



Existing Lakeside Restaurant

699 E. Cone Blvd., Greensboro, NC 27405



THE SPACE

Location

699 E. Cone Blvd.
Greensboro, NC 27405

Square Feet

12000

HIGHLIGHTS

Size: 12,000 SF plus patio

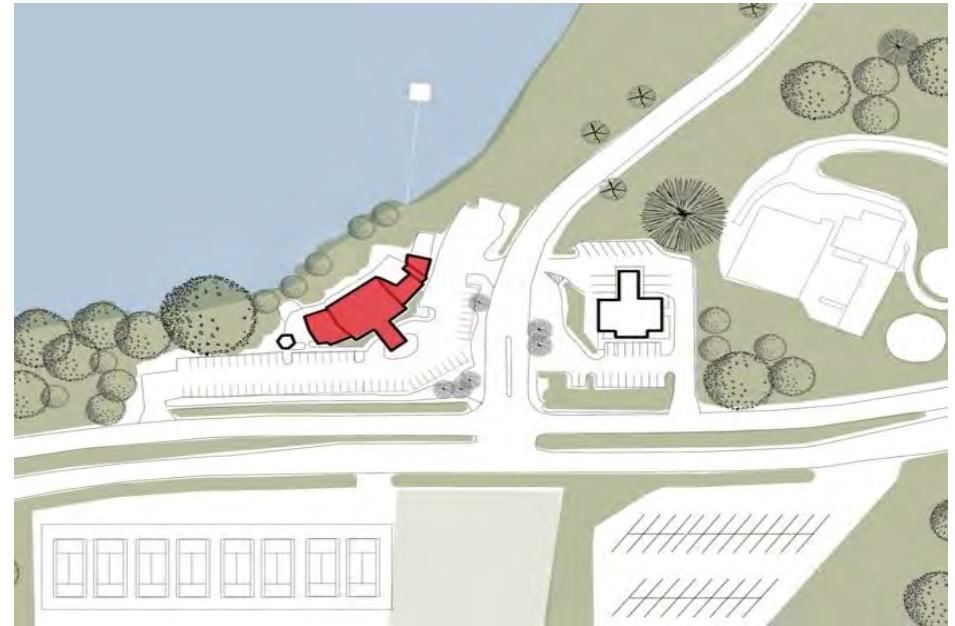
Type: Freestanding restaurant

Features: Fully-equipped, lakeside view

High Traffic: 30,000 vehicles per day

Retailers nearby: Walmart, Food Lion, Walgreens, CVS, Roses, etc

Across from Page High School



POPULATION

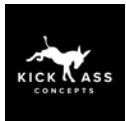
1.00 MILE	3.00 MILE	5.00 MILE
8,503	82,220	176,728

