



809 Green Valley Offices

809 Green Valley Road, Greensboro, NC 27408



HIGHLIGHTS

Size and Type: 6,000 SF Available

Office Nearby: Green Valley Office Park (1.5M SF Class A Office) - home to numerous publicly traded companies such as Merrill Lynch, Fresh Market, ITG & Tanger Outlets

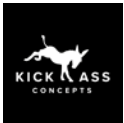
Retail Nearby: Mattress Warehouse, Wells Fargo, Ruth's Chris Steakhouse, Brixx Pizza, Chipotle & Great Outdoor Provisions

Hospitals Nearby: 1 Mile from Wesley Long Hospital & 2 Miles from Moses Cone Hospital

Schools Nearby: Close to both UNC- Greensboro (20,000 Students) & Greensboro College (1,500 Students)



Tenant	Square Feet
Available	6,000
Leased	4,794

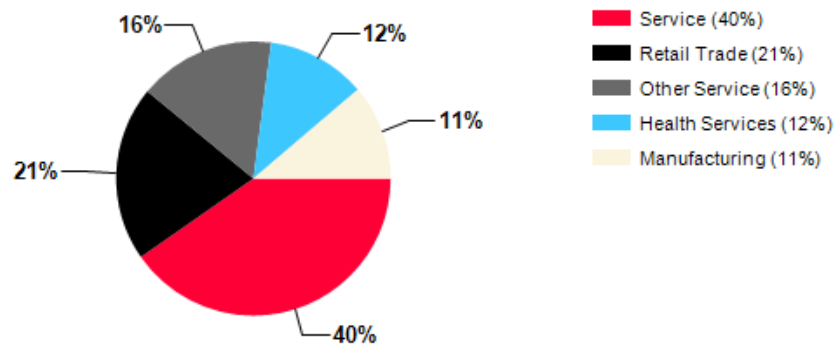


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

Property Description

This highly visible 10,000 SF + building is located on the corner of Westover Terrace and Green Valley Road. Consisting of a mix of Office Space and Retail it is ideal for any business looking for that perfect synergy. This building also offers excellent monument signage which is always at a premium on the Green Valley Corridor.

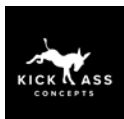
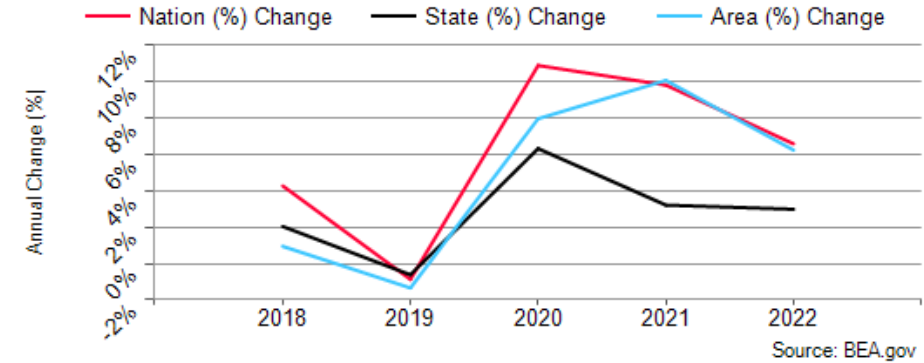
Major Industries by Employee Count



