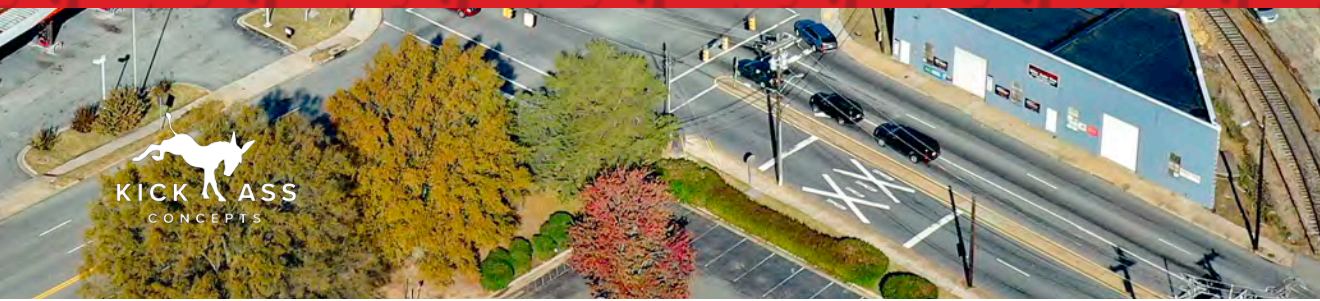




Tracks

300 W Gate City Blvd, Greensboro, NC 27406



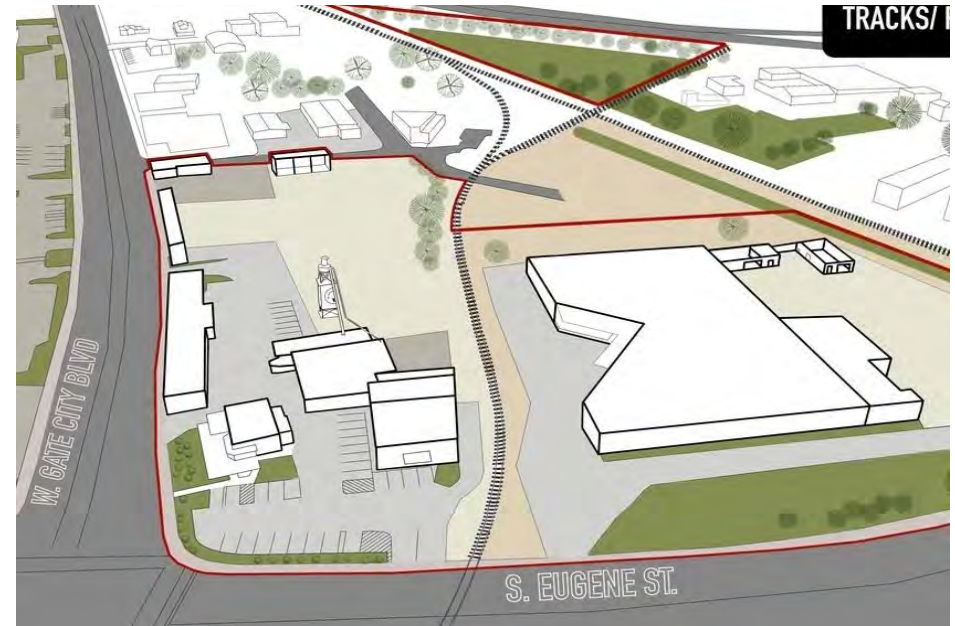
THE SPACE

Location

300 W Gate City Blvd
Greensboro, NC 27406

HIGHLIGHTS

- 10+ Acres in Downtown Greensboro near to UNC-Greensboro (20,000+ students)
- Proposed mixed use development incorporating outdoor and indoor event space, co-working, food hall, macro-shops, apartments and more
- 40,000 ADT located on the intersection of West Gate City Blvd. and Eugene St.
- Proposed ABC permit for entire site
- Pedestrian friendly
- Zoned CB
- Lat: 36.065109 Long: -79.793750



POPULATION

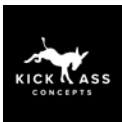
1.00 MILE	3.00 MILE	5.00 MILE
17,076	89,342	196,795

