



RED Shops

1305 Battleground Ave., Greensboro, NC 27408



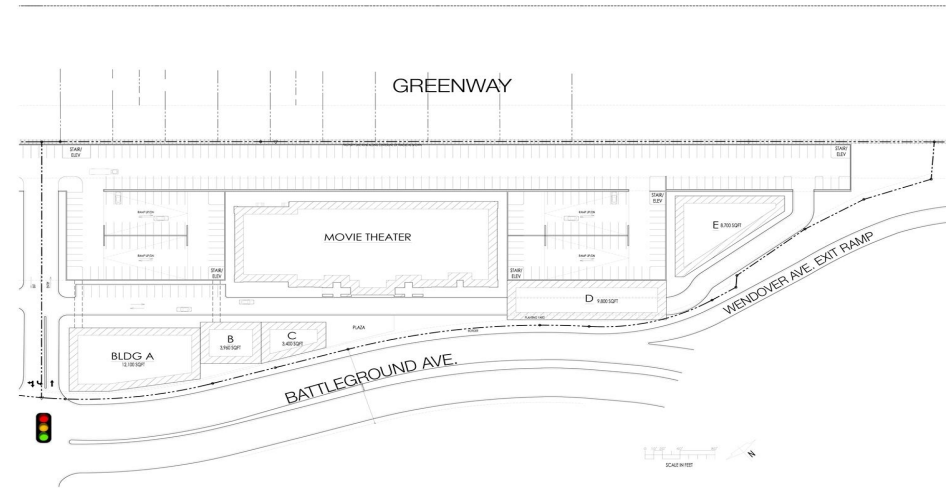
THE SPACE

Location

1305 Battleground Ave.
Greensboro, NC 27408

HIGHLIGHTS

- Proposed large scale multi use development
- Stoplight intersection: corner of Wendover Ave. and Battleground Ave. on a high traffic area (90,000 ADT)
- Retailers Nearby: Sheetz, Whole Foods, Apple, Williams Sonoma, Target, Harris Teeter
- Dining & Entertainment Nearby: Scratch, Mac's Speed Shop, Pig Pounder Brewery & Pavilion
- Lat: 36.085947 Long: -79.806745



POPULATION

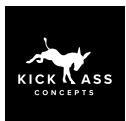
1.00 MILE	3.00 MILE	5.00 MILE
8,758	96,633	219,988