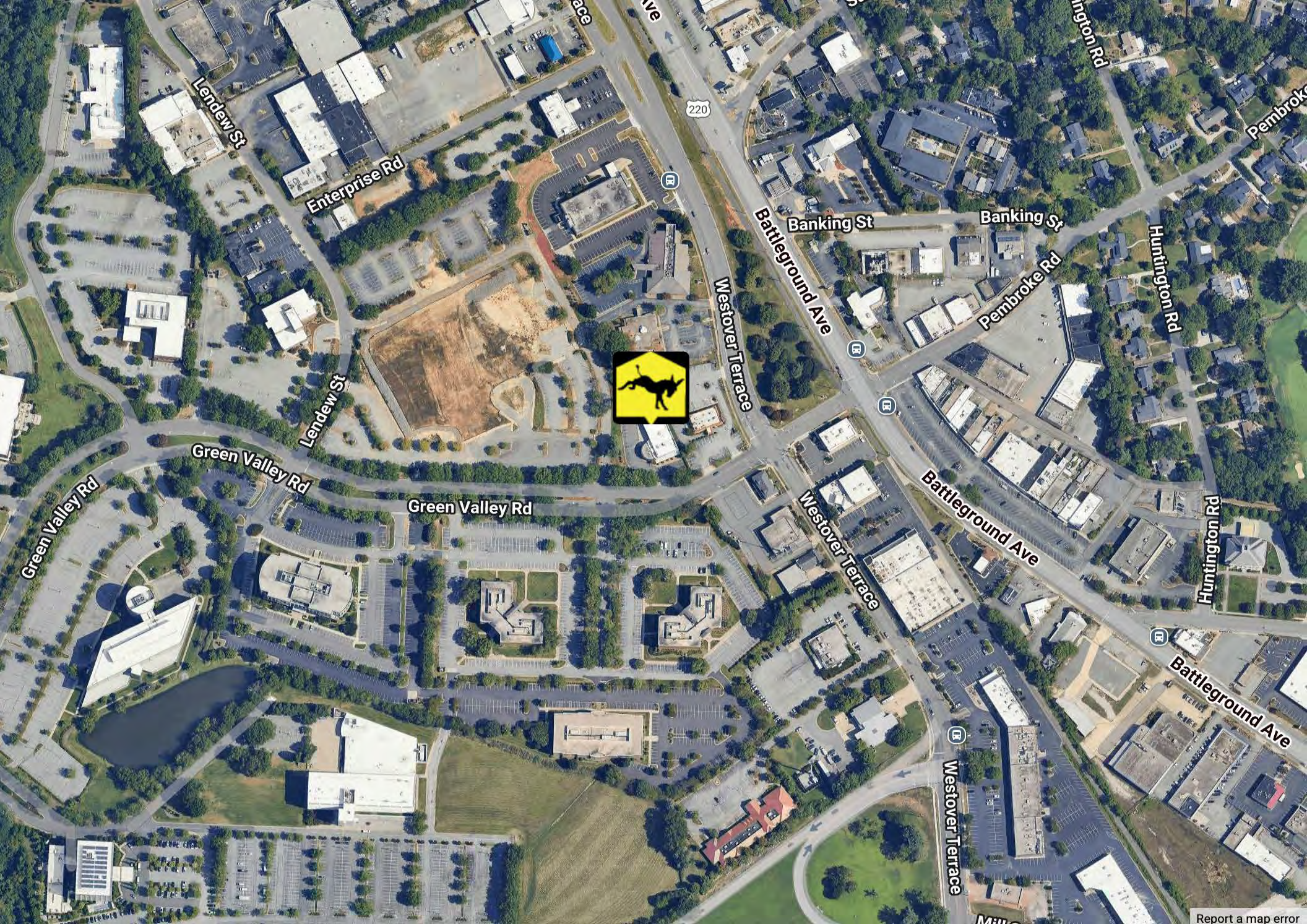
Largest Employers

Guilford County Schools	10,394
Cone Health	7,218
City of Greensboro	3,108
United States Postal Service	2,800
Guilford County	2,700
University of North Carolina at Greensboro	2,499
High Point Regional Health System	2,320
Bank of America	2,000