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$59,834	\$73,572	\$79,855

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,002	32,817	77,868



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

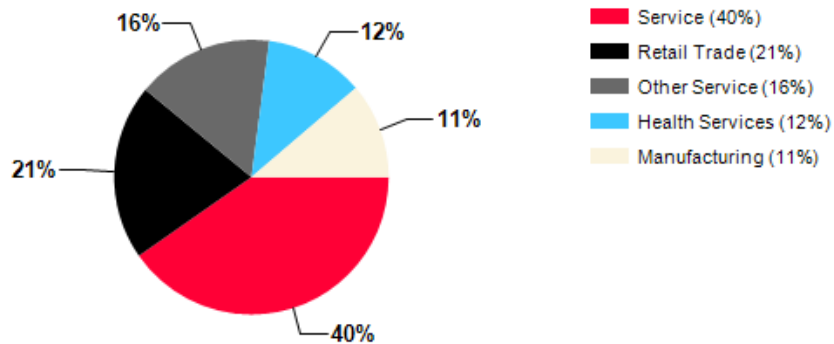
Property Description

On the corner of W. Gate City Boulevard and Eugene Street (40,000 ADT), our 3-acre Tracks Bazaar is fittingly named, hemmed in by train tracks of Downtown Greensboro. What was once a railroad warehouse and lumberyard area is now developing into a multi-purposed entertainment center!

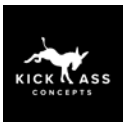
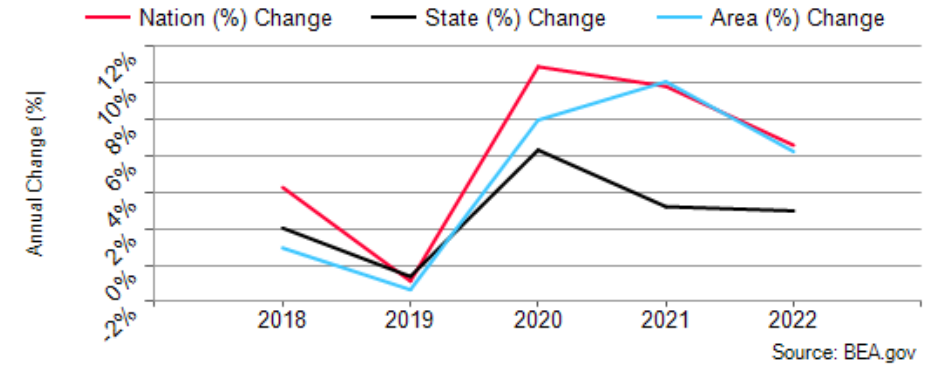
With oodles and oodles of street art (and more to come), an outdoor event venue conducive for live music and food trucks, and build-to-suit micro-shops, this space is a hub of creativity humming with vibrancy. Not only is the area pedestrian friendly, but it is also close to UNCG, Greensboro College, and NC A&T. There is also a proposed ABC permit for the entire site.

