



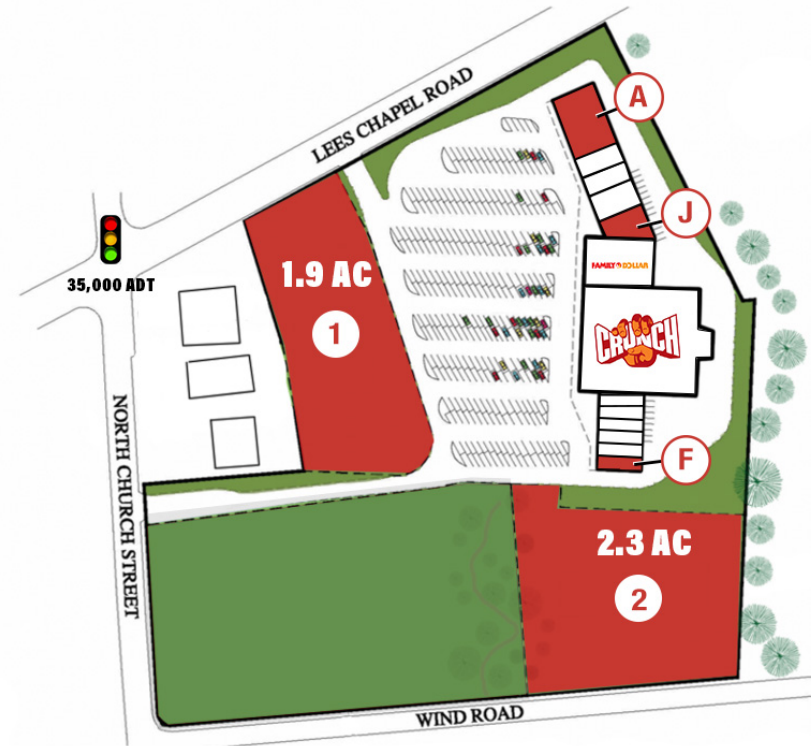
Church Crossing Shopping Center

1320 Lees Chapel Road, Greensboro, NC 27455

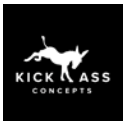


HIGHLIGHTS

- 62,496 SF Neighborhood Center located at Lees Chapel Rd. & North Church St. (35,000 ADT)
- Tenants include: Family Dollar, Liberty Tax & Boost Mobile
- Residential Nearby: Surrounded by numerous neighborhoods and apartment complexes
- Office Nearby: VF Corporate Headquarters & Lake Jeanette Office Park
- Retail Nearby: Harris Teeter, Starbucks, Chick-Fil-A, AutoZone, Rite Aid, Popeye's, Panera Bread, Walgreens
- Features: located in a growing area of town; access to the future Urban Loop (I-840); stoplight access
- Lat: 36.133913 Long: -79.787908



Suite	Tenant	Square Feet
1320 Lees Chapel A	Available	9,100
1314 Lees Chapel F	Available	1,400
1320 Lees Chapel J	Available	2,625
Outparcel 1 - 1.9AC	Available	
Outparcel 2 - 2.3AC	Available	

