



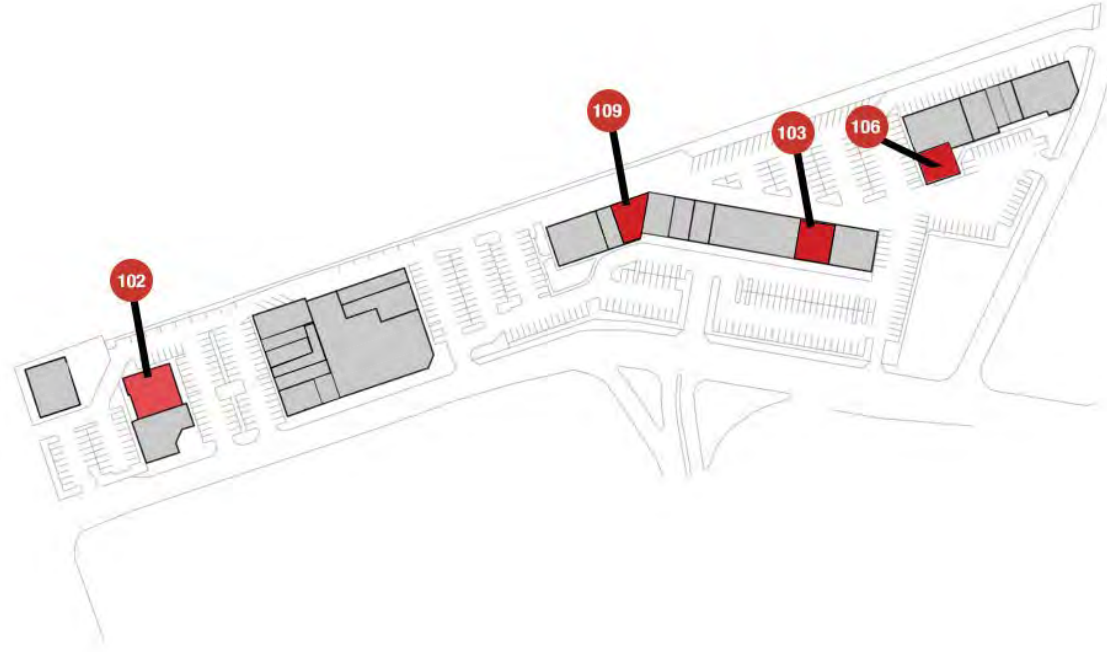
Westover Gallery of Shops

1310 Westover Terrace, Greensboro, NC 27408

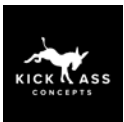


HIGHLIGHTS

- 7-phase, 100,000 SF specialty center
- Architecturally superior structures and intricate design with large display windows and illuminated and covered walkways
- Located at the intersection of Westover Terrace (20,000 ADT) and Wendover Ave. (52,000 ADT) with easy access to Battleground Ave. (31,000 ADT)
- Adjacent to Green Valley Office Park (1.5 million SF) and high- income Irving Park
- Close to downtown, all 3 area hospitals & UNC-Greensboro (20,000 Students)
- Lat: 36.089777 Long: -79.813231



Suite	Tenant	Square Feet	Notes
102	1424 Westover Terrace,	6,720	One of the most prominent buildings on the battleground corridor this space has high vaulted ceilings a large amount of window frontage.
103	1410 Westover Terrace	1,200	1,200 - 3,600 SF of available retail space
109	1410 Westover Terrace	2,290	2nd Generation restaurant
106	1500 Mill Street	2,440	Retail Space



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Property Highlights

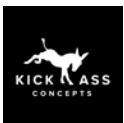
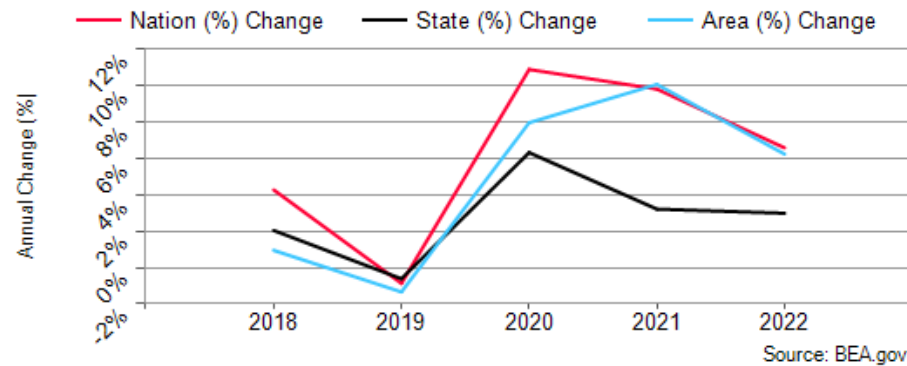
Located in Midtown Greensboro, Westover Gallery of Shops is situated in the middle of bustling retail, office, residential and education. Westover Gallery of Shops is positioned in between two high traffic roads, Battleground Avenue (45,000 ADT) and Wendover Avenue (55,000 ADT).