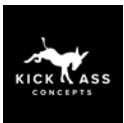
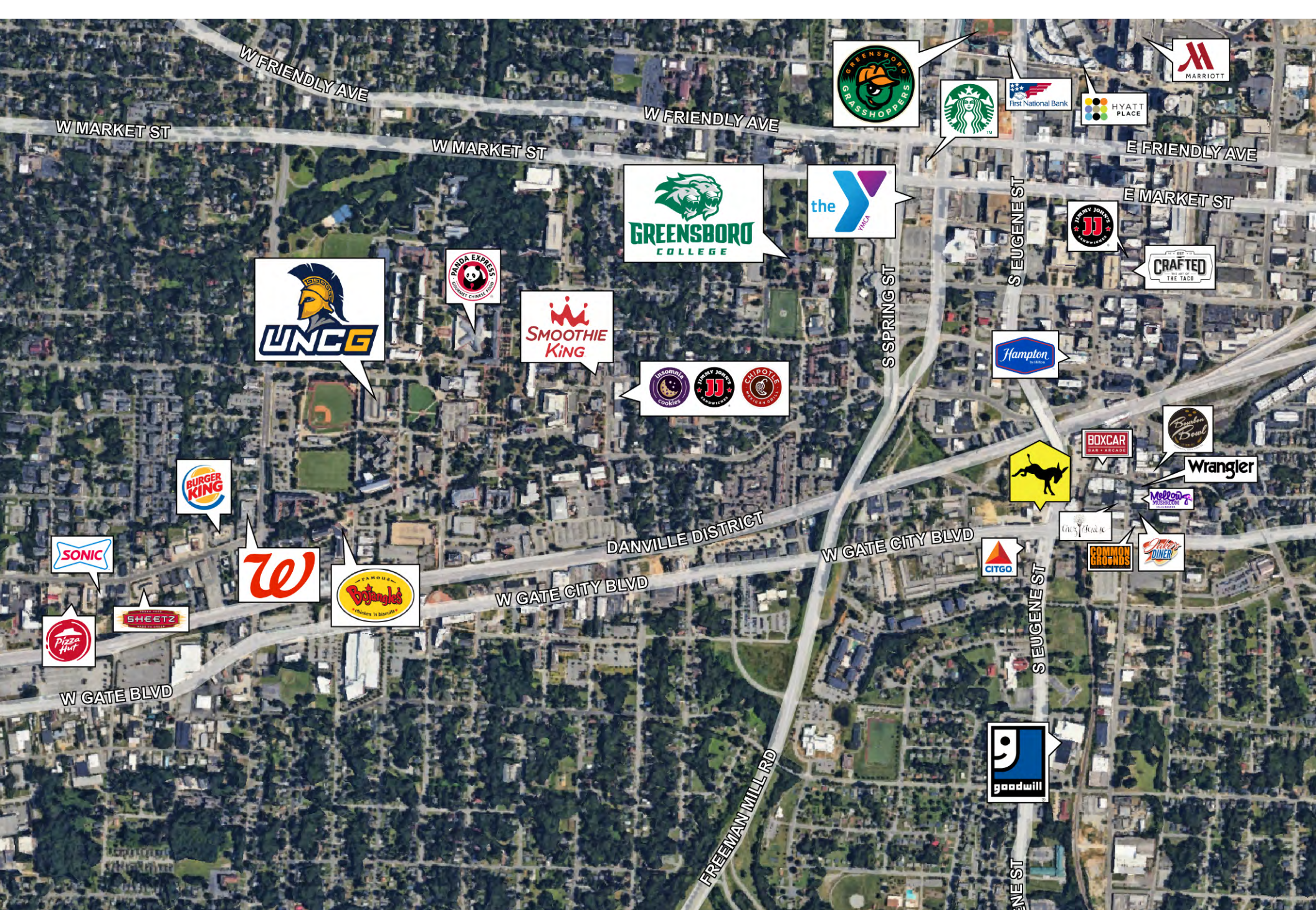
Restaurant, retail, or whatever your niche, there's an avenue at Tracks for you!

