



Shops on The Greenway

2414 Battleground Ave., Greensboro, NC 27408



THE SPACE

Location

2414 Battleground Ave.
Greensboro, NC 27408

HIGHLIGHTS

- Proposed 20,000 SF retail development
- 1,200 - 20,000 SF units available
- Located on Battleground Ave/HWY 220 (30,000+ ADT)
- In close proximity to Green Valley Office Park (1.5M SF)
- Located in High Income NW. Greensboro
- Adjacent to new Greenway (bicycle & walking paths)
- Features full movement & turning lane access; Out-positions Target center
- Retailers Nearby: Target, Omega Sports, Wendy's, TJ Maxx, Ross, PetSmart & Harris Teeter



POPULATION

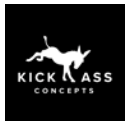
1.00 MILE	3.00 MILE	5.00 MILE
7,923	83,653	215,595

AVERAGE HOUSEHOLD INCOME

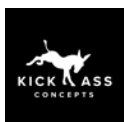
1.00 MILE	3.00 MILE	5.00 MILE
\$107,525	\$110,928	\$88,614

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,828	35,655	88,624



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

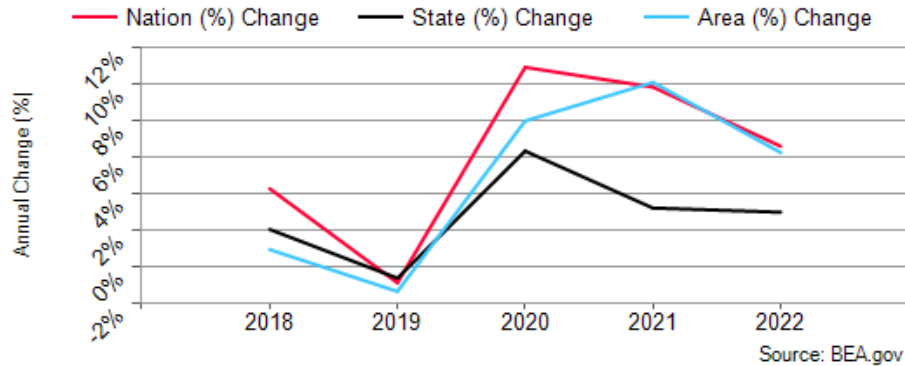


Lance Wood
 (336) 339-7036
lance@kickassconcepts.com

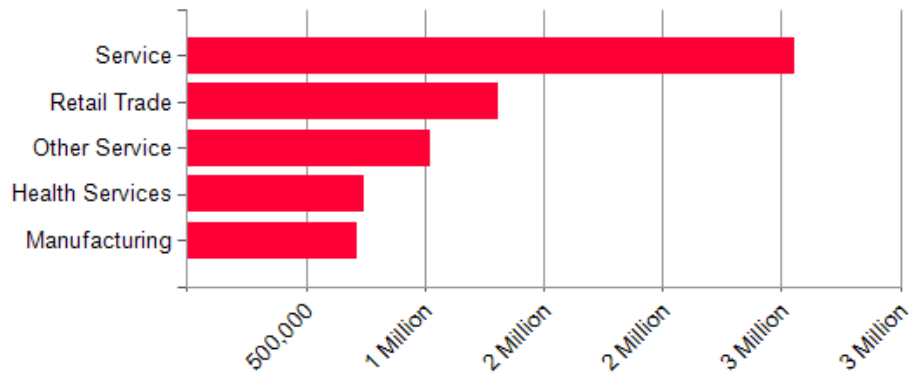
Property Description

1,200 - 20,000 SF available off of Battleground Avenue in Midtown Greensboro. Located directly adjacent to the new A&Y greenway, this spot is perfect for a business to attract customers from the greenway or surrounding businesses. This site features full movement and turning lane access, located in the middle of high-income NW Greensboro, in close proximity to Green Valley Office Park. Retailers nearby include Target, Harris Teeter, PetSmart, TJ Maxx, Omega Sports, Ross, Wendy's and more.