With a population just shy of 300,000 Greensboro is the third largest city in North Carolina and the 68th largest in USA. Along with Winston Salem and High Point it forms part of a greater metropolitan area referred to as the Triad with a population over 700,000.

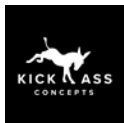
Largest Employers

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

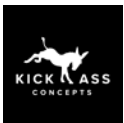
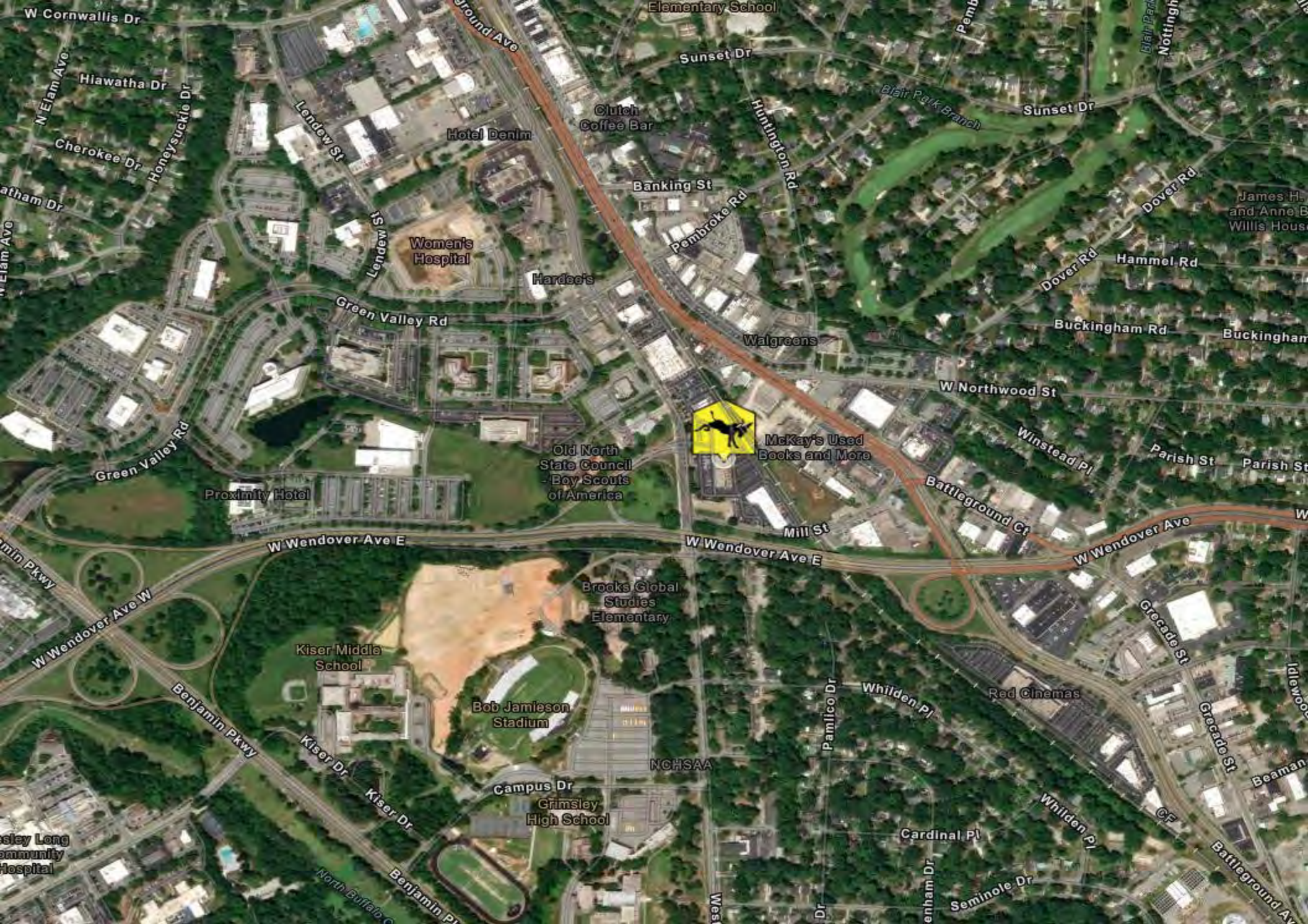
Guilford County GDP Trend