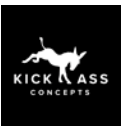
Guilford County GDP Trend



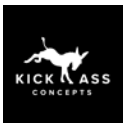
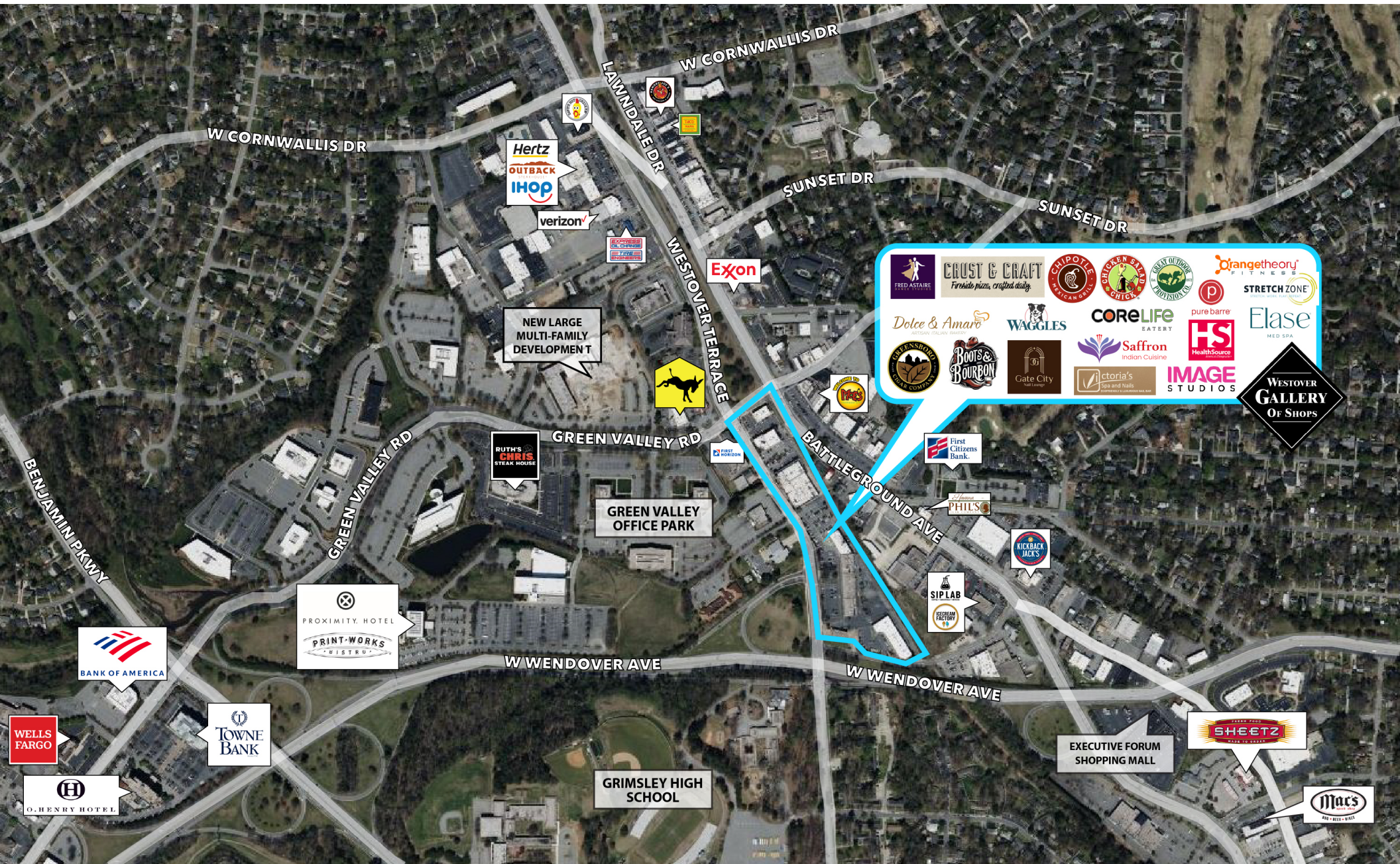