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$108,635	\$88,445	\$90,624

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,953	33,508	69,447

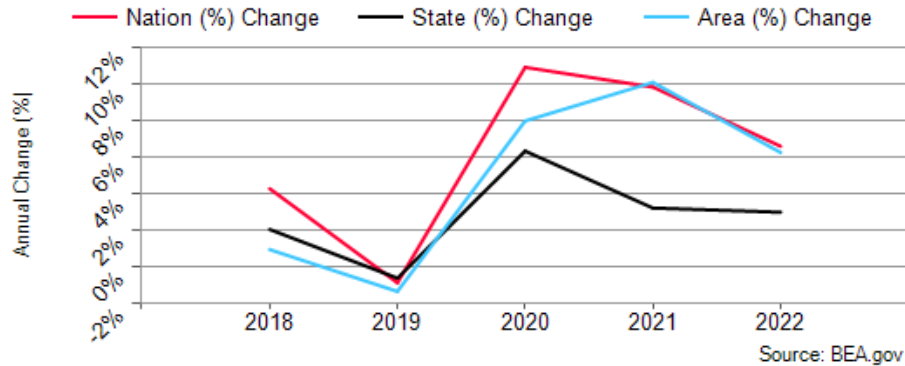


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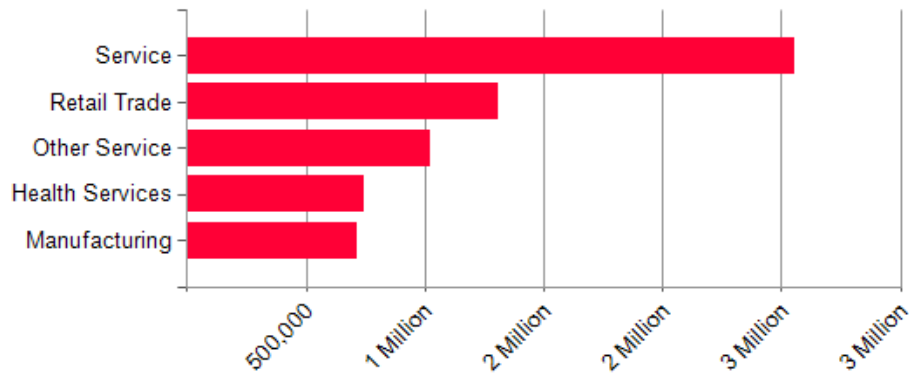
Highlights

- 12,000 SF freestanding restaurant space
- Only restaurant by the water in Greensboro
- Features: Fully equipped kitchen, lakeside view, close proximity to Irving Park residential neighborhood and Moses Cone Hospital
- Retailers Nearby: Walmart, Food Lion, Walgreens, CVS, Roses, and others
- Across from Page High School
- Lat: 36.111381 Long: -79.784052

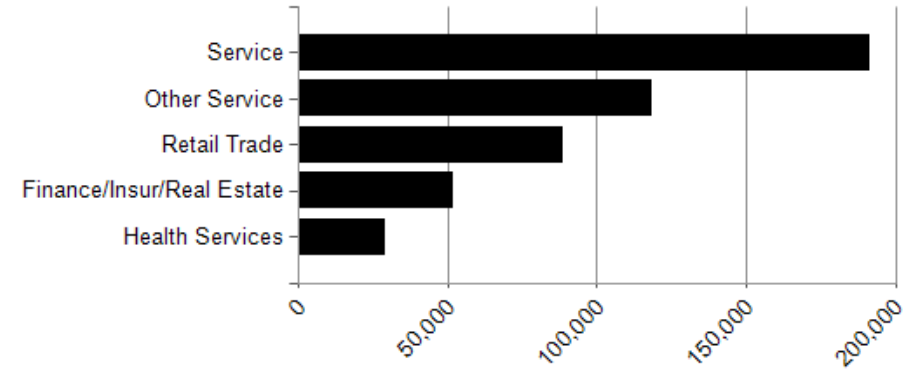
Guilford County GDP Trend



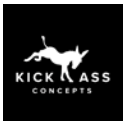
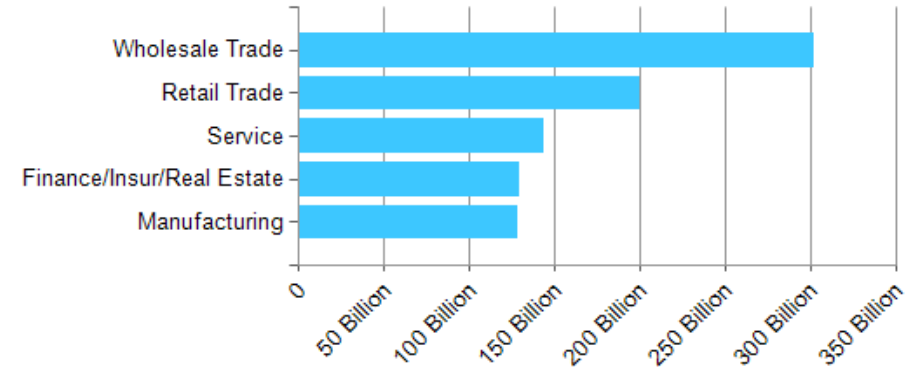
Major Industries by Employee Count