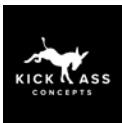
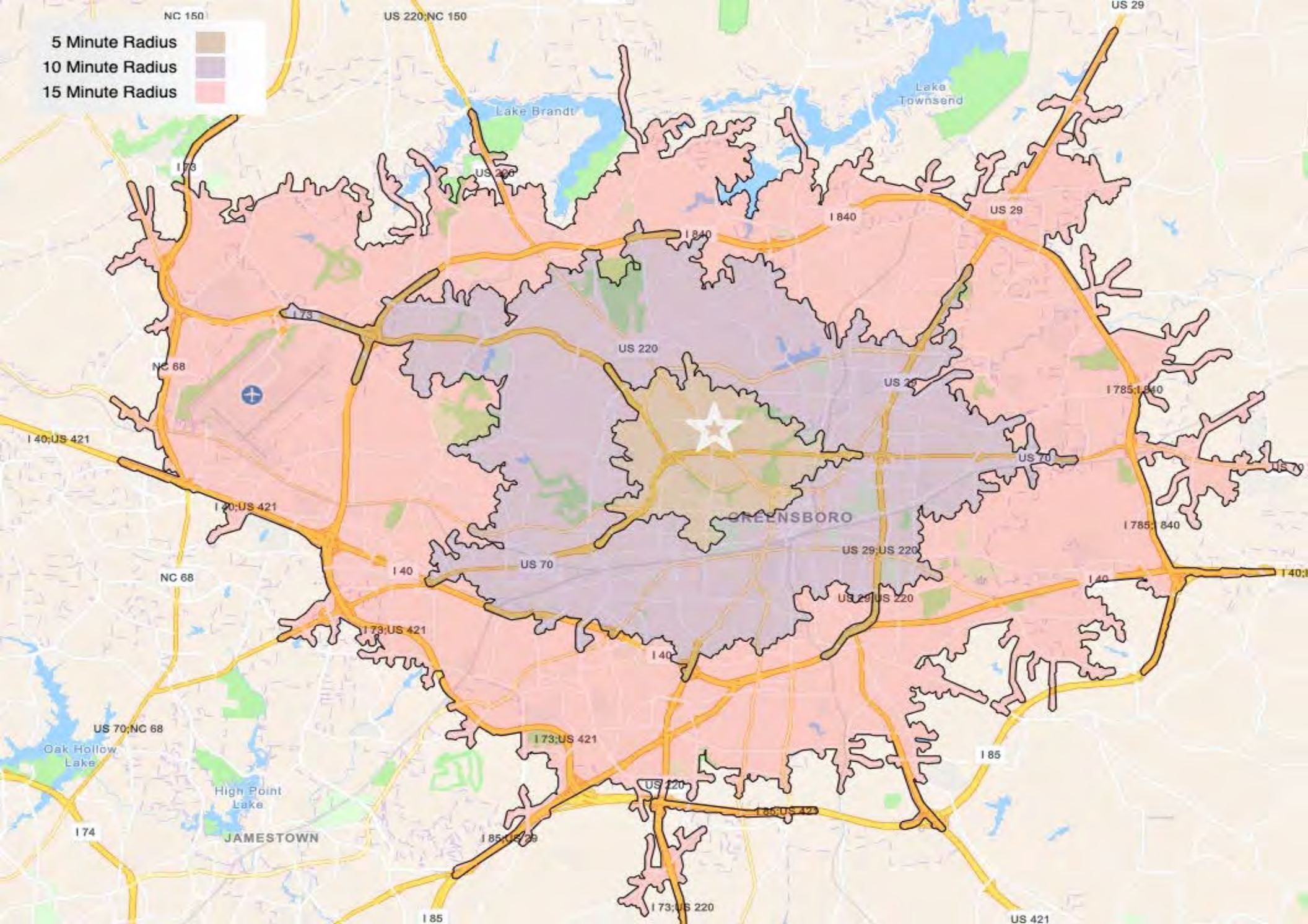
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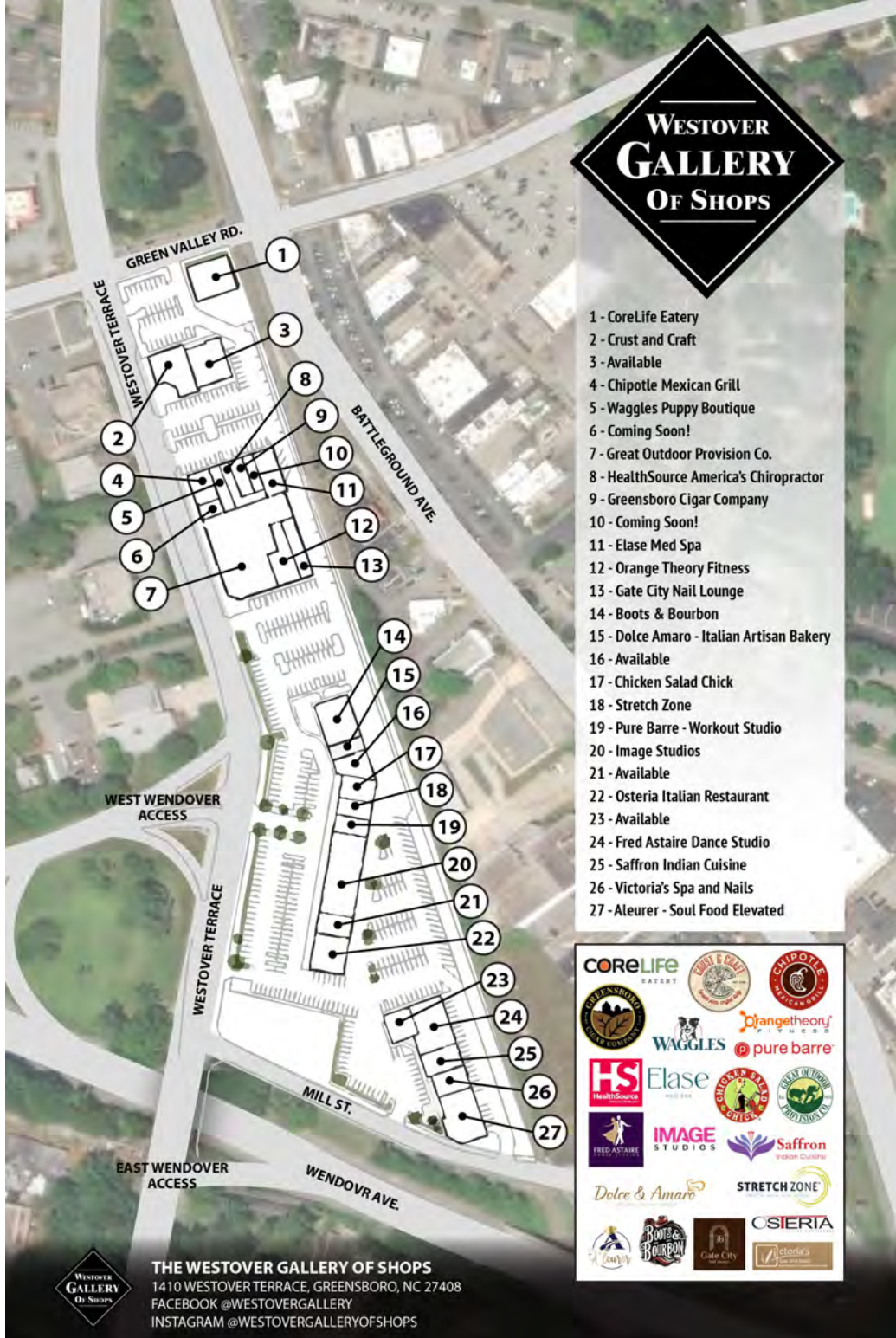