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$113,341	\$90,017	\$83,477

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,856	36,639	89,800

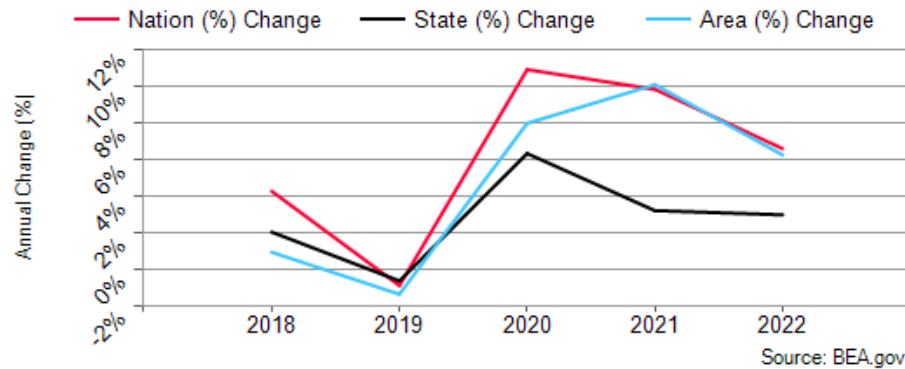


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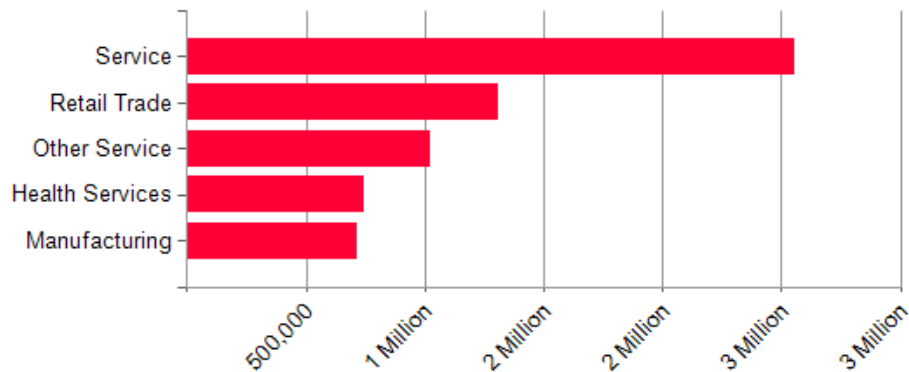
Property Description

Build to suit retail/restaurant space on an outparcel in Midtown Greensboro. The property is located at a stoplight corner on Battleground Ave, sitting at the end of an offramp from Wendover Ave. The site has a daily traffic count of 90,000. Within 1.5 miles of 3 hospitals, 5 million SF Office Park, 22,000 college students, retail and restaurants.

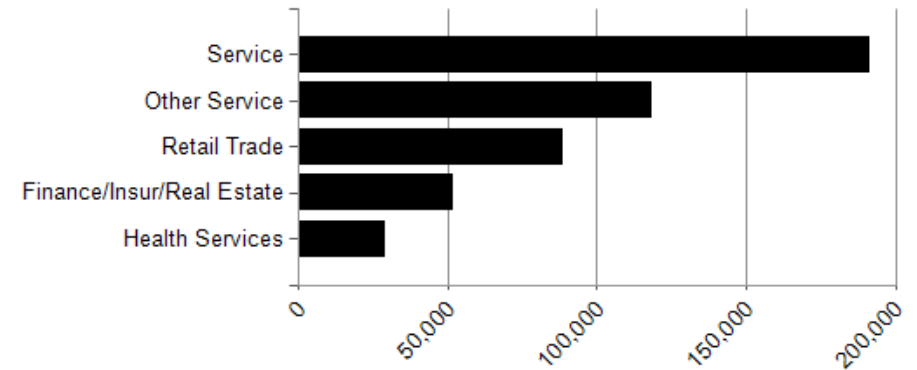
Guilford County GDP Trend



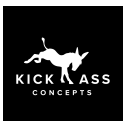
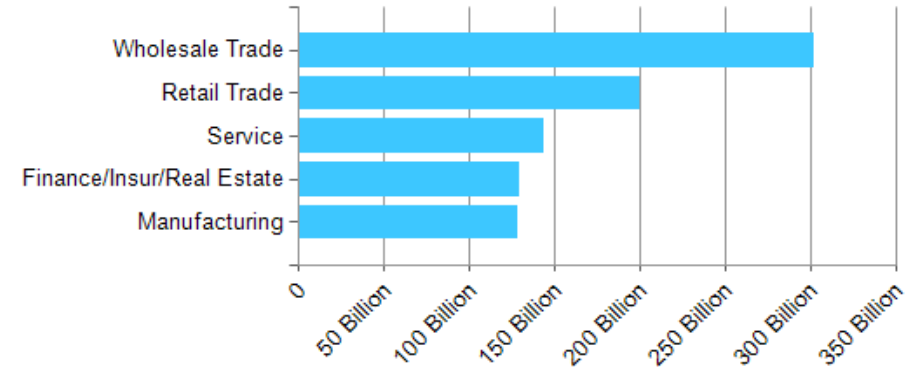
Major Industries by Employee Count