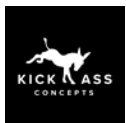
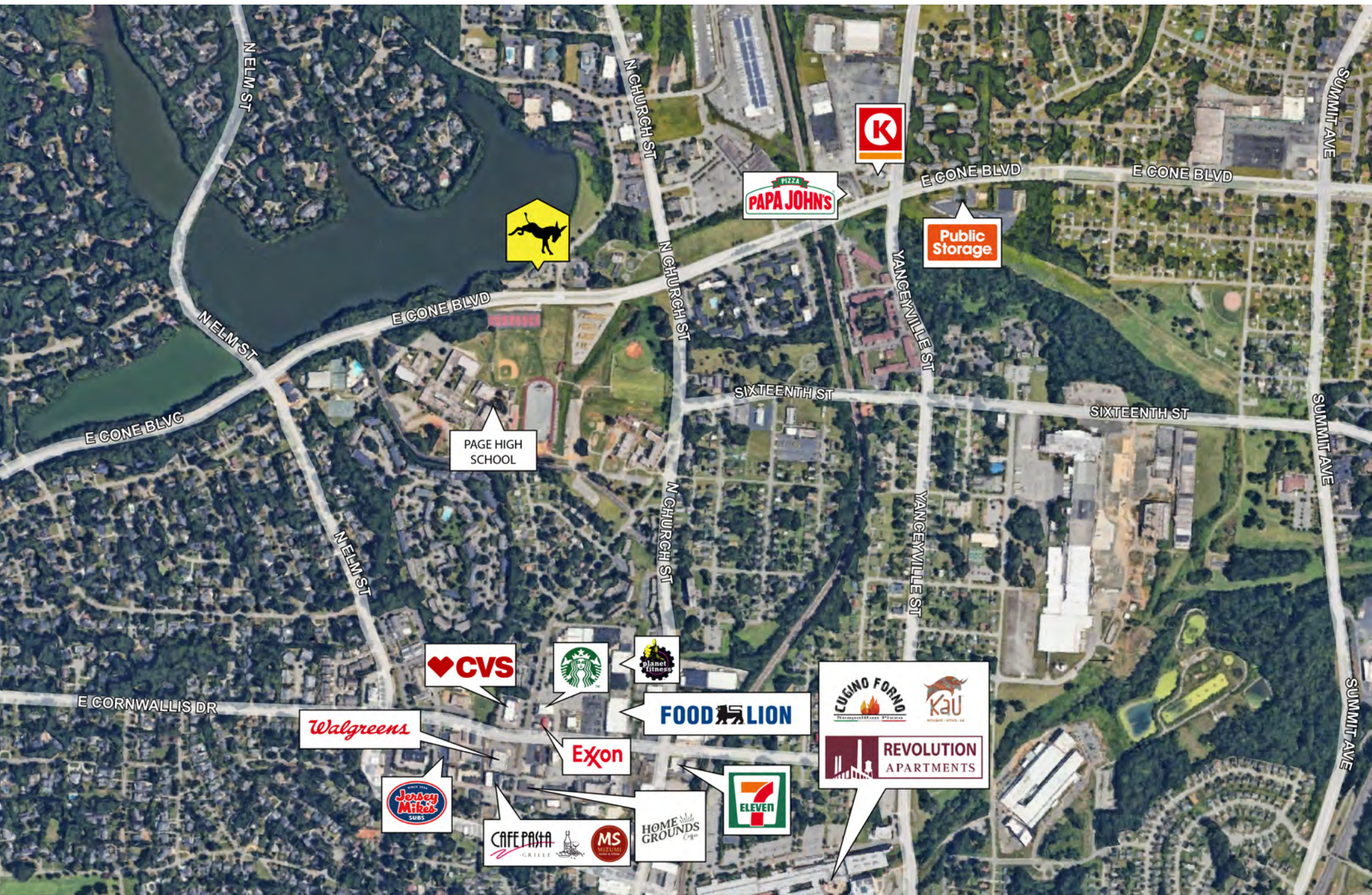


