



Greensboro North Shopping Center

1421 E. Cone Blvd., Greensboro, NC 27405

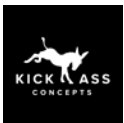


HIGHLIGHTS

- 150,000 SF Neighborhood Center
- Located at the intersection of Cone Blvd. & Summit Ave. (40,000 ADT)
- Stoplight access to shopping center
- Bus stop on property
- Access to Hwy 29
- Retailers Nearby: Walmart, Lowe's Hardware, Save-A-Lot, McDonald's, IHOP, Bojangles & more
- Lat: 36.114213 Long: -79.766666



Suite	Tenant	Square Feet
1435 E Cone Blvd	Available	9,000
1473 E Cone Blvd	Available	2,148



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

Property Description

This neighborhood center consists of 150,000 SF of retail space with high visibility on both Cone Blvd. (26,000 VPD) and Summit Ave. (13,000 VPD). This distinct center with highly regarded street art is known throughout the area.

The center offers both small and large spaces and current tenants include Roses, Cricket, Rent-A-Center, Cityblock, Pace, Grand China, and more.

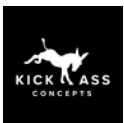
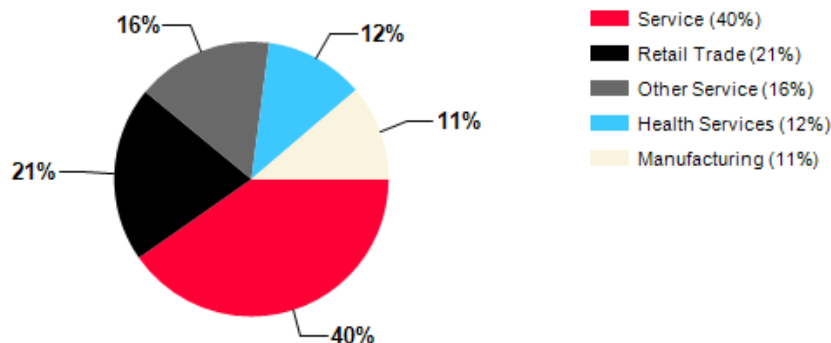
Our shopping center offers easy access to Highway 29, as well as stoplight access to the center and a bus stop on the property. Some other retailers in the area are Walmart, Lowes Hardware and Pizza Hut.

Location Description

Greensboro North Shopping Center is located in North East Greensboro, NC. It is at the intersection of Cone Blvd. (26,000 VPD) and Summit Ave. (13,000 VPD)

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.