Major Industries by Business Count

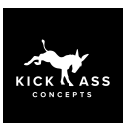


Major Industries by Sales Amount

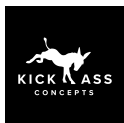
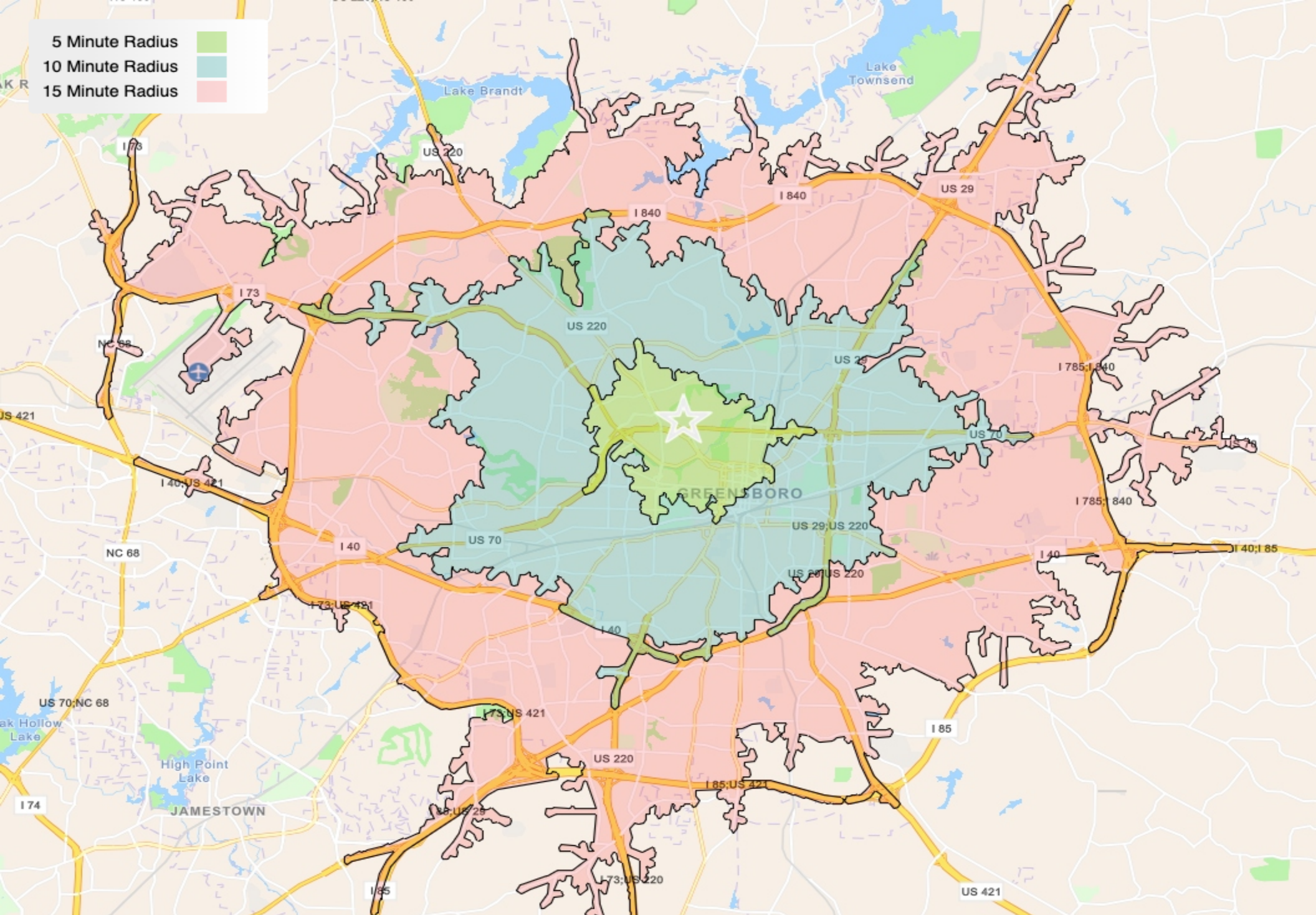