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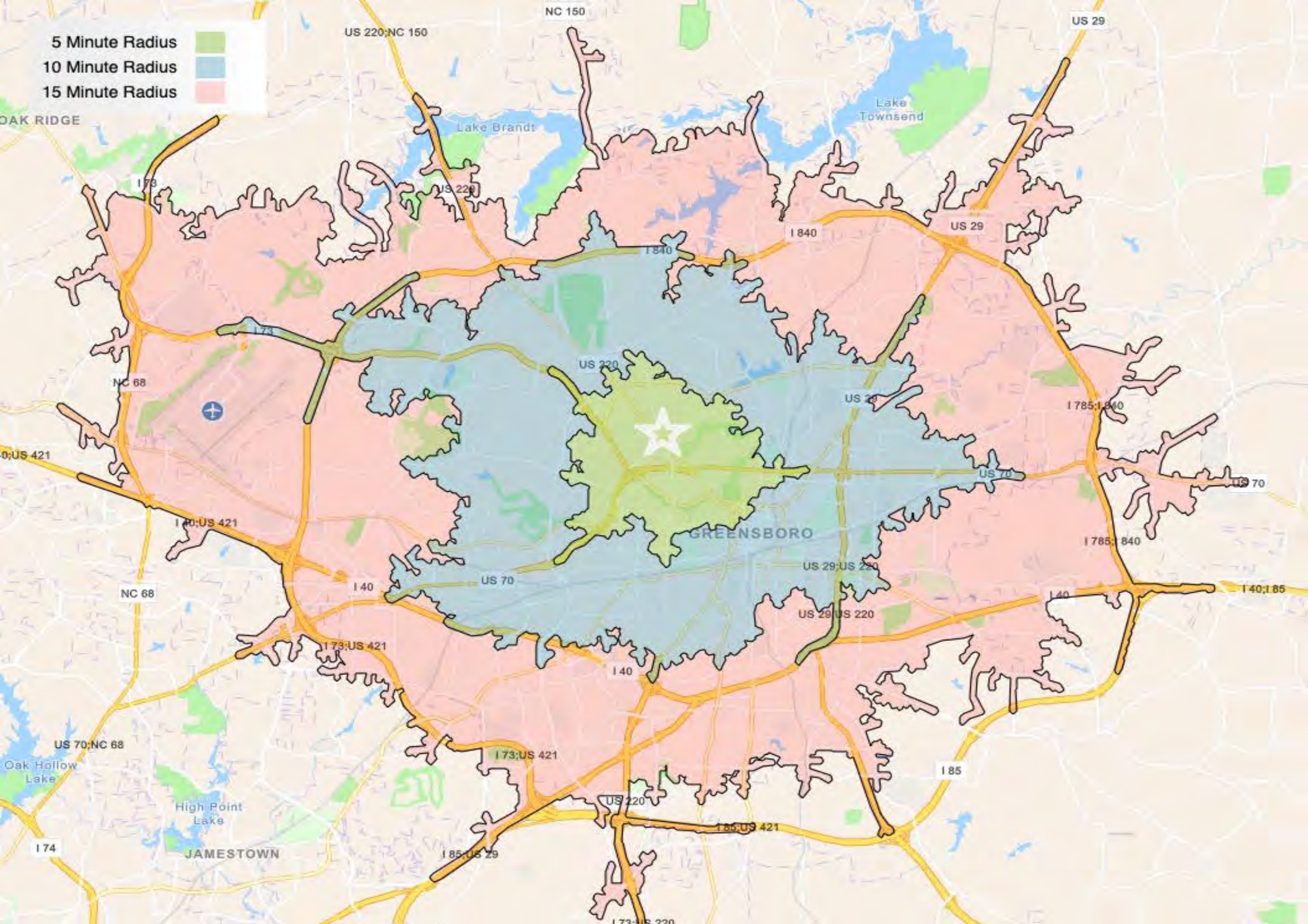
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5 Minute Radius
10 Minute Radius
15 Minute Radius