Major Industries by Employee Count

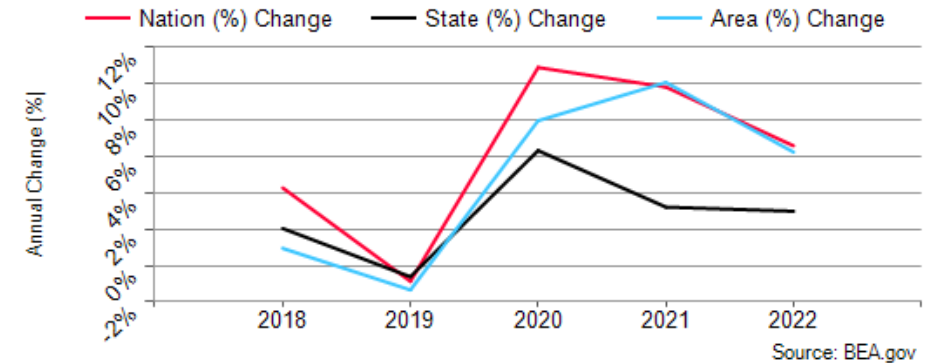


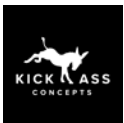
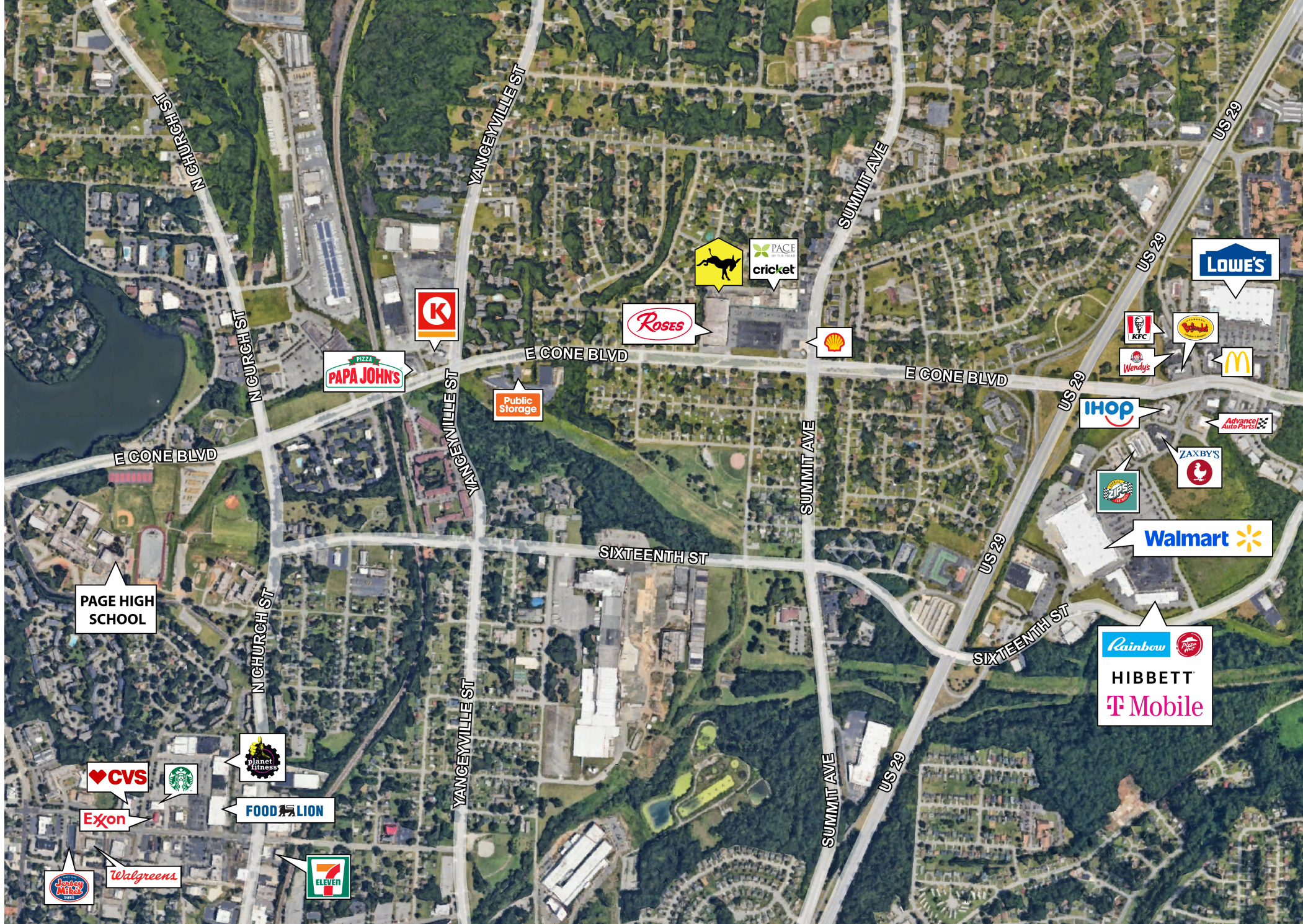
Lance Wood
(336) 339-7036
lance@kickassconcepts.com