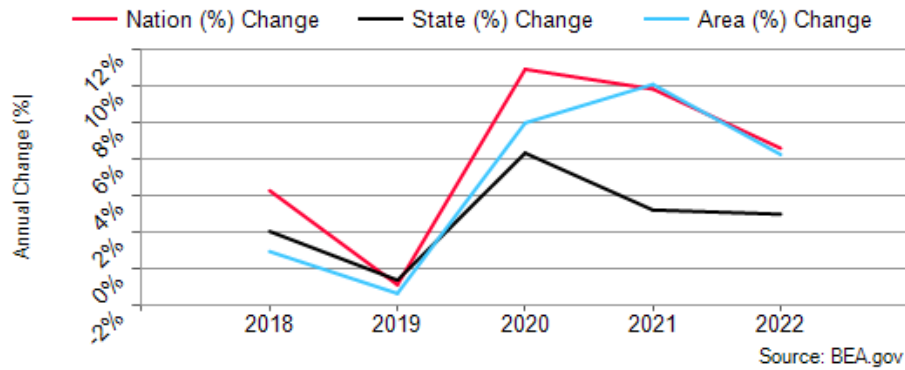


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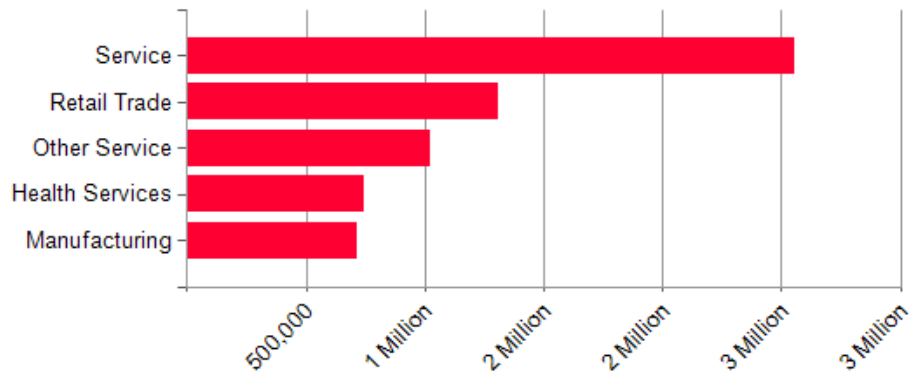
Property Description

62,496 SF Grocery anchored center located at the intersection of Lees Chapel Rd (30,000 ADT) & N Church St (15,000 ADT). This shopping center is located in a rapidly growing area of town with access to the future urban loop (I-840). This site also features stoplight access. Retailers nearby include Harris Teeter, Starbucks, Chick-fil-a, AutoZone, Rite Aid, Popeyes, Panera Bread, Walgreens and more.

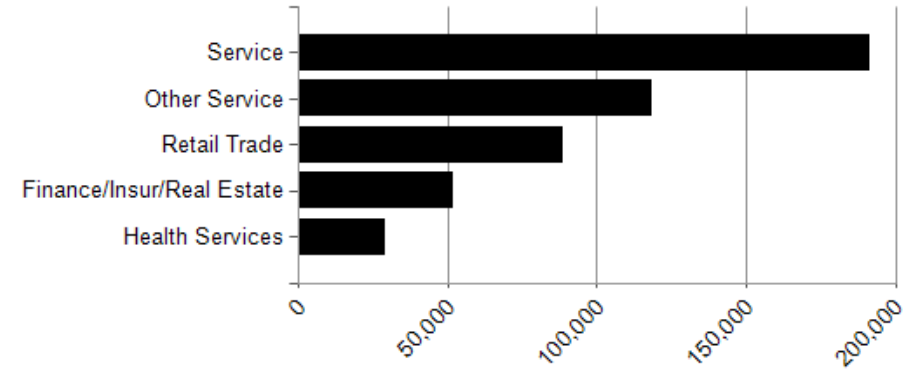
Guilford County GDP Trend



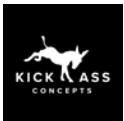
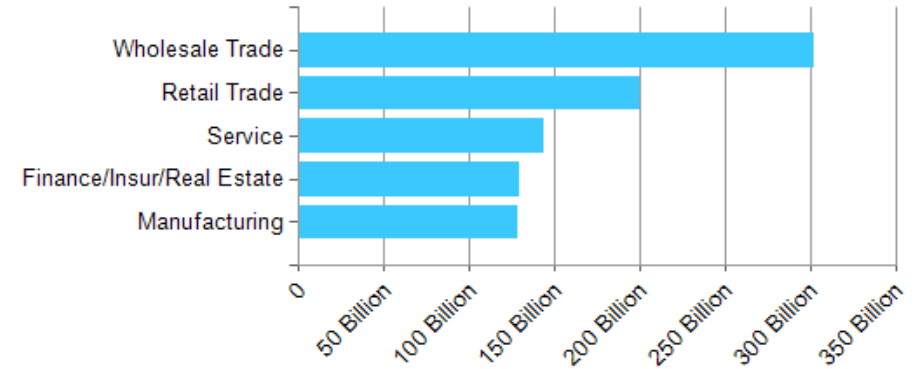
Major Industries by Employee Count