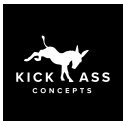
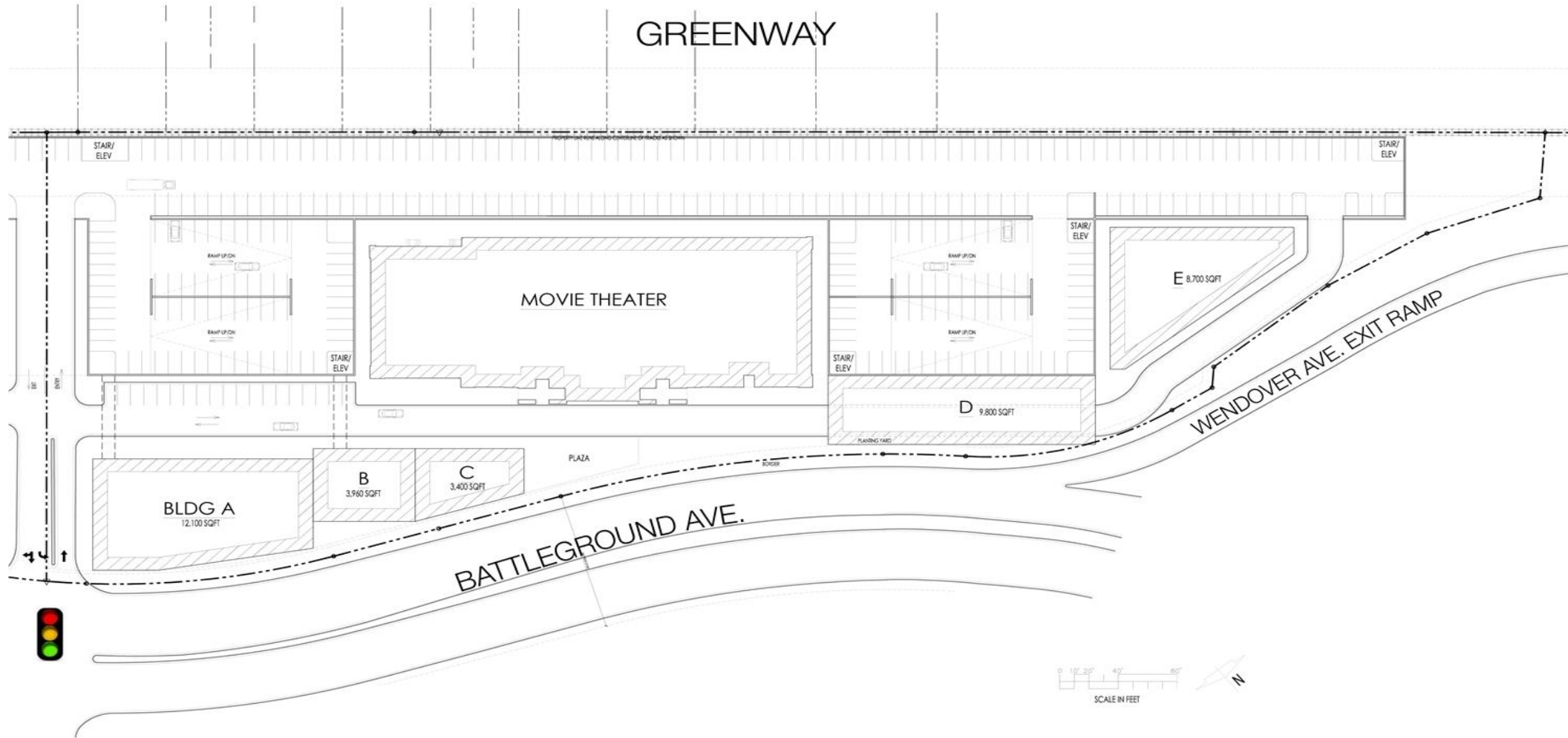
NC CGIA, Microsoft, Vantor