Largest Employers

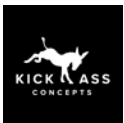
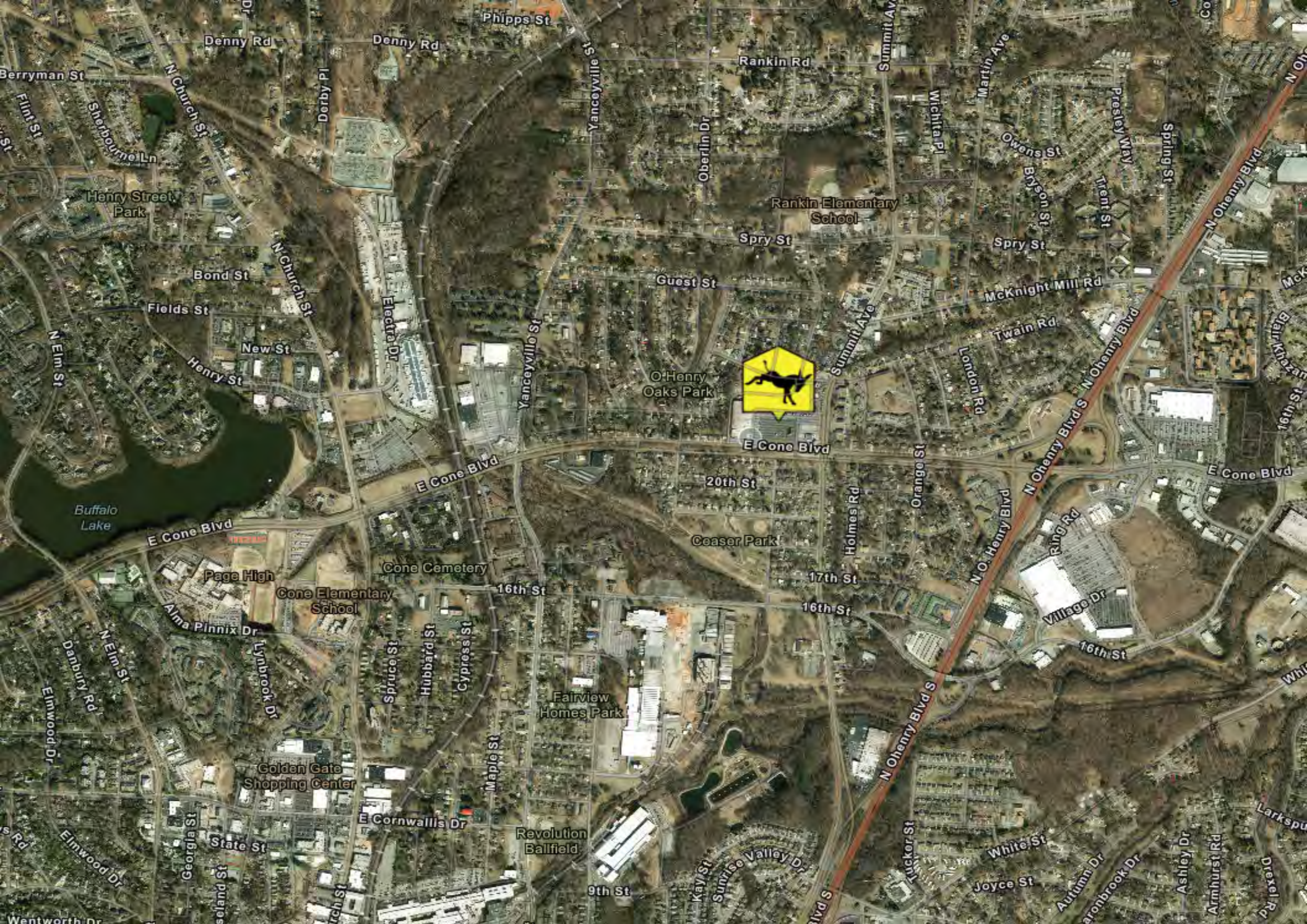
Guilford County Schools	10,394
Cone Health	7,218
City of Greensboro	3,108
United States Postal Service	2,800
Guilford County	2,700
University of North Carolina at Greensboro	2,499
High Point Regional Health System	2,320
Bank of America	2,000