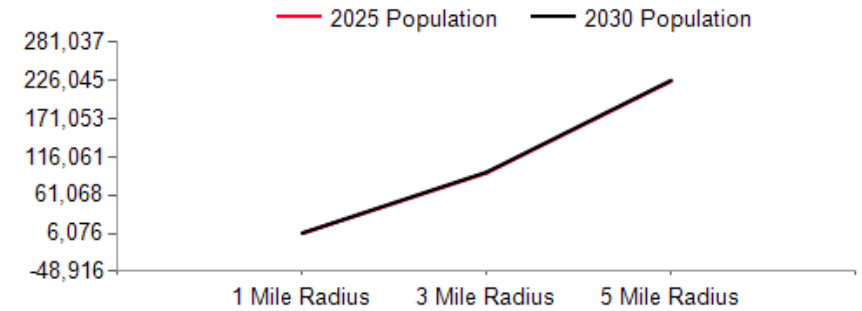


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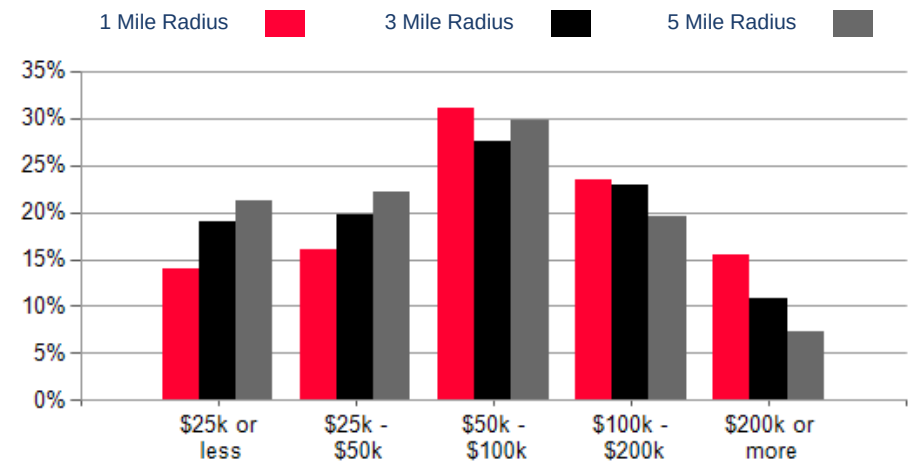


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,179	81,083	192,204
2010 Population	5,986	82,394	206,187
2025 Population	6,076	93,064	224,990
2030 Population	6,505	94,239	226,045
2025 African American	486	30,568	93,817
2025 American Indian	24	401	1,350
2025 Asian	107	3,714	10,949
2025 Hispanic	241	7,190	24,119
2025 Other Race	95	3,579	13,732
2025 White	4,972	48,952	89,891
2025 Multiracial	387	5,808	15,134
2025-2030: Population: Growth Rate	6.85%	1.25%	0.45%

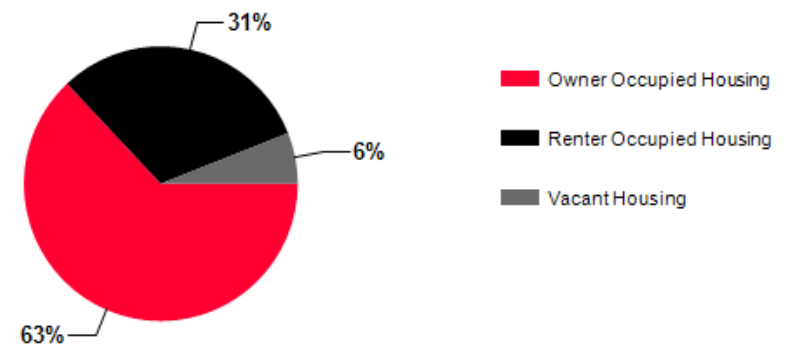
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	257	4,820	13,388
\$15,000-\$24,999	159	2,005	6,209
\$25,000-\$34,999	208	2,826	8,248
\$35,000-\$49,999	270	4,291	12,212
\$50,000-\$74,999	553	5,807	16,320
\$75,000-\$99,999	376	4,132	11,046
\$100,000-\$149,999	473	4,935	12,179
\$150,000-\$199,999	226	3,306	5,879
\$200,000 or greater	461	3,925	6,744
Median HH Income	\$77,294	\$65,602	\$57,132
Average HH Income	\$121,405	\$101,797	\$85,685



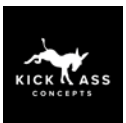
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