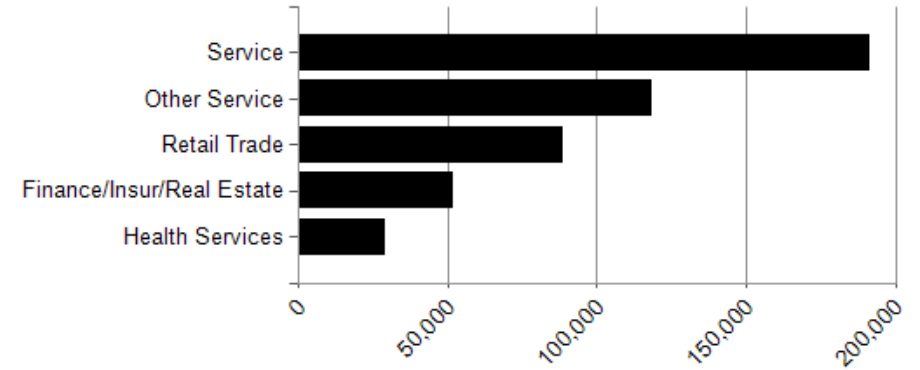
Guilford County GDP Trend



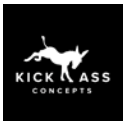
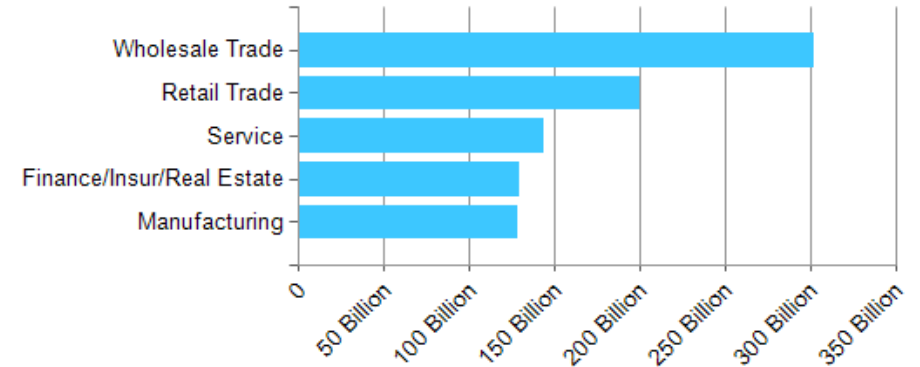
Major Industries by Employee Count

