



Midtown Office and Retail Lofts

1205 W Bessemer Ave, Greensboro, NC 27408



HIGHLIGHTS

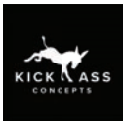
- Office and retail space situated in Midtown Greensboro Located in the heart of the Restaurant & Entertainment District
- Nearby Caldwell bank, Cater Bank, and Green Valley Office Park
- Restaurants & Entertainment nearby: Pig Pounder Brewery, Mac's Speed Shop, Scratch, Delicious Bakery & more
- Retailers Nearby: Sheetz, Truist, The Tiny Greenhouse, Gate City Gardening, Jade Aveda Salon, Red Collection & more
- Seconds south of the intersection between Wendover and Battleground, easy access to and from all of Greensboro and surrounding areas
- Various configurations available ranging from 6,000-24,000 SF
- Lat: 36.086711 Long: -79.804337



SPACE AVAILABLE

Various configurations available ranging from **6,000-24,000 SF**

Currently configured into smaller units can be reconfigured for larger user up to **24,000 SF contiguous**

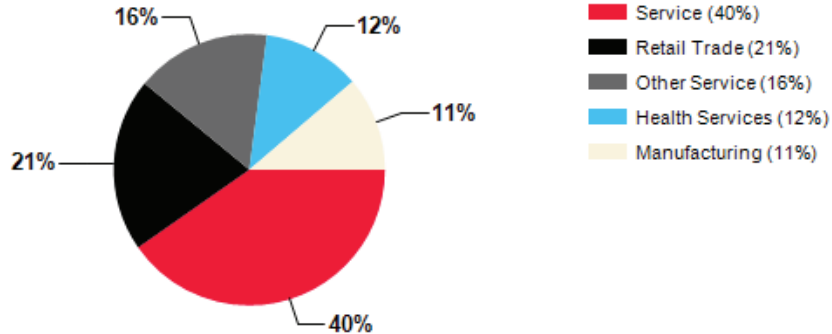


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Property Description

One of our most recognizable properties due to its famous street art covered facia 1205 W Bessemer offers flexible office space in the rapidly growing and developing midtown area of Greensboro. Not only does it offer easy access to both Downtown Greensboro and Green Valley Office Park but it is also surrounded by vibrant retail and dining options. Nearby vendors include Pig Pounder Brewery & Pavilion, Sheetz, Red Cinema, Tiny Greenhouse, Scratch, Mac's Speed Shop, Starbucks, Chicken Salad Chick, Orange Theory, Chipotle, Kickback Jack's, Delicious Bakery, and more.

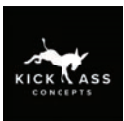
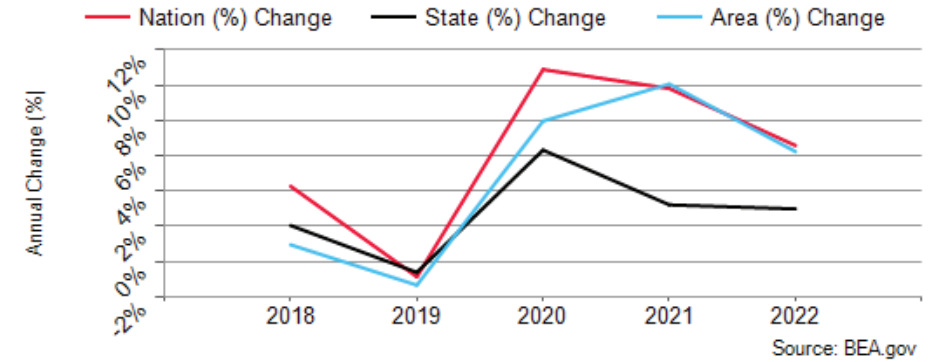
Major Industries by Employee Count



Largest Employers

Guilford County Schools	9,545
Cone Health	9,287
City of Greensboro	2,945
Ralph Lauren Corp.	2,853
Guilford County	2,603
High Point Regional UNC Health Care	2,500
University of North Carolina at Greensboro	2,481
U.S. Postal Service	2,300

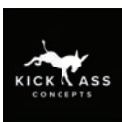
Guilford County GDP Trend



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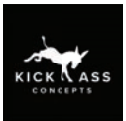