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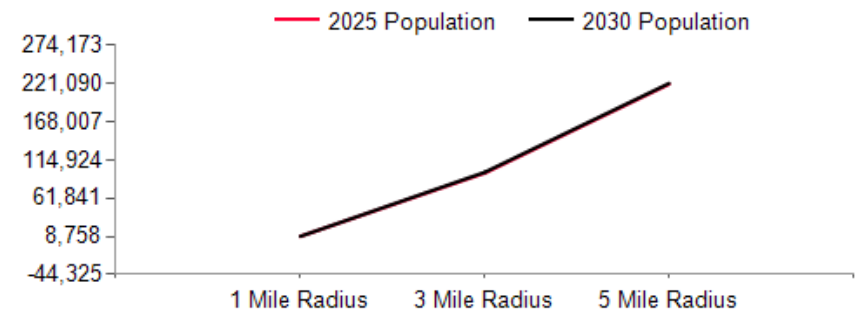
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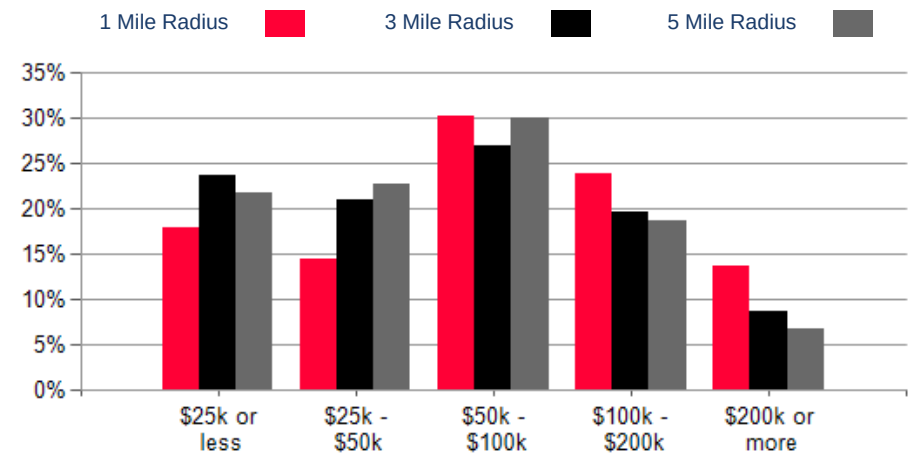
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,424	85,561	189,690
2010 Population	8,122	85,783	202,354
2025 Population	8,758	96,633	219,988
2030 Population	8,854	97,780	221,090
2025-2030: Population: Growth Rate	1.10%	1.20%	0.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	477	6,365	13,326
\$15,000-\$24,999	215	2,293	6,169
\$25,000-\$34,999	162	2,975	8,186
\$35,000-\$49,999	393	4,740	12,162
\$50,000-\$74,999	655	5,932	16,286
\$75,000-\$99,999	508	3,917	10,667
\$100,000-\$149,999	630	4,440	11,453
\$150,000-\$199,999	291	2,796	5,369
\$200,000 or greater	526	3,181	6,181
Median HH Income	\$75,985	\$56,275	\$55,796
Average HH Income	\$113,341	\$90,017	\$83,477

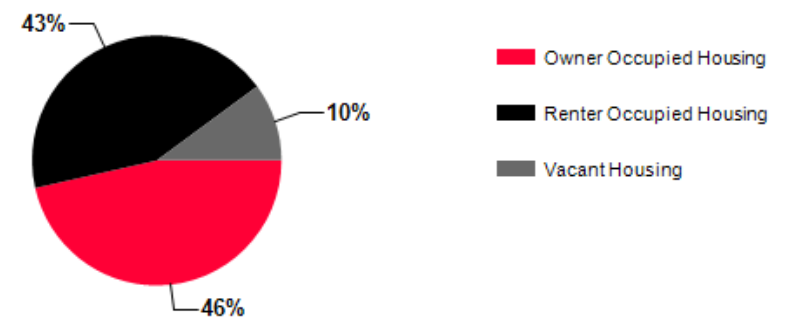
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,108	36,856	83,231
2010 Total Households	3,640	34,507	83,482
2025 Total Households	3,856	36,639	89,800
2030 Total Households	3,955	37,422	91,088
2025 Average Household Size	1.81	2.19	2.25
2025-2030: Households: Growth Rate	2.55%	2.10%	1.45%



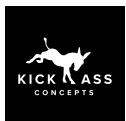
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