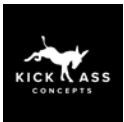
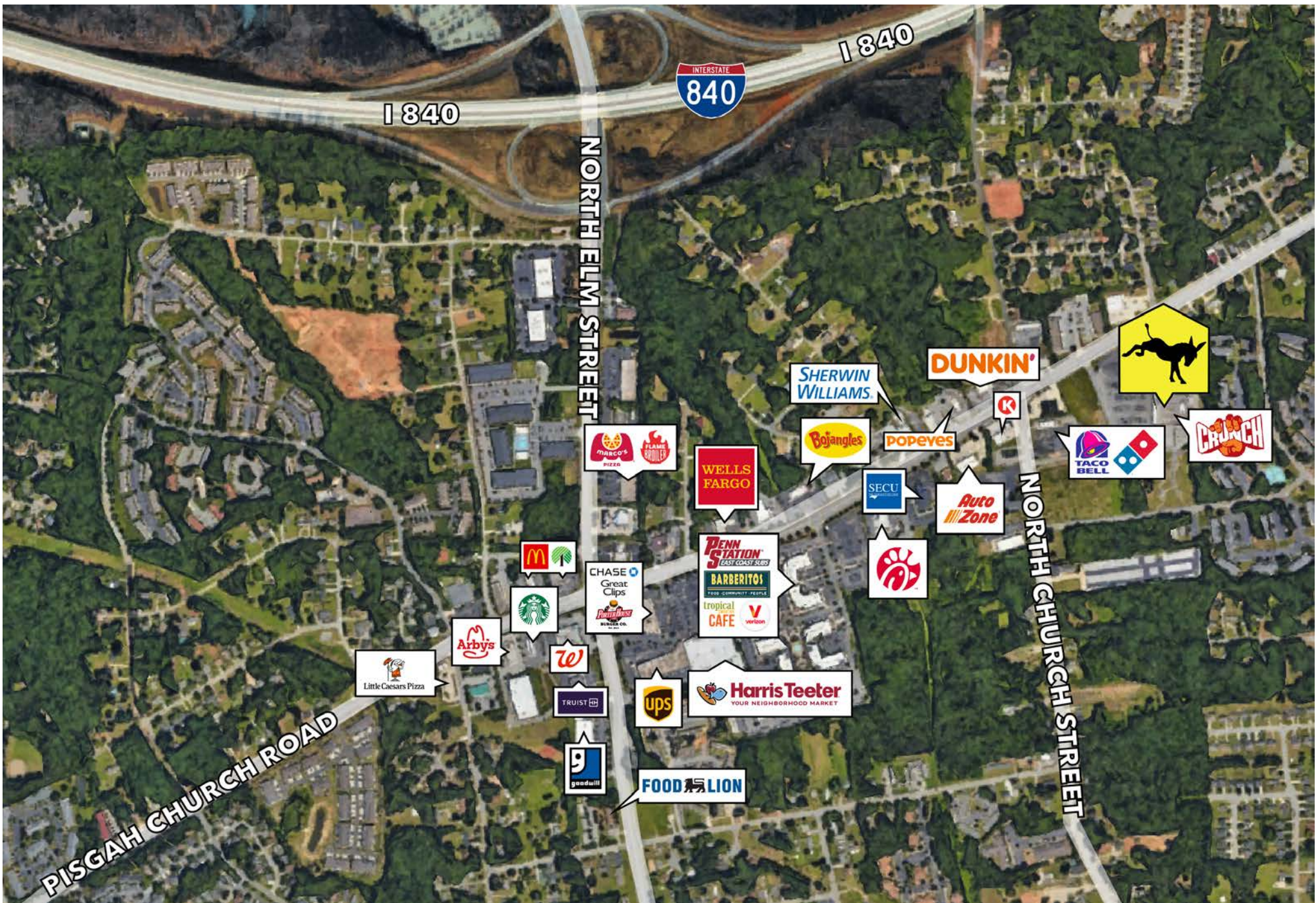