Major Industries by Business Count

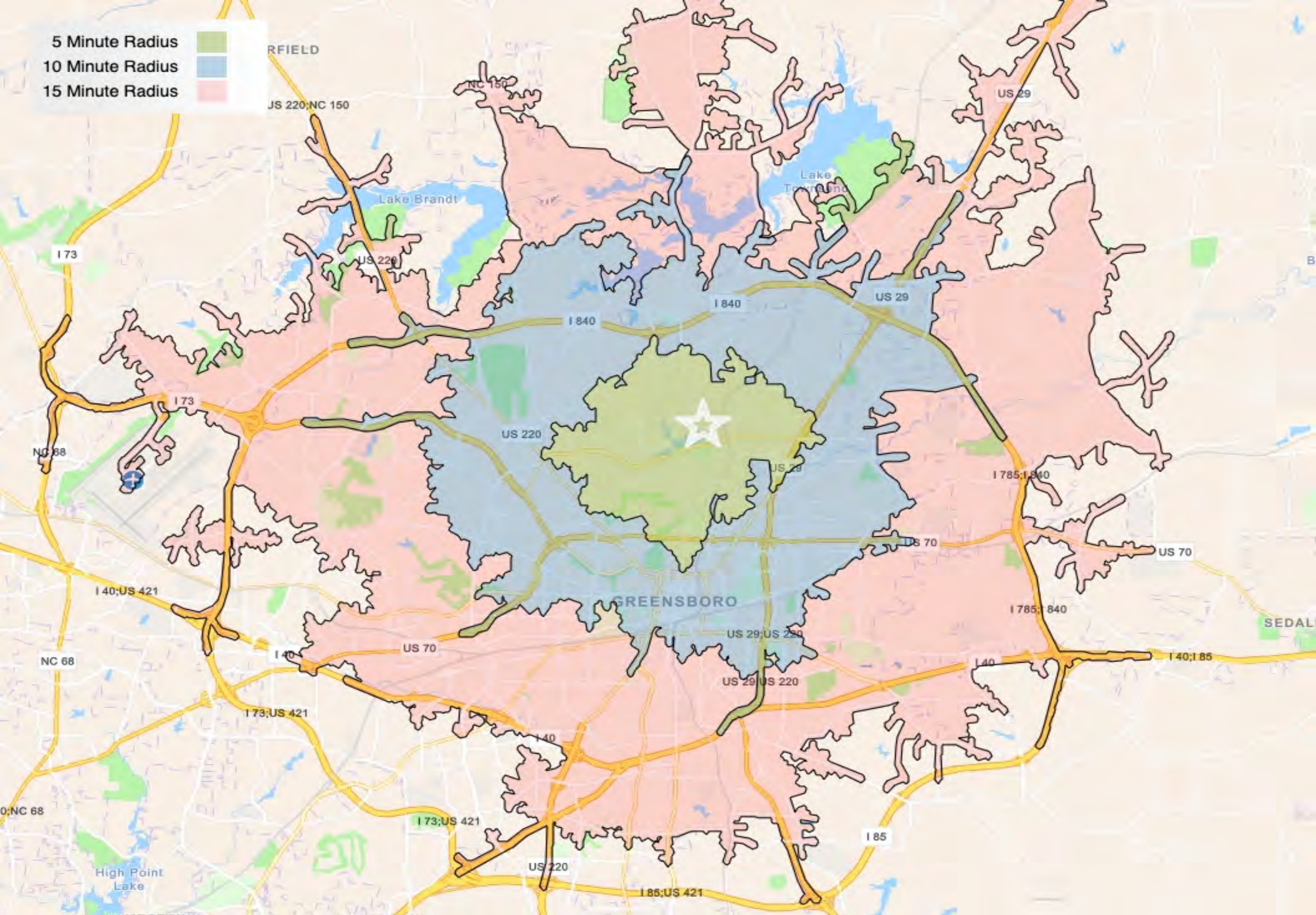


Major Industries by Sales Amount

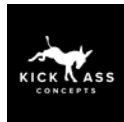




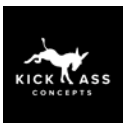