NC CGIA, Microsoft, Vantor

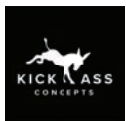
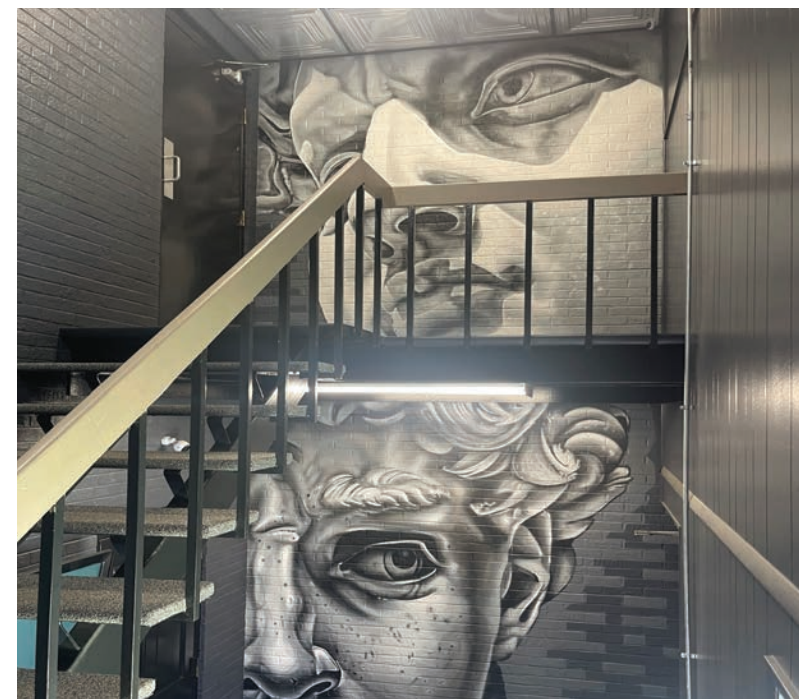


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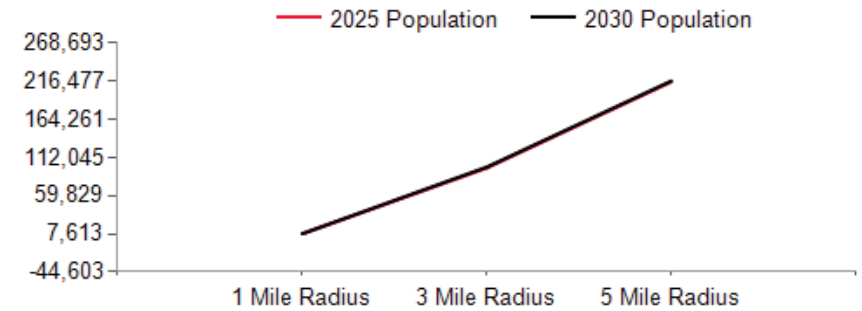


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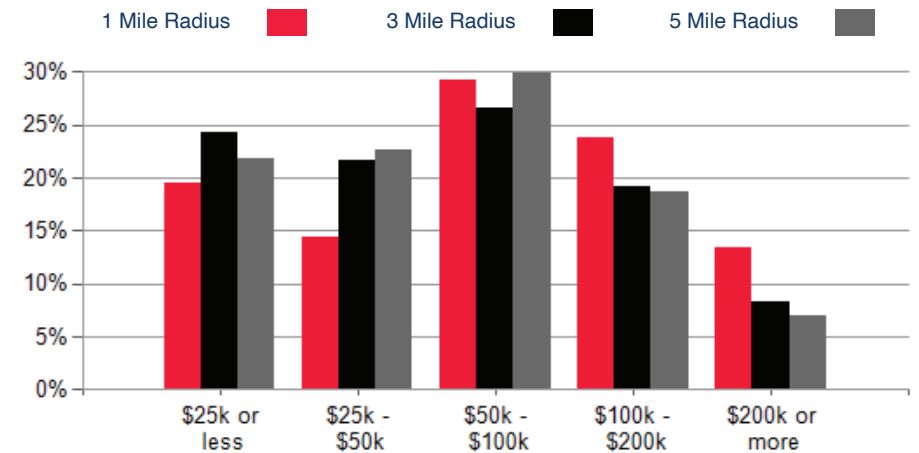
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,104	86,636	185,751
2010 Population	7,056	86,814	198,170
2025 Population	7,613	97,653	215,448
2030 Population	7,684	98,789	216,477
2025-2030: Population: Growth Rate	0.95%	1.15%	0.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	570	6,575	13,053
\$15,000-\$24,999	229	2,402	6,020
\$25,000-\$34,999	165	3,127	8,019
\$35,000-\$49,999	424	4,867	11,872
\$50,000-\$74,999	688	5,930	15,837
\$75,000-\$99,999	513	3,894	10,328
\$100,000-\$149,999	662	4,398	11,111
\$150,000-\$199,999	313	2,716	5,238
\$200,000 or greater	549	3,082	6,132
Median HH Income	\$74,011	\$54,787	\$55,697
Average HH Income	\$111,495	\$88,030	\$83,716

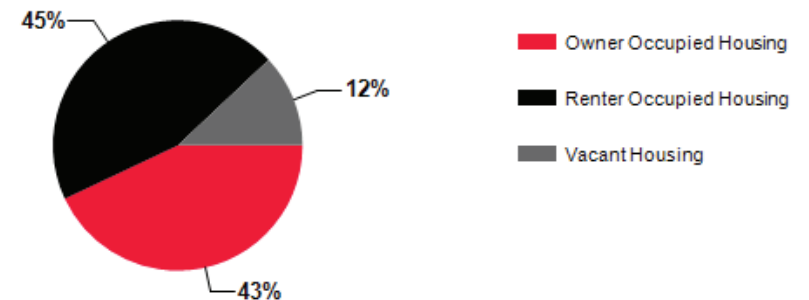
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,224	37,414	81,422
2010 Total Households	3,715	34,924	81,539
2025 Total Households	4,114	36,991	87,610
2030 Total Households	4,210	37,774	88,828
2025 Average Household Size	1.70	2.20	2.25
2025-2030: Households: Growth Rate	2.30%	2.10%	1.40%