Major Industries by Business Count

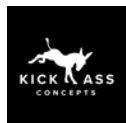
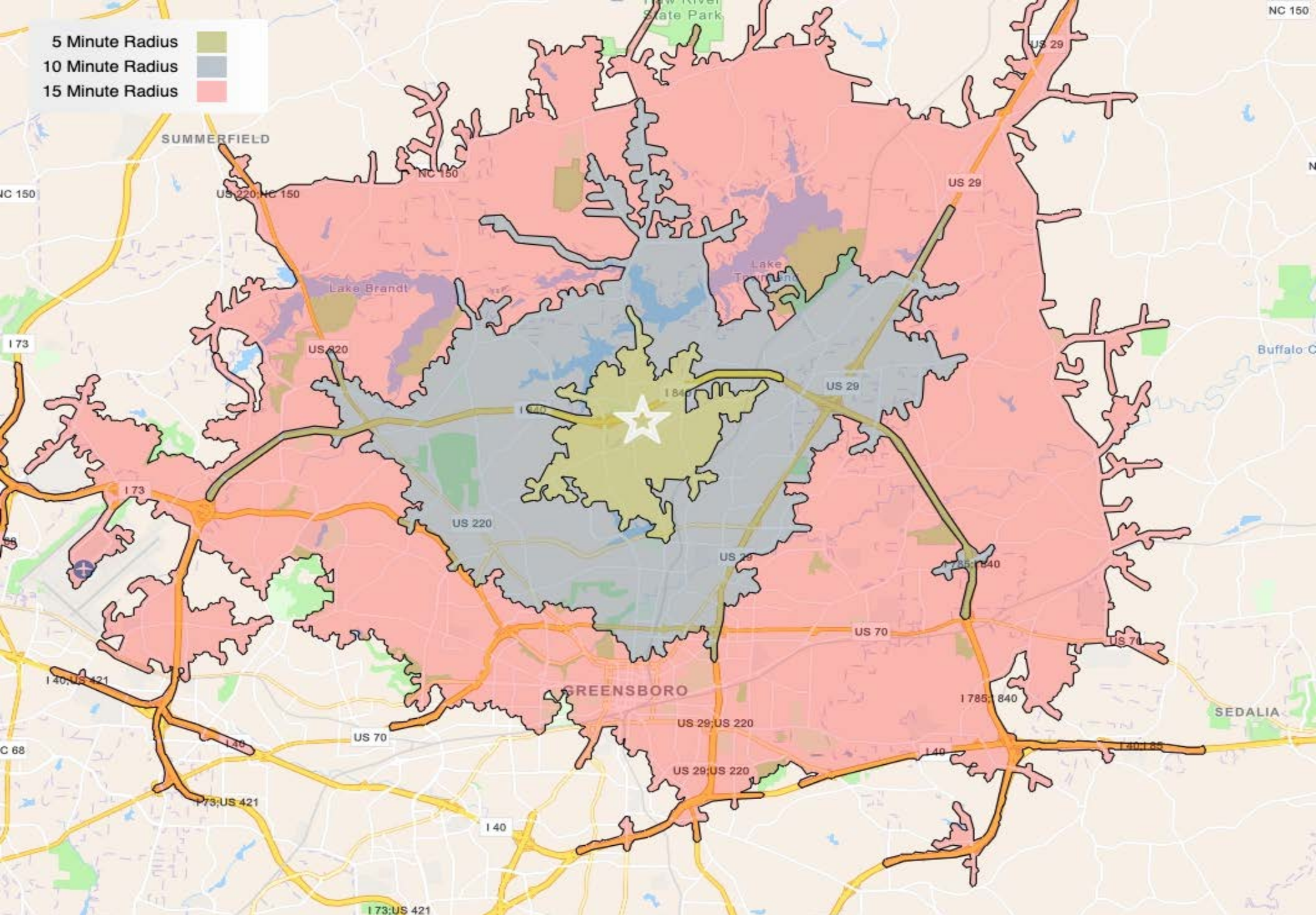