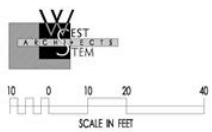
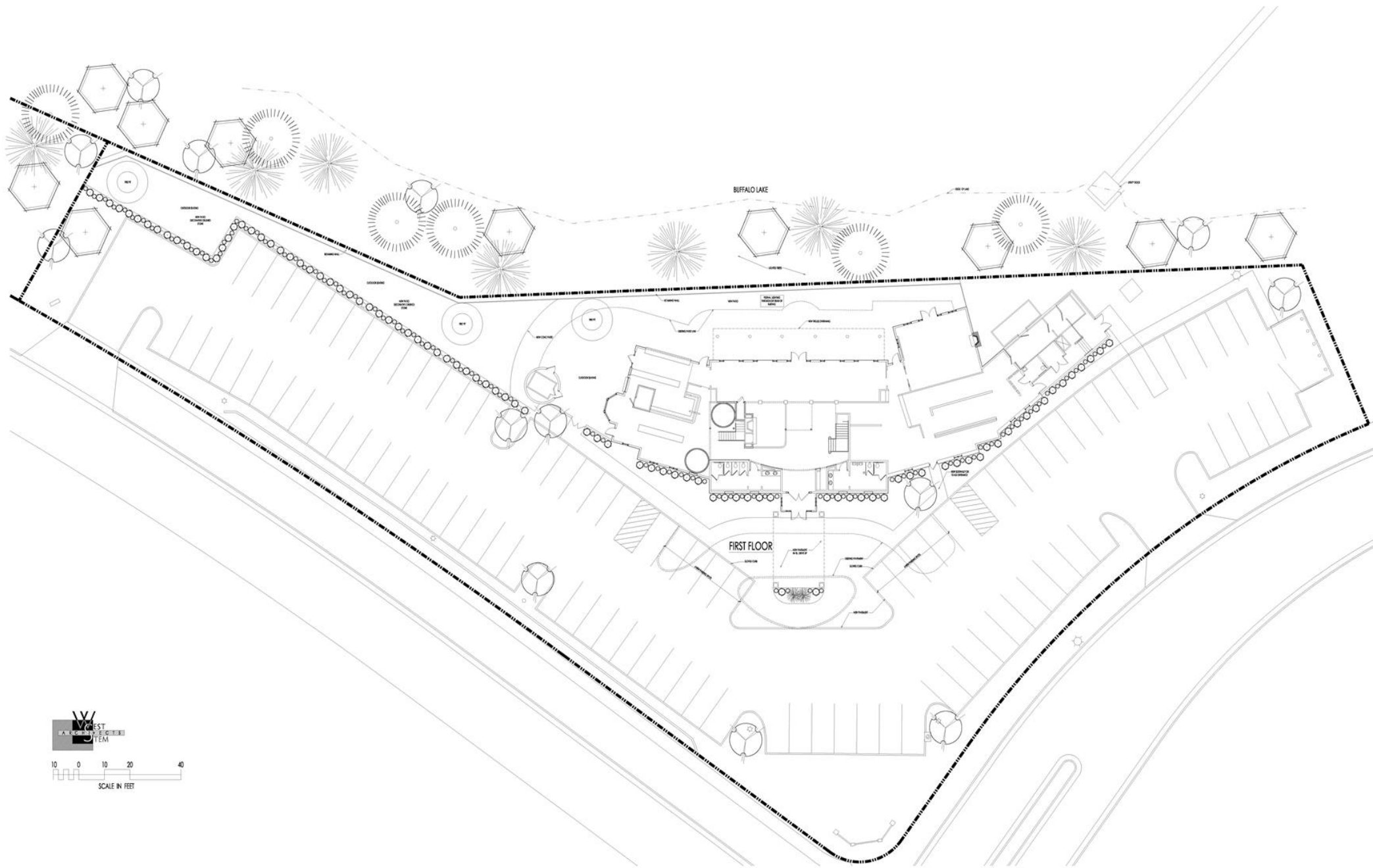
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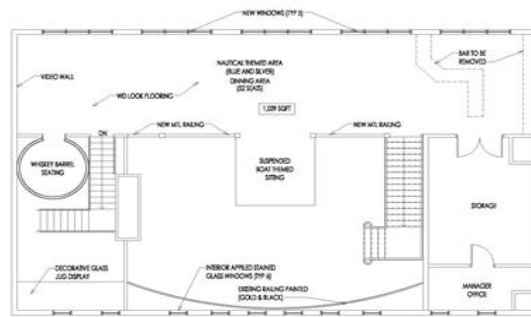
5 Minute Radius
10 Minute Radius
15 Minute Radius