Major Industries by Employee Count

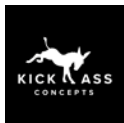


Guilford County GDP Trend





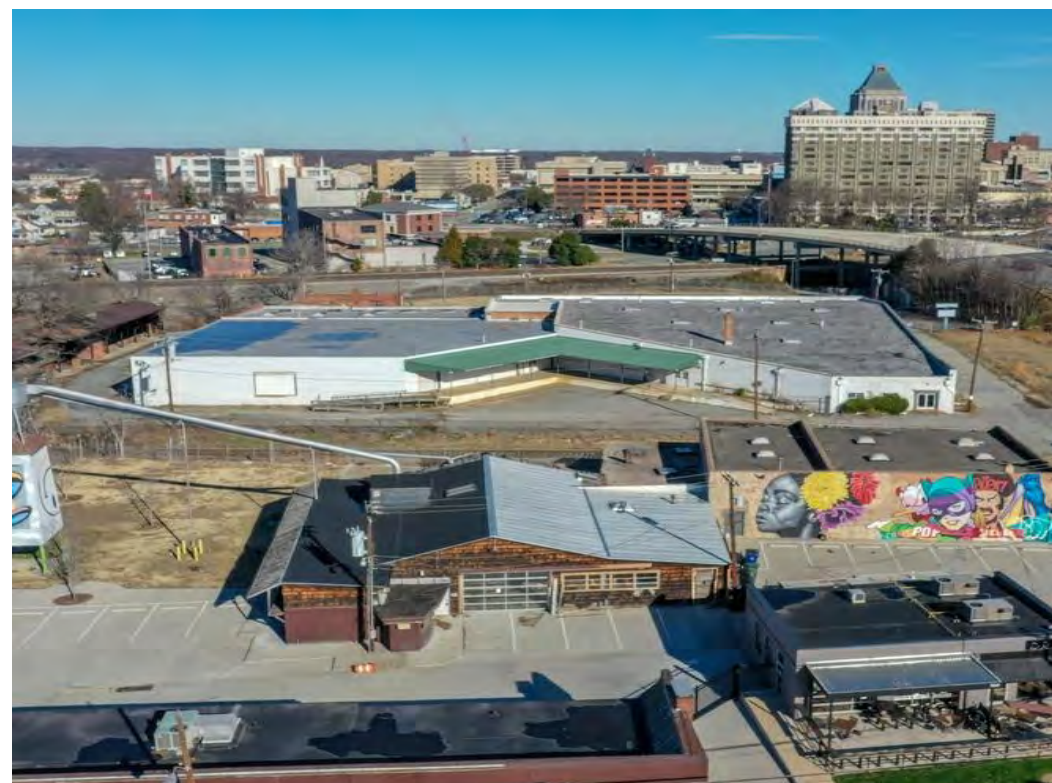
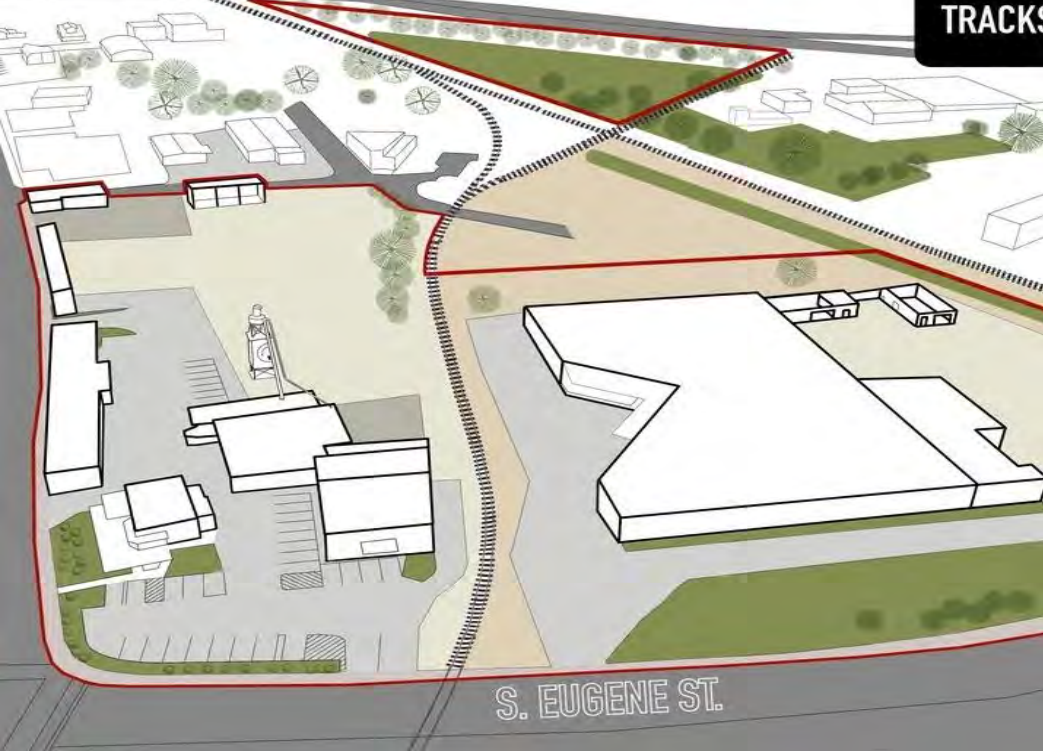
Lance Wood
 (336) 339-7036
lance@kickassconcepts.com