Major Industries by Sales Amount

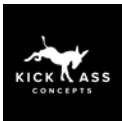
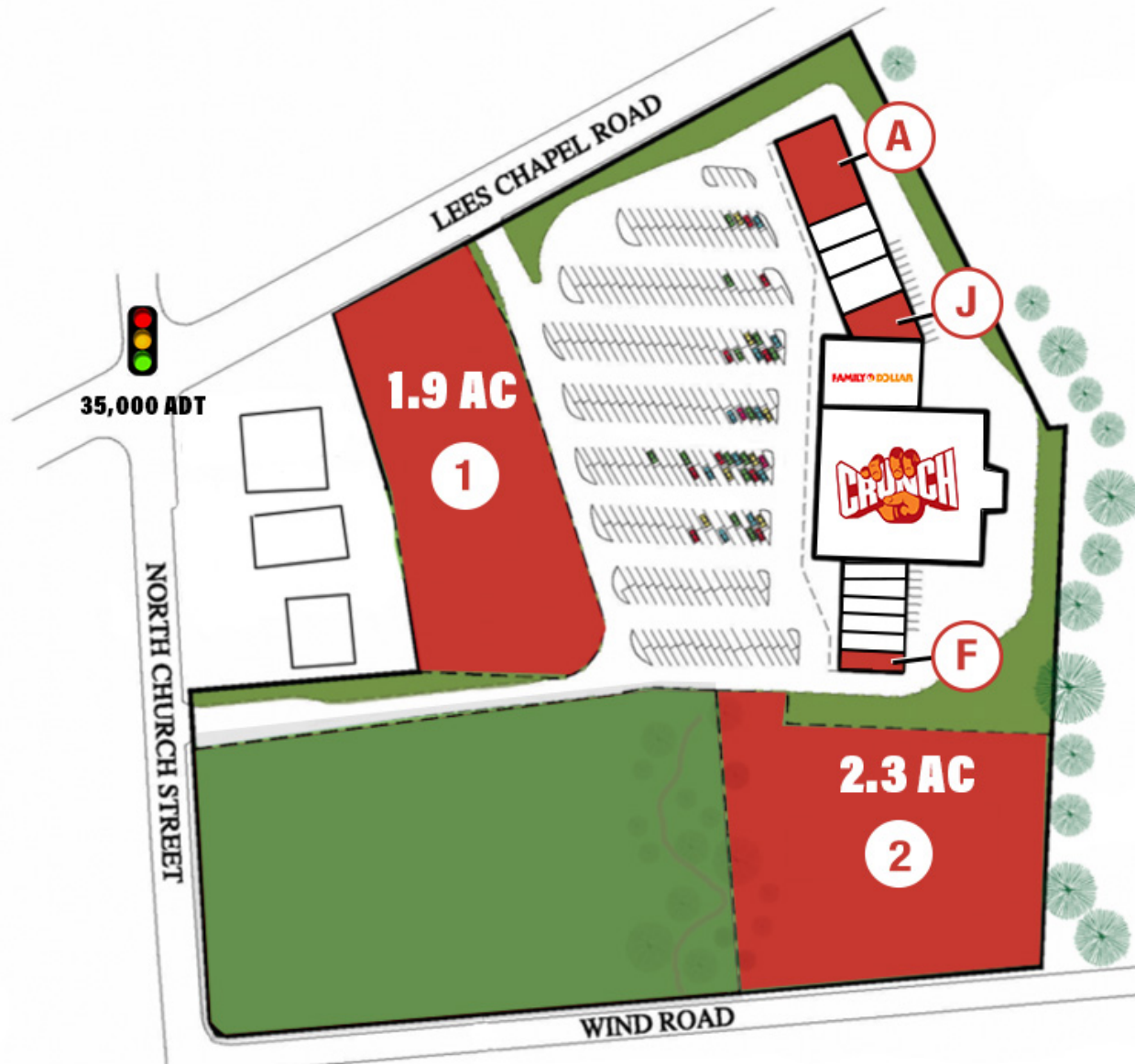




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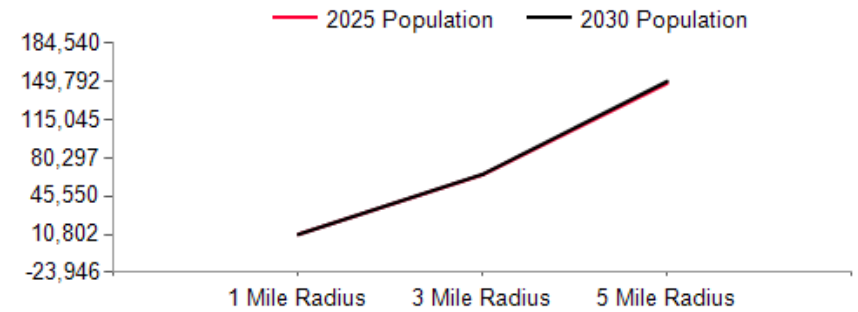