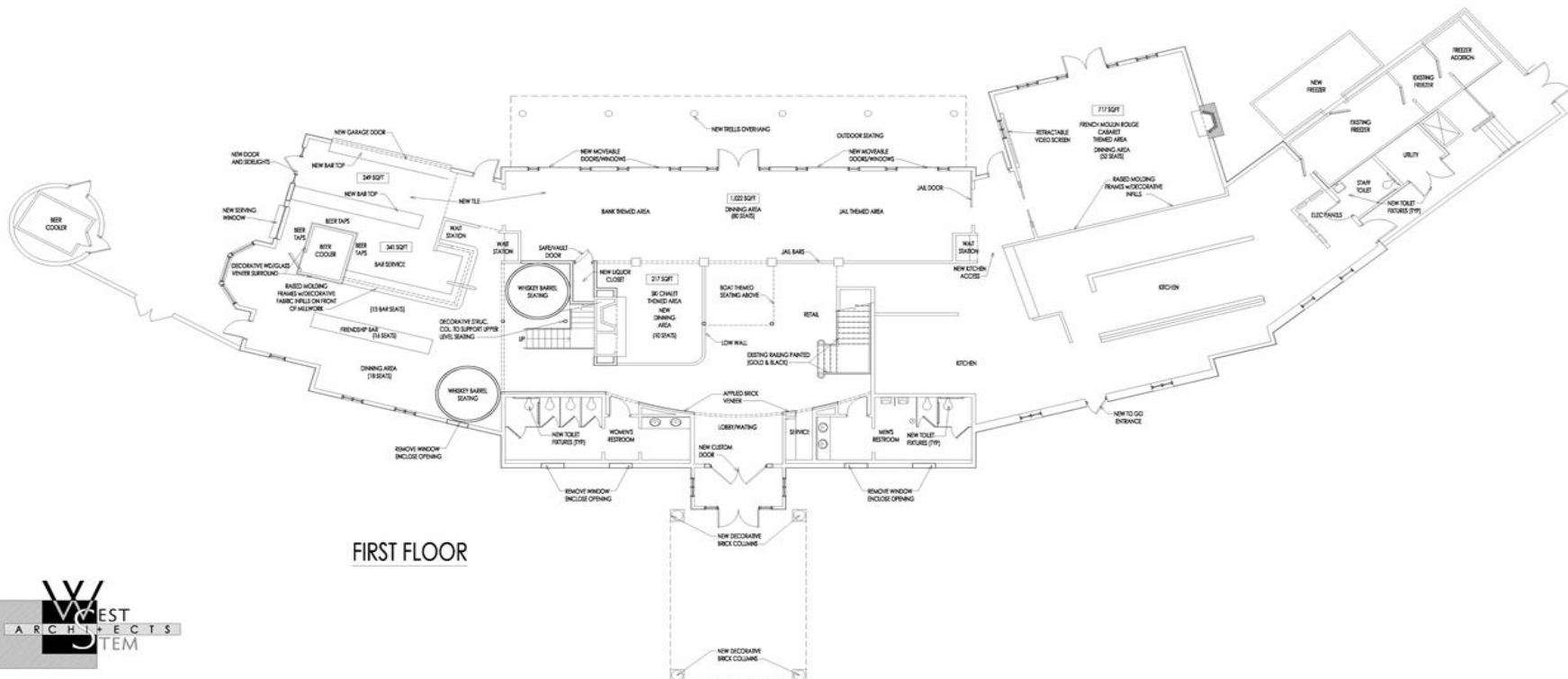
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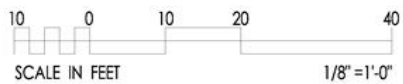
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SECOND FLOOR