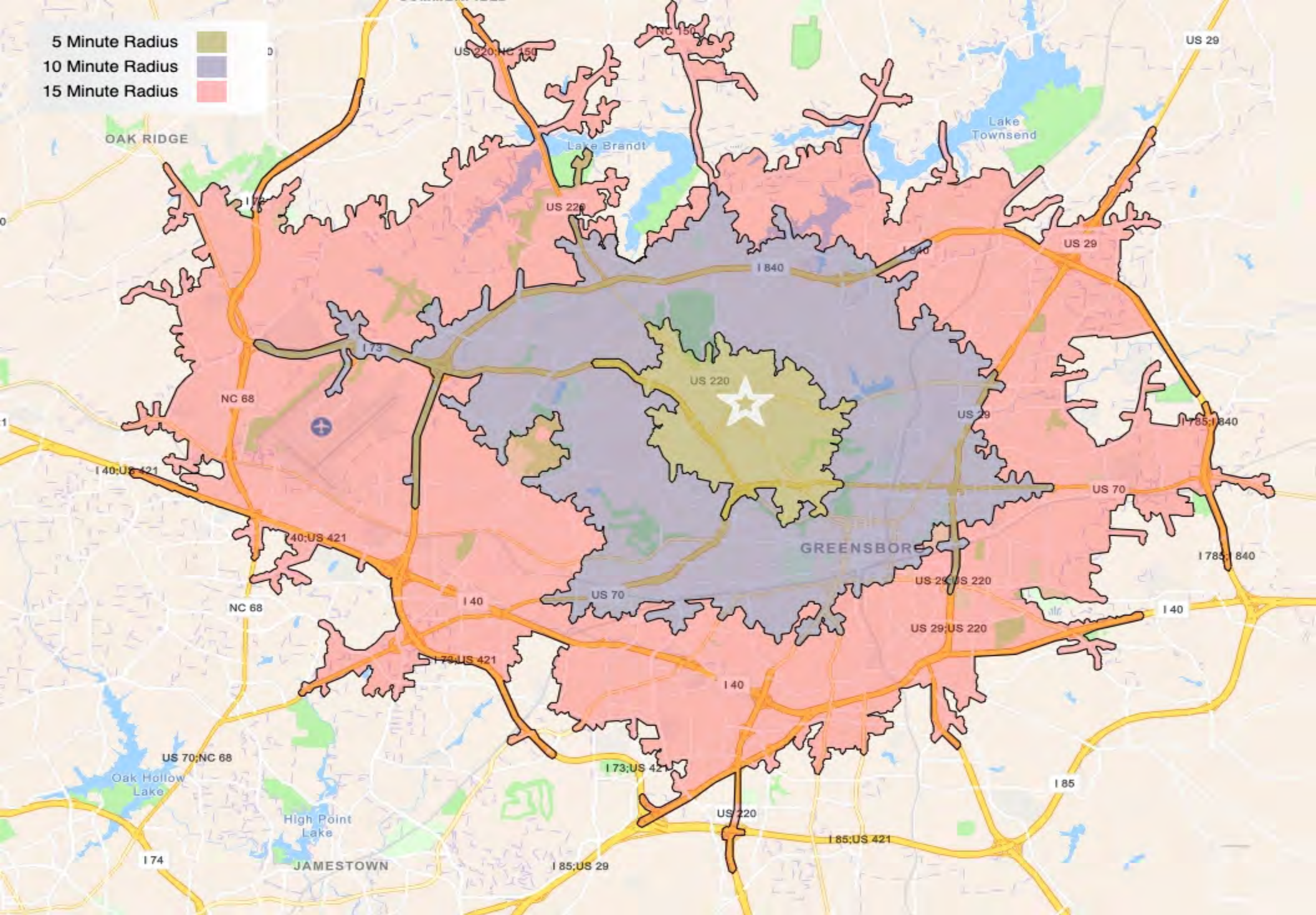


Major Industries by Business Count

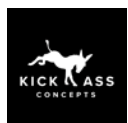


Major Industries by Sales Amount





5 Minute Radius
10 Minute Radius
15 Minute Radius



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

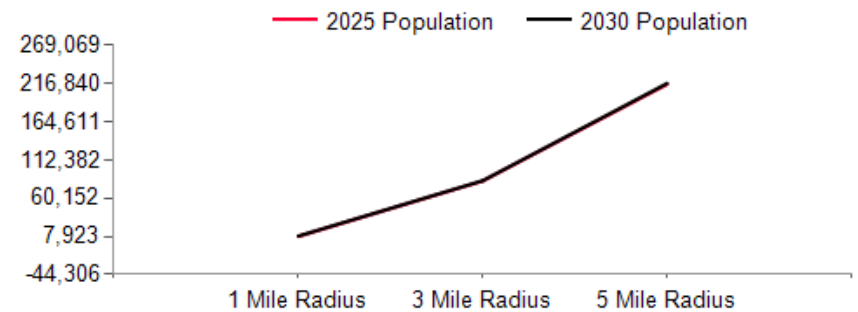




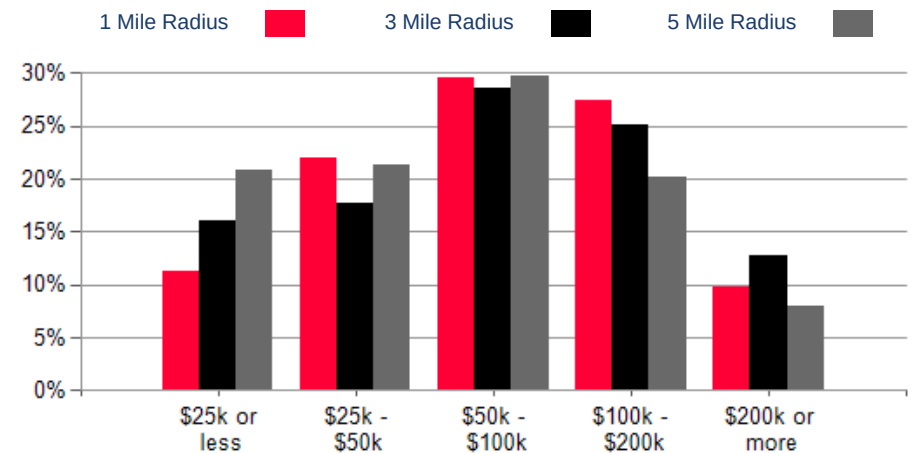
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,875	73,657	183,162
2010 Population	7,750	75,513	197,783
2025 Population	7,923	83,653	215,595
2030 Population	8,396	83,996	216,840
2025-2030: Population: Growth Rate	5.85%	0.40%	0.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	198	3,960	12,837
\$15,000-\$24,999	235	1,750	5,668
\$25,000-\$34,999	340	2,584	7,574