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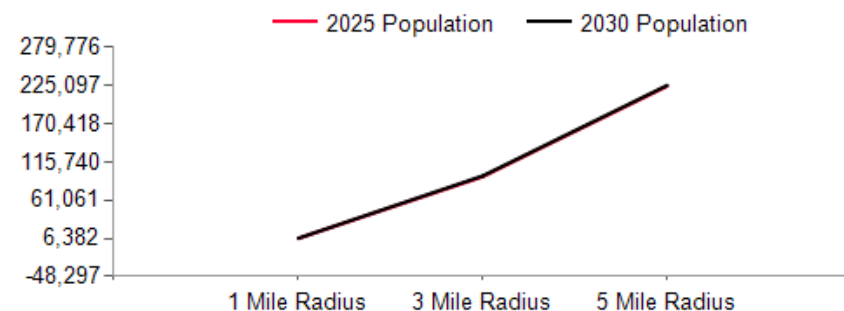
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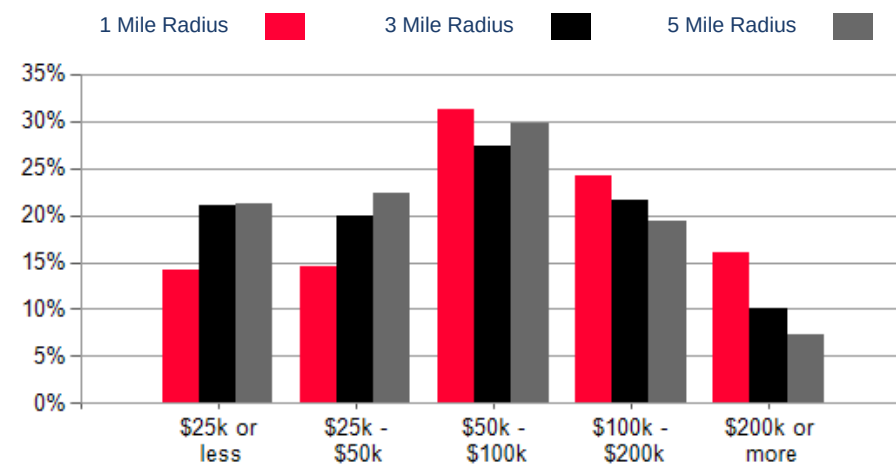