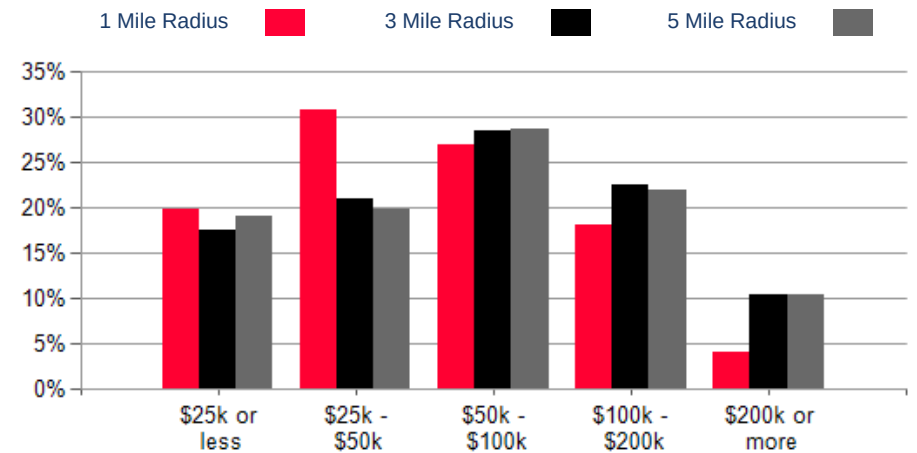
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,456	49,874	118,427
2010 Population	9,204	59,374	132,676
2025 Population	10,813	65,037	148,033
2030 Population	10,802	65,467	149,792
2025-2030: Population: Growth Rate	-0.10%	0.65%	1.20%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	642	3,369	8,049
\$15,000-\$24,999	267	1,410	3,342
\$25,000-\$34,999	625	2,393	4,608
\$35,000-\$49,999	795	3,328	7,221
\$50,000-\$74,999	692	4,342	9,868
\$75,000-\$99,999	546	3,463	7,194
\$100,000-\$149,999	490	3,895	8,131
\$150,000-\$199,999	346	2,288	4,985
\$200,000 or greater	190	2,856	6,203
Median HH Income	\$49,162	\$66,407	\$64,567
Average HH Income	\$74,488	\$100,636	\$98,906

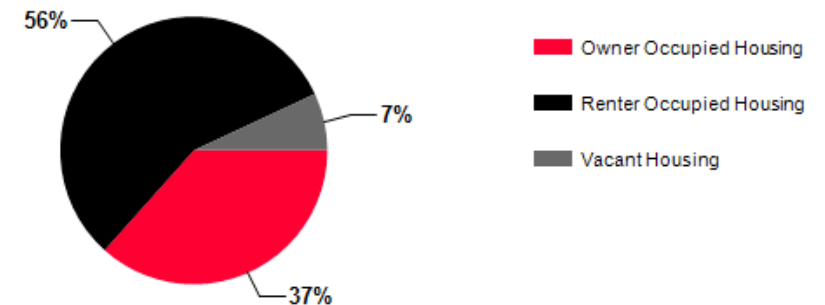
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,943	22,370	51,715
2010 Total Households	3,728	24,489	54,234
2025 Total Households	4,592	27,343	59,601
2030 Total Households	4,609	27,668	60,713
2025 Average Household Size	2.32	2.35	2.27
2025-2030: Households: Growth Rate	0.35%	1.20%	1.85%



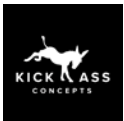
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