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



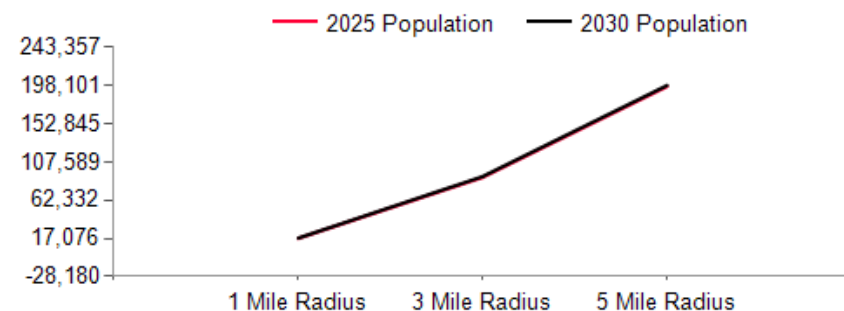




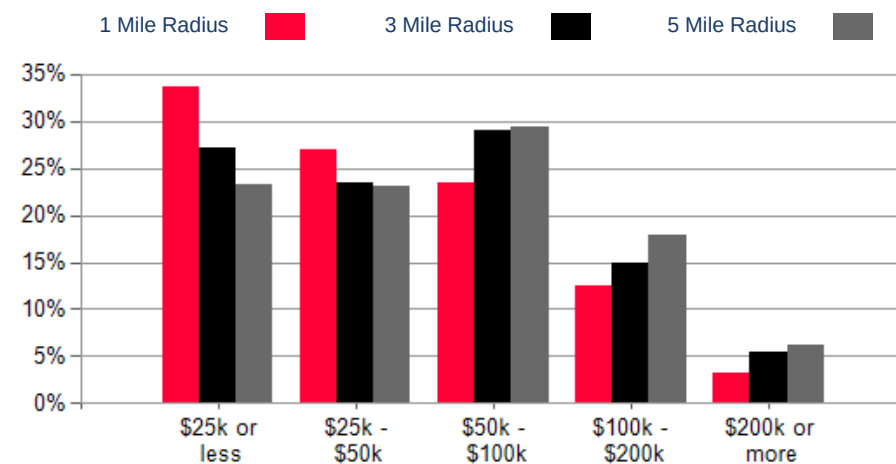


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,628	77,998	168,586
2010 Population	13,246	79,664	179,029
2025 Population	17,076	89,342	196,795
2030 Population	17,434	90,354	198,101
2025 African American	9,468	45,579	93,990
2025 American Indian	84	547	1,397
2025 Asian	402	3,297	9,143
2025 Hispanic	1,547	9,770	23,702
2025 Other Race	767	5,684	13,980
2025 White	5,279	28,591	64,966
2025 Multiracial	1,067	5,588	13,213
2025-2030: Population: Growth Rate	2.10%	1.15%	0.65%

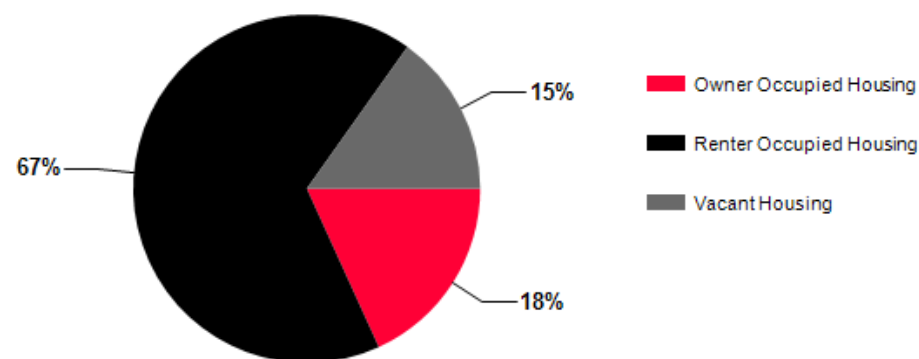
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,523	6,498	12,555
\$15,000-\$24,999	501	2,442	5,611
\$25,000-\$34,999	445	2,896	7,491
\$35,000-\$49,999	1,178	4,779	10,493
\$50,000-\$74,999	846	5,972	14,104
\$75,000-\$99,999	560	3,541	8,813
\$100,000-\$149,999	579	3,566	9,591
\$150,000-\$199,999	175	1,329	4,391
\$200,000 or greater	195	1,794	4,819
Median HH Income	\$40,401	\$49,134	\$53,511
Average HH Income	\$59,834	\$73,572	\$79,855



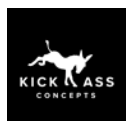
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