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,566	82,625	192,253
2010 Population	6,358	83,628	205,892
2025 Population	6,382	94,578	224,067
2030 Population	6,610	95,715	225,097
2025 African American	526	34,149	94,852
2025 American Indian	26	438	1,368
2025 Asian	102	3,526	10,739
2025 Hispanic	264	7,832	24,122
2025 Other Race	101	4,050	13,793
2025 White	5,210	46,469	88,172
2025 Multiracial	411	5,901	15,030
2025-2030: Population: Growth Rate	3.50%	1.20%	0.45%

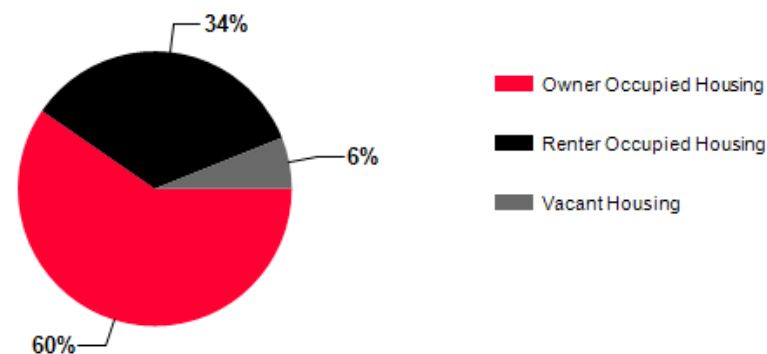
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	287	5,464	13,325
\$15,000-\$24,999	163	2,084	6,191
\$25,000-\$34,999	182	2,787	8,291
\$35,000-\$49,999	278	4,403	12,188
\$50,000-\$74,999	565	5,813	16,391
\$75,000-\$99,999	424	4,024	10,962
\$100,000-\$149,999	527	4,716	11,929
\$150,000-\$199,999	237	3,067	5,784
\$200,000 or greater	507	3,597	6,654
Median HH Income	\$80,201	\$61,673	\$56,827
Average HH Income	\$124,136	\$97,040	\$85,293



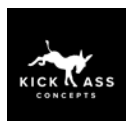
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