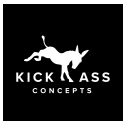
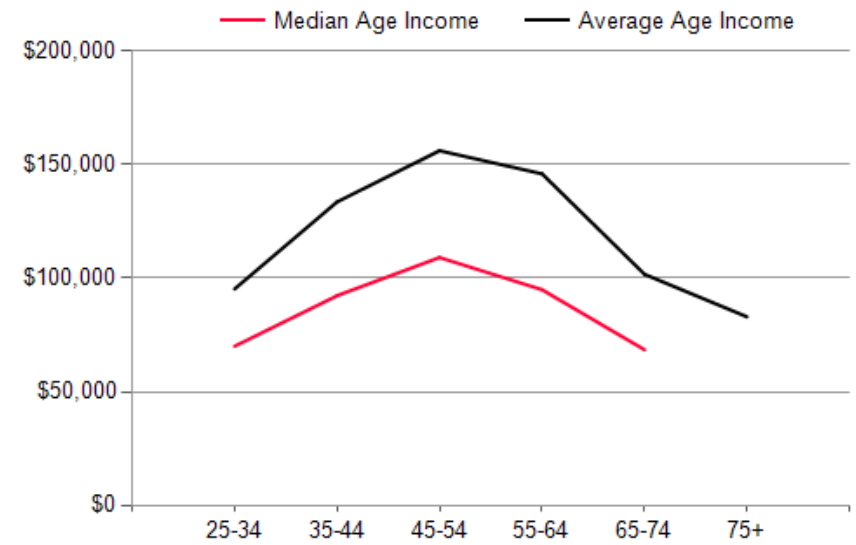
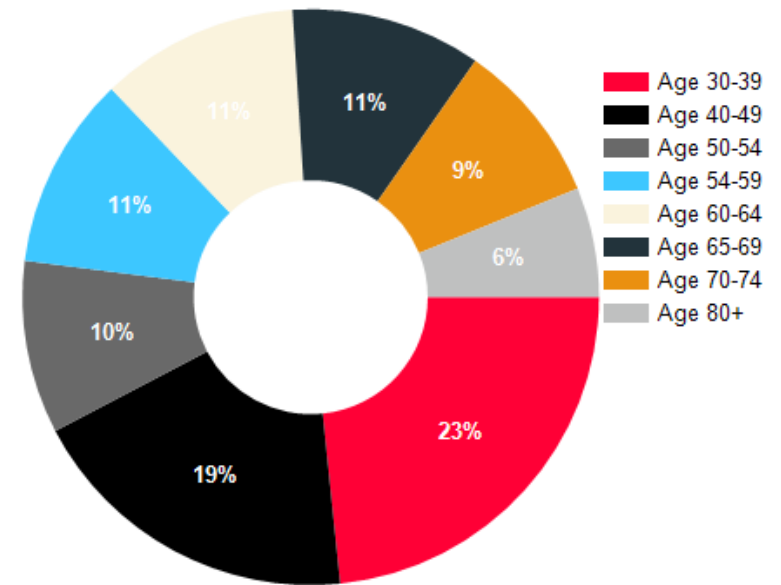
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	617	6,138	15,674
2025 Population Age 35-39	449	5,240	13,499
2025 Population Age 40-44	441	4,982	12,627
2025 Population Age 45-49	423	4,531	11,570
2025 Population Age 50-54	443	4,695	12,132
2025 Population Age 55-59	494	4,697	11,787
2025 Population Age 60-64	508	4,937	11,986
2025 Population Age 65-69	487	4,667	11,098
2025 Population Age 70-74	418	3,719	9,033
2025 Population Age 75-79	281	2,826	6,781
2025 Population Age 80-84	141	1,665	4,232
2025 Population Age 85+	137	1,677	4,325
2025 Population Age 18+	7,882	80,423	176,911
2025 Median Age	34	31	35
2030 Median Age	35	32	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,002	\$54,600	\$53,973
Average Household Income 25-34	\$95,218	\$76,892	\$73,013
Median Household Income 35-44	\$92,268	\$67,184	\$63,154
Average Household Income 35-44	\$133,597	\$100,771	\$90,840
Median Household Income 45-54	\$109,103	\$76,862	\$68,014
Average Household Income 45-54	\$156,148	\$116,118	\$100,233
Median Household Income 55-64	\$94,943	\$63,627	\$61,654
Average Household Income 55-64	\$145,945	\$105,056	\$95,152
Median Household Income 65-74	\$68,484	\$54,543	\$54,166
Average Household Income 65-74	\$101,713	\$87,939	\$83,755
Average Household Income 75+	\$82,969	\$78,702	\$70,487



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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