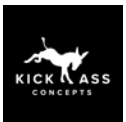
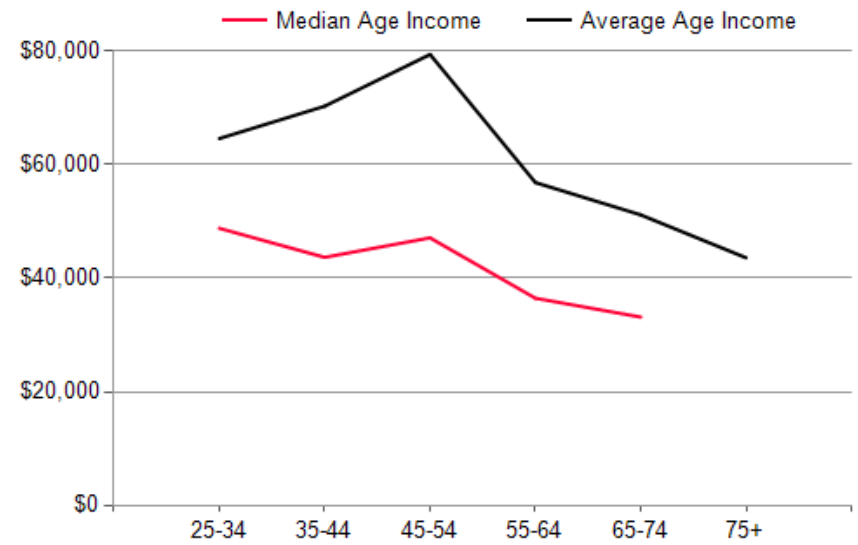
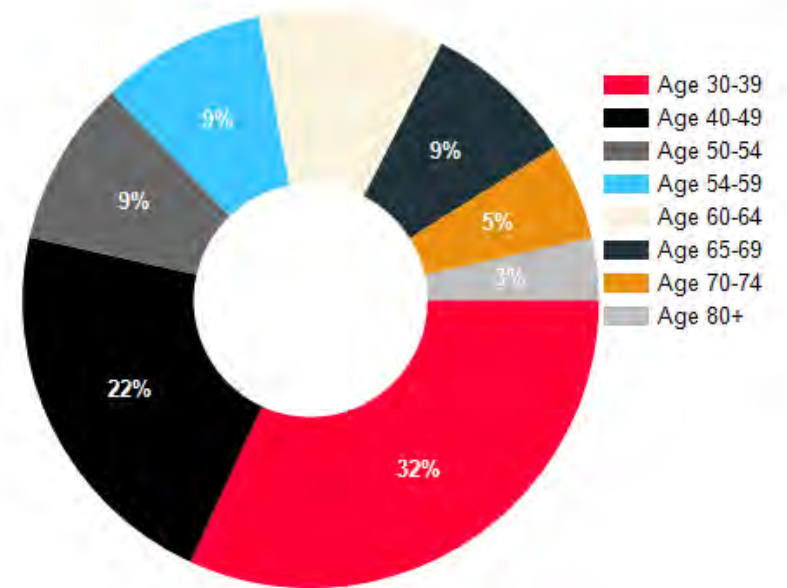


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,185	5,888	13,908
2025 Population Age 35-39	788	4,750	12,000
2025 Population Age 40-44	706	4,522	11,207
2025 Population Age 45-49	635	4,065	10,291
2025 Population Age 50-54	576	4,300	10,859
2025 Population Age 55-59	576	4,299	10,531
2025 Population Age 60-64	643	4,503	10,621
2025 Population Age 65-69	532	4,027	9,677
2025 Population Age 70-74	337	3,021	7,687
2025 Population Age 75-79	215	2,082	5,642
2025 Population Age 80-84	110	1,167	3,398
2025 Population Age 85+	120	1,159	3,251
2025 Population Age 18+	14,636	73,960	157,093
2025 Median Age	24	29	34
2030 Median Age	25	30	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,789	\$52,359	\$53,096
Average Household Income 25-34	\$64,601	\$69,887	\$71,662
Median Household Income 35-44	\$43,666	\$55,218	\$60,794
Average Household Income 35-44	\$70,301	\$82,143	\$87,424
Median Household Income 45-54	\$47,104	\$59,366	\$63,962
Average Household Income 45-54	\$79,423	\$92,901	\$95,496
Median Household Income 55-64	\$36,464	\$50,066	\$57,235
Average Household Income 55-64	\$56,846	\$81,293	\$88,838
Median Household Income 65-74	\$33,144	\$43,982	\$50,465
Average Household Income 65-74	\$51,152	\$68,043	\$77,937
Average Household Income 75+	\$43,577	\$60,837	\$68,575

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