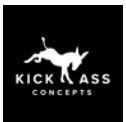
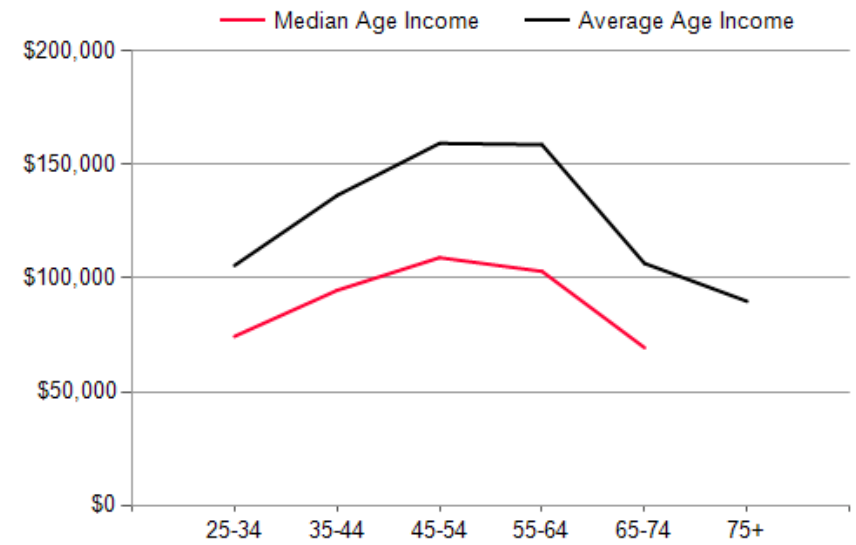
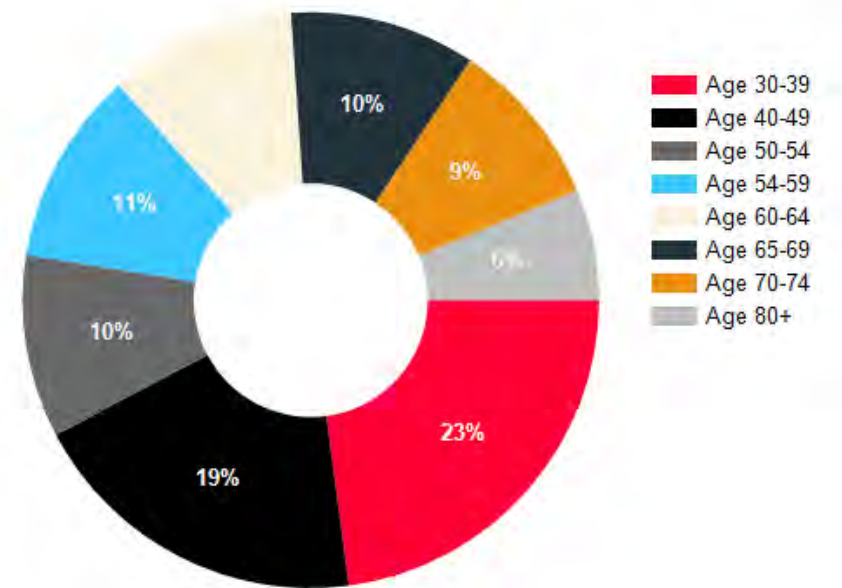


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	524	5,892	15,873
2025 Population Age 35-39	426	5,125	13,720
2025 Population Age 40-44	417	4,880	12,878
2025 Population Age 45-49	387	4,438	11,773
2025 Population Age 50-54	426	4,579	12,436
2025 Population Age 55-59	452	4,622	12,084
2025 Population Age 60-64	436	4,834	12,259
2025 Population Age 65-69	433	4,638	11,379
2025 Population Age 70-74	392	3,811	9,267
2025 Population Age 75-79	258	2,900	6,983
2025 Population Age 80-84	132	1,738	4,428
2025 Population Age 85+	127	1,691	4,694
2025 Population Age 18+	5,468	79,309	180,429
2025 Median Age	43	32	35
2030 Median Age	44	33	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,346	\$56,780	\$54,625
Average Household Income 25-34	\$105,584	\$80,180	\$74,415
Median Household Income 35-44	\$94,629	\$76,190	\$64,814
Average Household Income 35-44	\$136,414	\$109,081	\$92,921
Median Household Income 45-54	\$109,032	\$86,681	\$70,233
Average Household Income 45-54	\$159,378	\$125,698	\$102,549
Median Household Income 55-64	\$102,973	\$76,021	\$63,710
Average Household Income 55-64	\$158,790	\$116,389	\$97,859
Median Household Income 65-74	\$69,366	\$61,815	\$55,419
Average Household Income 65-74	\$106,502	\$96,586	\$85,833
Average Household Income 75+	\$89,806	\$83,971	\$71,350

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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