\$35,000-\$49,999	498	3,700	11,369
\$50,000-\$74,999	595	5,918	15,352
\$75,000-\$99,999	538	4,285	10,921
\$100,000-\$149,999	603	5,328	11,719
\$150,000-\$199,999	448	3,601	6,099
\$200,000 or greater	373	4,529	7,085
Median HH Income	\$76,686	\$74,500	\$58,895
Average HH Income	\$107,525	\$110,928	\$88,614

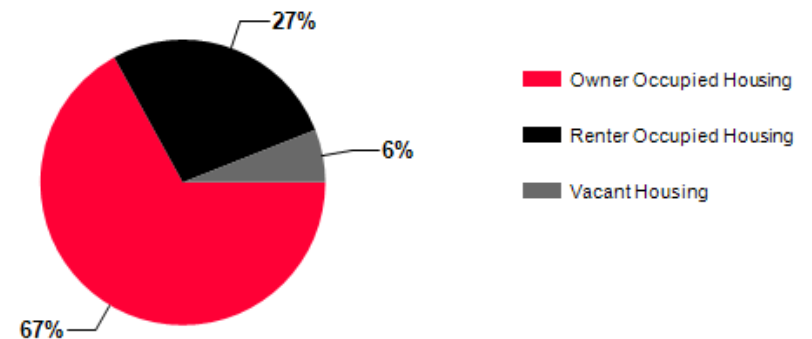
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,887	34,431	81,038
2010 Total Households	3,614	33,591	82,416
2025 Total Households	3,828	35,655	88,624
2030 Total Households	4,087	36,108	89,938
2025 Average Household Size	2.07	2.07	2.23
2025-2030: Households: Growth Rate	6.60%	1.25%	1.45%



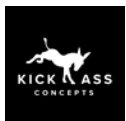
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