FIRST FLOOR





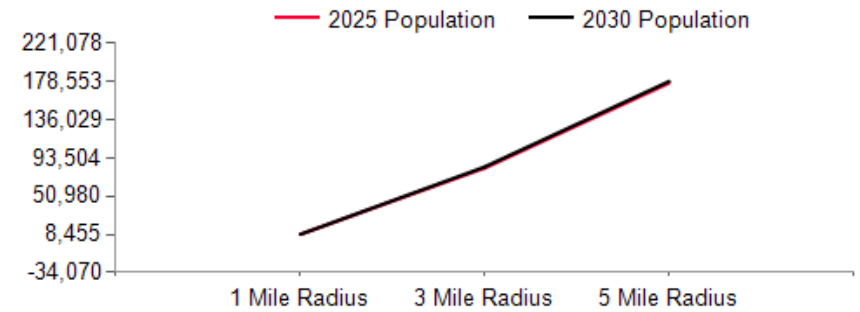




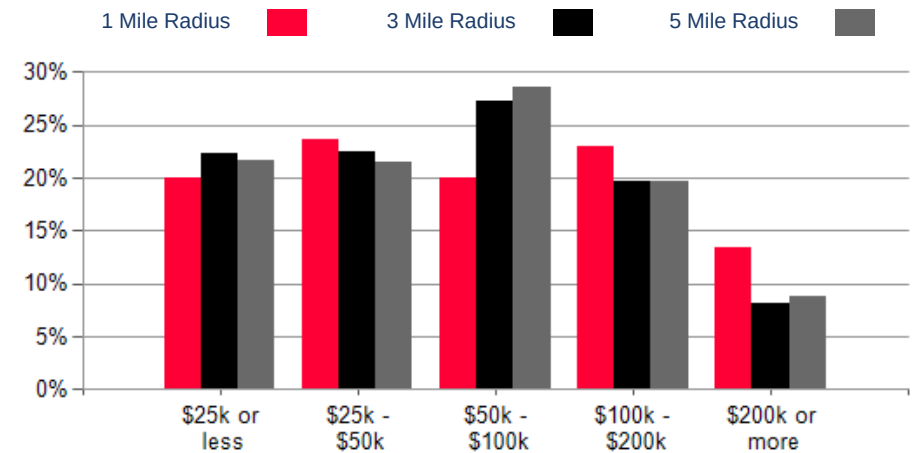
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,754	68,329	147,165
2010 Population	7,755	74,909	159,192
2025 Population	8,503	82,220	176,728
2030 Population	8,455	83,509	178,553
2025-2030: Population: Growth Rate	-0.55%	1.55%	1.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	603	5,342	10,699
\$15,000-\$24,999	186	2,155	4,295
\$25,000-\$34,999	466	3,077	5,732
\$35,000-\$49,999	466	4,470	9,164
\$50,000-\$74,999	516	5,213	11,816
\$75,000-\$99,999	277	3,898	7,978
\$100,000-\$149,999	658	4,350	8,503
\$150,000-\$199,999	251	2,262	5,122
\$200,000 or greater	530	2,740	6,138
Median HH Income	\$60,311	\$56,304	\$58,029
Average HH Income	\$108,635	\$88,445	\$90,624

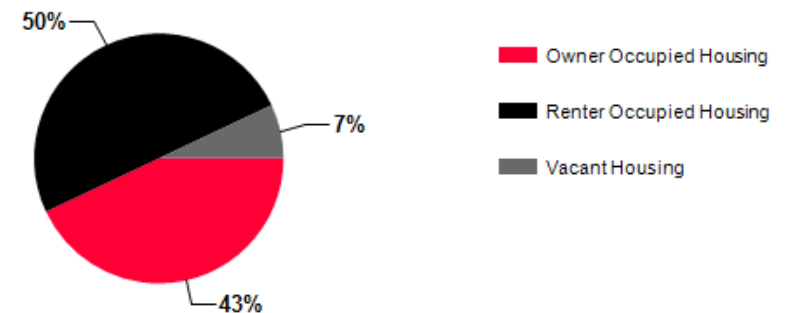
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,844	30,435	64,064
2010 Total Households	3,666	30,548	64,463
2025 Total Households	3,953	33,508	69,447
2030 Total Households	3,951	34,340	70,688
2025 Average Household Size	2.12	2.25	2.30
2025-2030: Households: Growth Rate	-0.05%	2.45%	1.75%



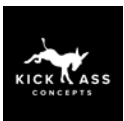
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