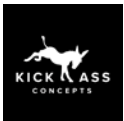
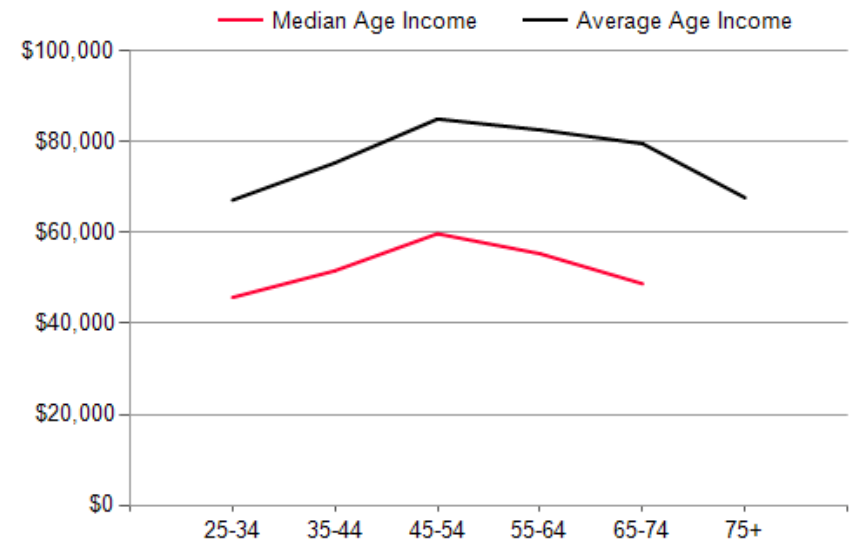
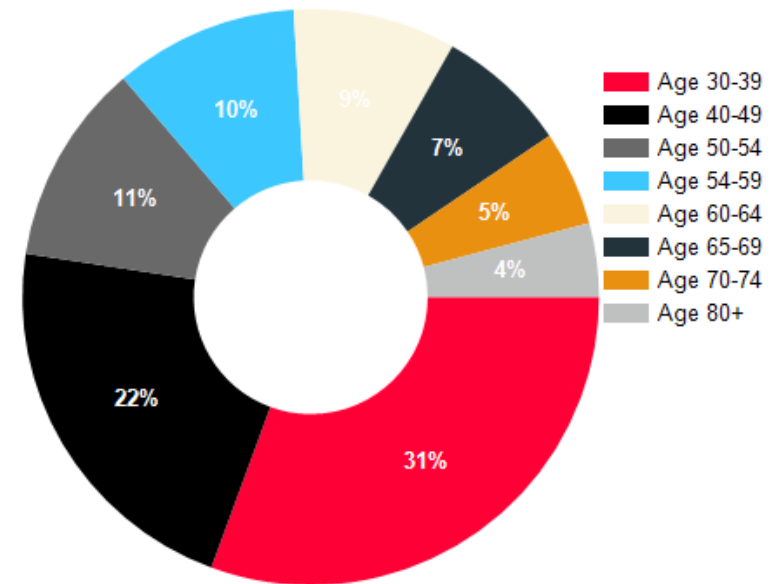
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	988	4,720	9,833
2025 Population Age 35-39	819	4,304	8,895
2025 Population Age 40-44	666	4,176	8,681
2025 Population Age 45-49	622	3,882	8,034
2025 Population Age 50-54	668	4,095	8,703
2025 Population Age 55-59	609	4,015	8,488
2025 Population Age 60-64	539	3,866	8,378
2025 Population Age 65-69	434	3,501	7,797
2025 Population Age 70-74	314	2,965	6,394
2025 Population Age 75-79	245	2,379	4,883
2025 Population Age 80-84	122	1,506	3,008
2025 Population Age 85+	183	1,408	2,827
2025 Population Age 18+	8,166	50,731	119,412
2025 Median Age	34	39	36
2030 Median Age	36	40	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,741	\$60,865	\$58,910
Average Household Income 25-34	\$67,173	\$87,040	\$83,220
Median Household Income 35-44	\$51,635	\$74,755	\$76,506
Average Household Income 35-44	\$75,400	\$105,176	\$107,237
Median Household Income 45-54	\$59,774	\$82,161	\$83,122
Average Household Income 45-54	\$85,042	\$119,015	\$119,819
Median Household Income 55-64	\$55,376	\$78,744	\$77,466
Average Household Income 55-64	\$82,653	\$117,096	\$115,990
Median Household Income 65-74	\$48,764	\$62,355	\$61,645
Average Household Income 65-74	\$79,618	\$98,237	\$97,682
Average Household Income 75+	\$67,724	\$81,110	\$80,012



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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