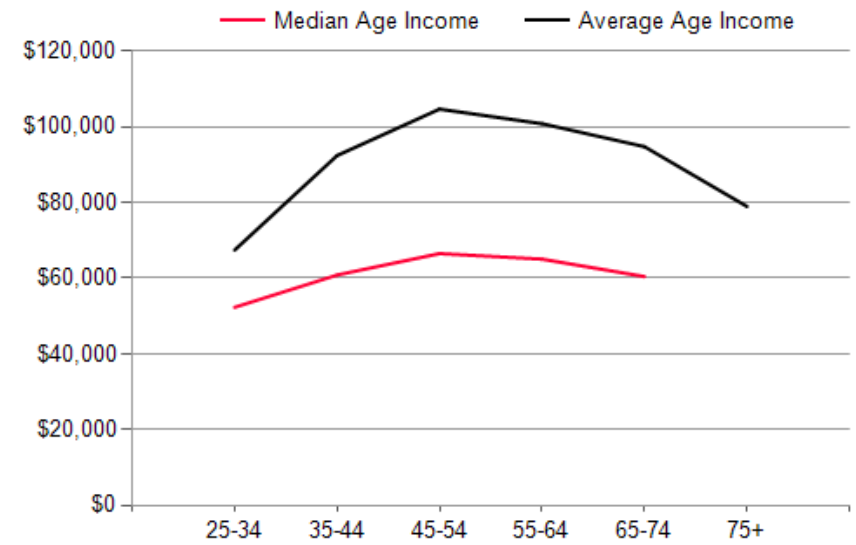
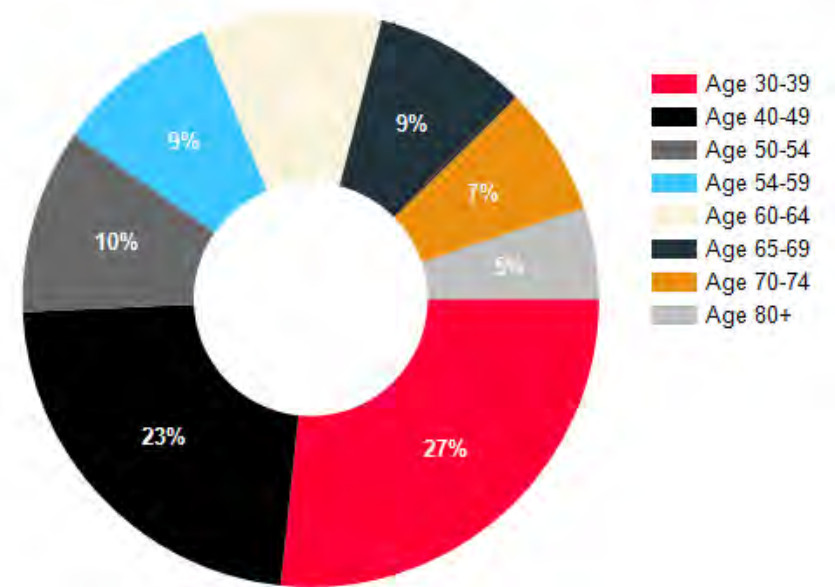


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	630	6,240	15,152
2025 Population Age 35-39	543	5,388	12,688
2025 Population Age 40-44	518	4,894	11,655
2025 Population Age 45-49	477	4,439	10,661
2025 Population Age 50-54	457	4,519	11,111
2025 Population Age 55-59	405	4,215	10,822
2025 Population Age 60-64	443	4,394	11,165
2025 Population Age 65-69	382	4,255	10,378
2025 Population Age 70-74	317	3,538	8,662
2025 Population Age 75-79	226	2,612	6,558
2025 Population Age 80-84	165	1,678	4,046
2025 Population Age 85+	188	1,980	4,236
2025 Population Age 18+	6,835	73,172	167,744
2025 Median Age	33	33	35
2030 Median Age	34	35	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,285	\$55,651	\$56,287
Average Household Income 25-34	\$67,413	\$71,895	\$75,202
Median Household Income 35-44	\$60,826	\$69,150	\$72,403
Average Household Income 35-44	\$92,401	\$93,337	\$98,753
Median Household Income 45-54	\$66,495	\$74,565	\$76,235
Average Household Income 45-54	\$104,685	\$102,835	\$107,602
Median Household Income 55-64	\$65,031	\$71,096	\$70,503
Average Household Income 55-64	\$100,819	\$101,012	\$103,576
Median Household Income 65-74	\$60,423	\$62,488	\$59,149
Average Household Income 65-74	\$94,749	\$90,863	\$89,411
Average Household Income 75+	\$78,945	\$72,859	\$73,067

Population By Age



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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