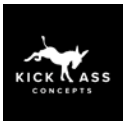
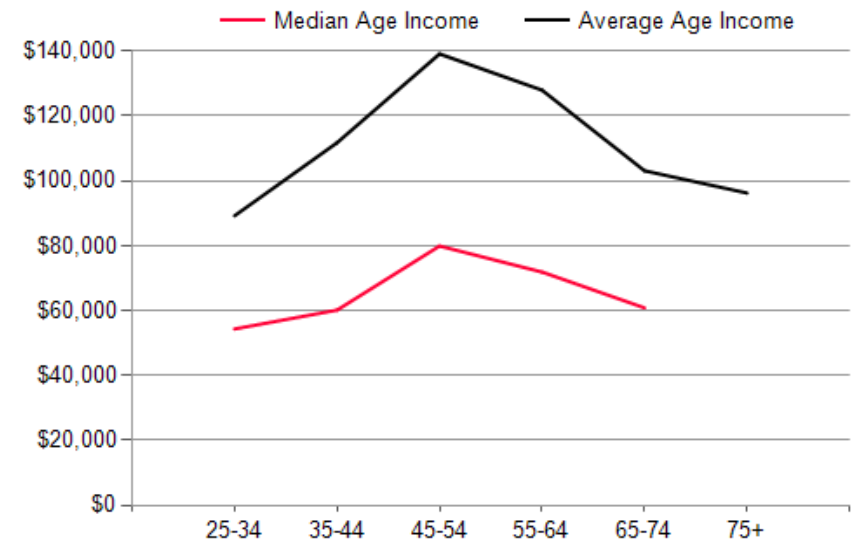
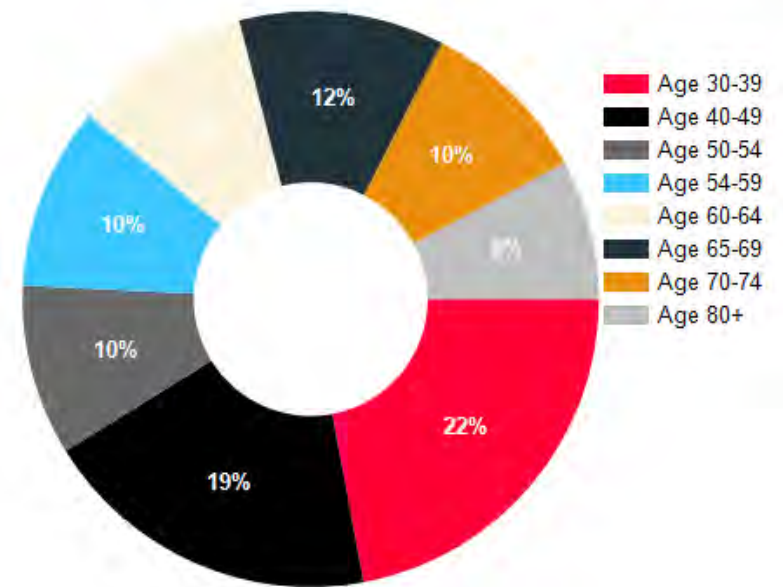
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	584	5,911	11,754
2025 Population Age 35-39	511	5,186	10,552
2025 Population Age 40-44	509	4,898	10,083
2025 Population Age 45-49	439	4,381	9,304
2025 Population Age 50-54	476	4,667	9,920
2025 Population Age 55-59	510	4,590	9,739
2025 Population Age 60-64	495	4,558	9,841
2025 Population Age 65-69	572	4,215	9,035
2025 Population Age 70-74	477	3,413	7,299
2025 Population Age 75-79	390	2,635	5,450
2025 Population Age 80-84	253	1,595	3,344
2025 Population Age 85+	317	1,563	3,163
2025 Population Age 18+	6,807	66,006	142,299
2025 Median Age	42	36	35
2030 Median Age	43	37	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,334	\$56,641	\$54,902
Average Household Income 25-34	\$89,246	\$80,127	\$77,330
Median Household Income 35-44	\$60,155	\$63,359	\$67,693
Average Household Income 35-44	\$111,768	\$94,108	\$98,480
Median Household Income 45-54	\$79,905	\$71,472	\$74,202
Average Household Income 45-54	\$139,147	\$107,392	\$109,819
Median Household Income 55-64	\$71,893	\$62,465	\$66,315
Average Household Income 55-64	\$127,978	\$100,729	\$105,124
Median Household Income 65-74	\$60,829	\$50,949	\$55,682
Average Household Income 65-74	\$103,111	\$84,131	\$90,137
Average Household Income 75+	\$96,262	\$72,347	\$75,702



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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