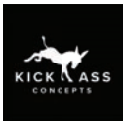
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



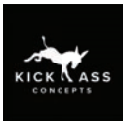
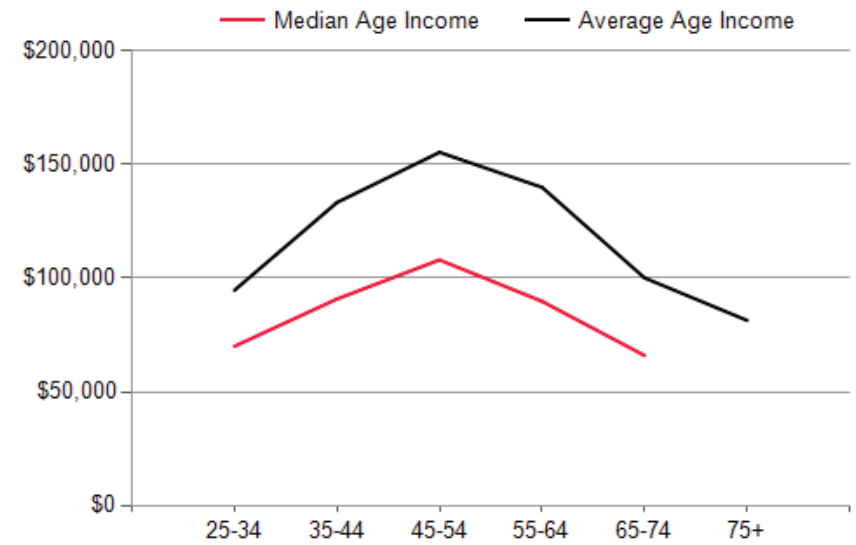
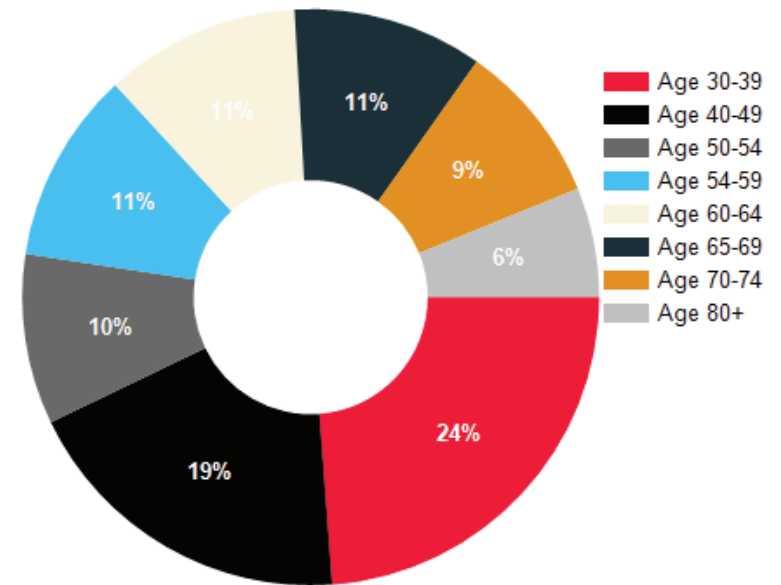
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	640	6,251	15,274
2025 Population Age 35-39	472	5,314	13,199
2025 Population Age 40-44	463	5,037	12,344
2025 Population Age 45-49	426	4,562	11,326
2025 Population Age 50-54	446	4,750	11,896
2025 Population Age 55-59	502	4,754	11,560
2025 Population Age 60-64	511	4,990	11,748
2025 Population Age 65-69	498	4,703	10,837
2025 Population Age 70-74	424	3,732	8,808
2025 Population Age 75-79	287	2,805	6,580
2025 Population Age 80-84	146	1,651	4,073
2025 Population Age 85+	137	1,665	4,041
2025 Population Age 18+	6,766	80,989	173,120
2025 Median Age	40	31	35
2030 Median Age	41	32	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,995	\$53,987	\$53,815
Average Household Income 25-34	\$94,630	\$76,011	\$73,055
Median Household Income 35-44	\$90,805	\$64,609	\$62,858
Average Household Income 35-44	\$133,321	\$98,380	\$90,864
Median Household Income 45-54	\$108,024	\$73,670	\$67,918
Average Household Income 45-54	\$155,389	\$112,936	\$100,608
Median Household Income 55-64	\$89,789	\$60,565	\$61,602
Average Household Income 55-64	\$139,986	\$101,911	\$95,529
Median Household Income 65-74	\$65,925	\$52,397	\$53,959
Average Household Income 65-74	\$100,089	\$85,294	\$83,906
Average Household Income 75+	\$81,383	\$77,117	\$70,936



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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