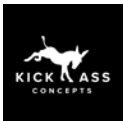
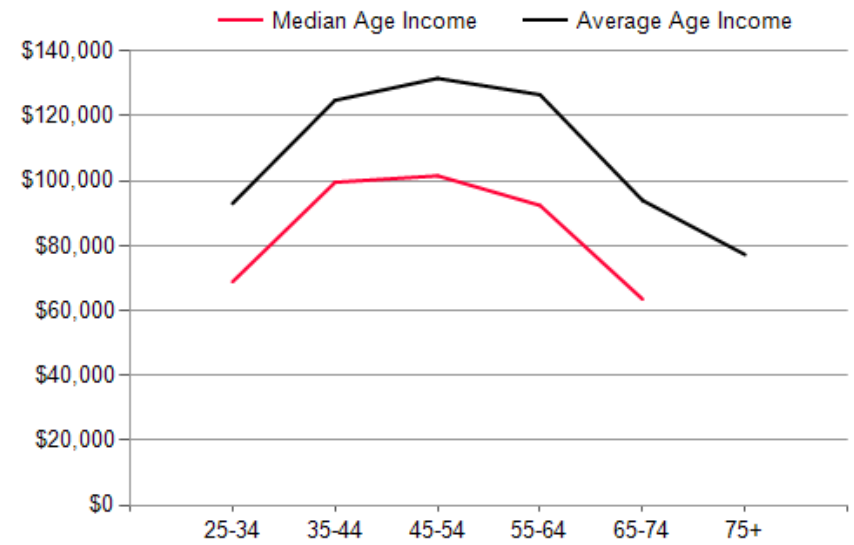
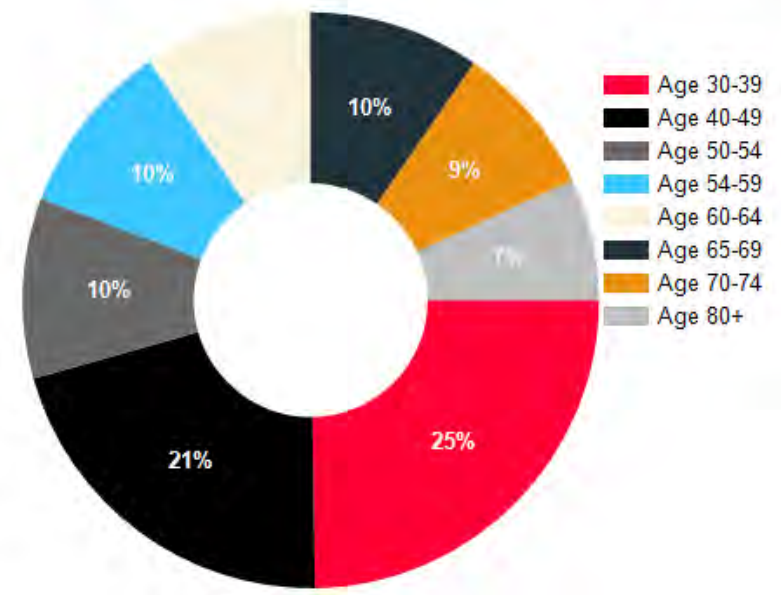
Source: esri



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

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	633	5,498	15,074
2025 Population Age 35-39	628	4,939	13,088
2025 Population Age 40-44	563	4,627	12,357
2025 Population Age 45-49	498	4,233	11,263
2025 Population Age 50-54	516	4,438	11,945
2025 Population Age 55-59	500	4,545	11,668
2025 Population Age 60-64	479	4,762	11,936
2025 Population Age 65-69	490	4,698	11,040
2025 Population Age 70-74	436	4,150	9,124
2025 Population Age 75-79	348	3,213	6,941
2025 Population Age 80-84	200	1,987	4,414
2025 Population Age 85+	181	1,851	4,778
2025 Population Age 18+	6,487	70,884	174,494
2025 Median Age	42	37	35
2030 Median Age	44	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,901	\$60,654	\$55,207
Average Household Income 25-34	\$93,009	\$87,087	\$76,021
Median Household Income 35-44	\$99,552	\$90,867	\$67,616
Average Household Income 35-44	\$124,822	\$125,107	\$96,399
Median Household Income 45-54	\$101,553	\$104,952	\$75,213
Average Household Income 45-54	\$131,606	\$142,633	\$107,326
Median Household Income 55-64	\$92,419	\$99,598	\$68,869
Average Household Income 55-64	\$126,552	\$137,075	\$103,287
Median Household Income 65-74	\$63,528	\$76,022	\$58,605
Average Household Income 65-74	\$93,970	\$111,426	\$90,030
Average Household Income 75+	\$77,252	\$90,001	\$73,669



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