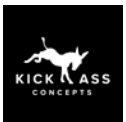
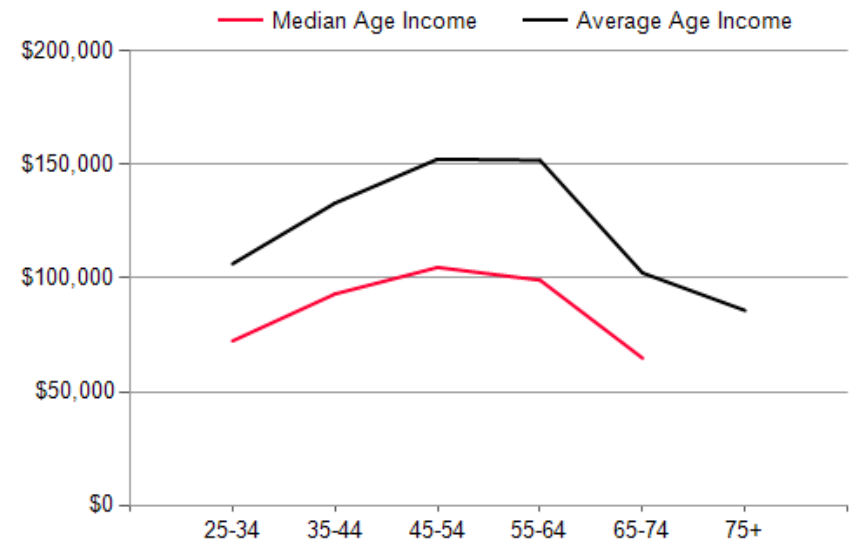
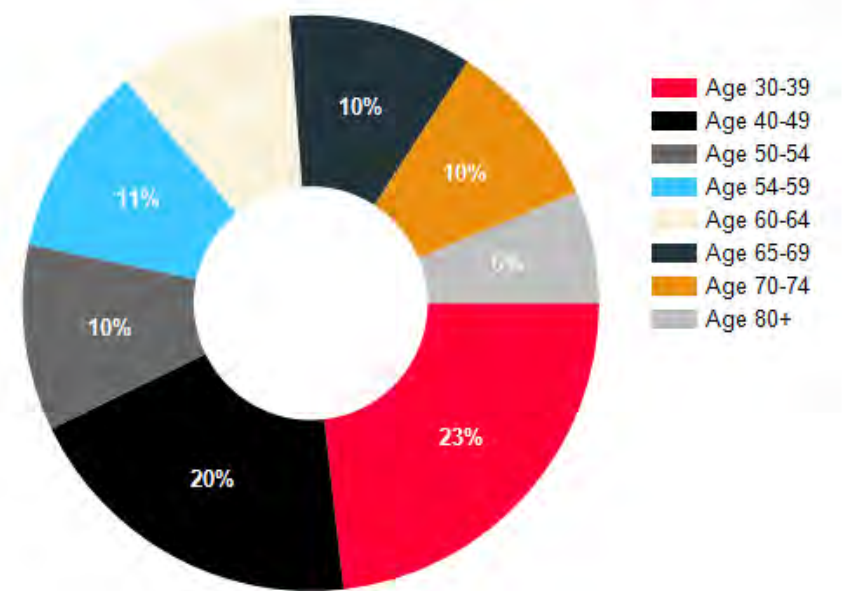


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	499	5,834	15,976
2025 Population Age 35-39	437	5,108	13,805
2025 Population Age 40-44	420	4,834	12,939
2025 Population Age 45-49	373	4,433	11,809
2025 Population Age 50-54	422	4,560	12,472
2025 Population Age 55-59	431	4,599	12,118
2025 Population Age 60-64	398	4,841	12,302
2025 Population Age 65-69	418	4,671	11,401
2025 Population Age 70-74	384	3,942	9,306
2025 Population Age 75-79	255	3,001	7,023
2025 Population Age 80-84	134	1,833	4,480
2025 Population Age 85+	123	1,756	4,804
2025 Population Age 18+	5,114	78,319	181,226
2025 Median Age	44	33	35
2030 Median Age	45	34	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,342	\$58,475	\$54,873
Average Household Income 25-34	\$106,309	\$82,943	\$74,750
Median Household Income 35-44	\$93,053	\$80,441	\$65,254
Average Household Income 35-44	\$133,064	\$114,178	\$93,282
Median Household Income 45-54	\$104,717	\$93,108	\$70,958
Average Household Income 45-54	\$152,420	\$131,457	\$102,996
Median Household Income 55-64	\$99,128	\$82,747	\$64,320
Average Household Income 55-64	\$151,918	\$123,432	\$98,420
Median Household Income 65-74	\$64,738	\$66,619	\$55,831
Average Household Income 65-74	\$102,288	\$101,789	\$86,421
Average Household Income 75+	\$85,741	\$86,456	\$71,678

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.



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