Guilford County GDP Trend

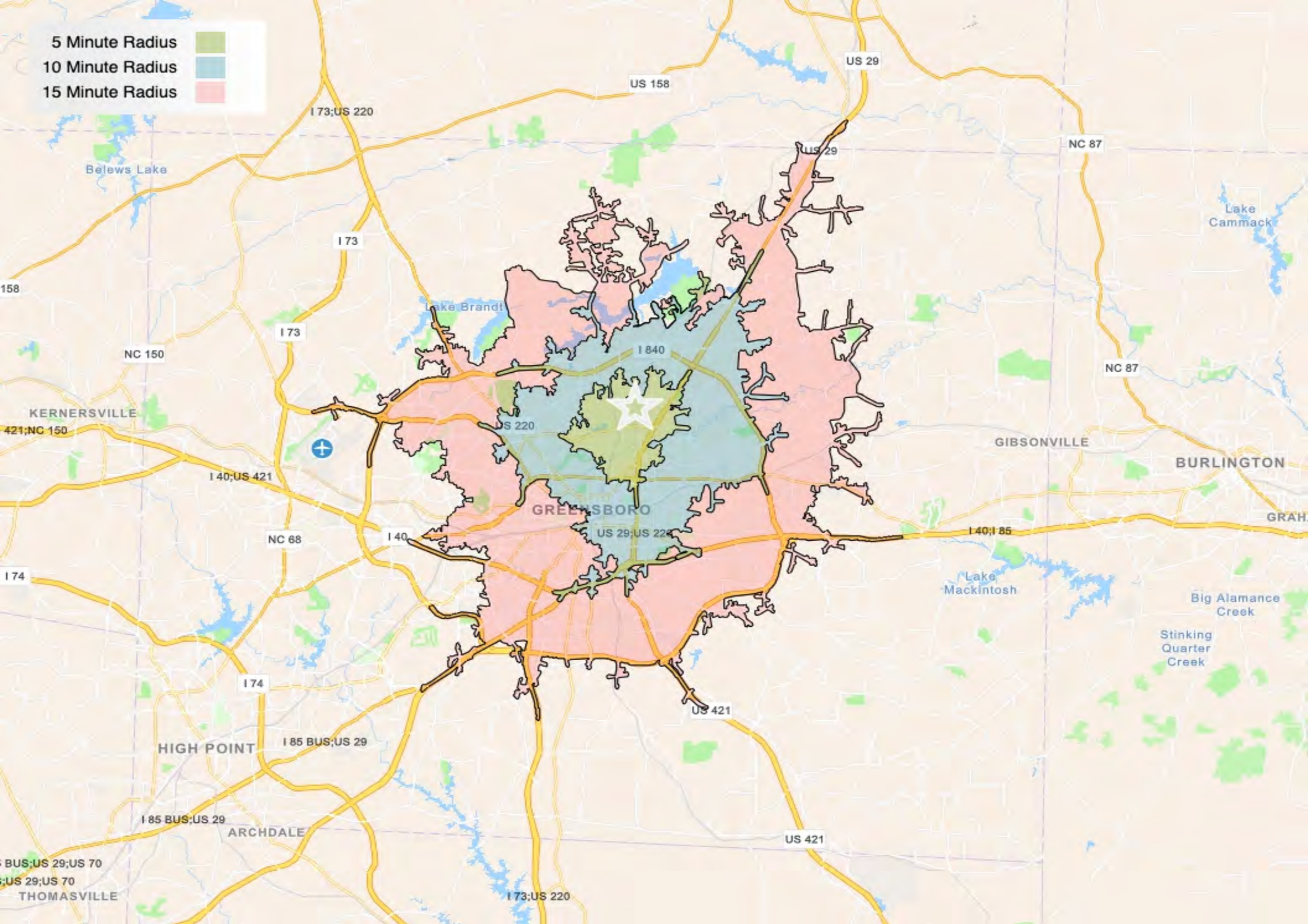




Lance Wood
(336) 339-7036
lance@kickassconcepts.com



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



5 Minute Radius
10 Minute Radius
15 Minute Radius



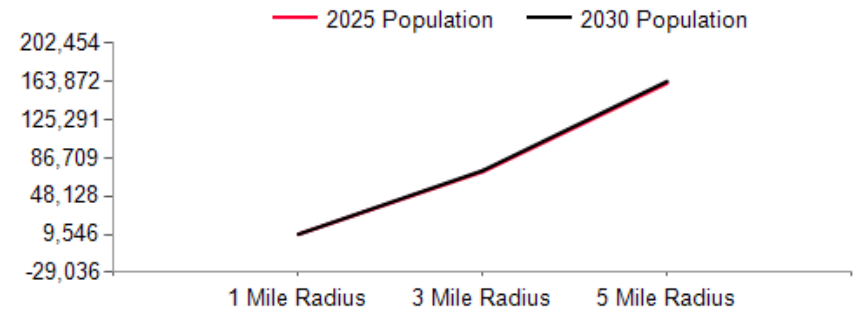
Lance Wood
(336) 339-7036
lance@kickassconcepts.com



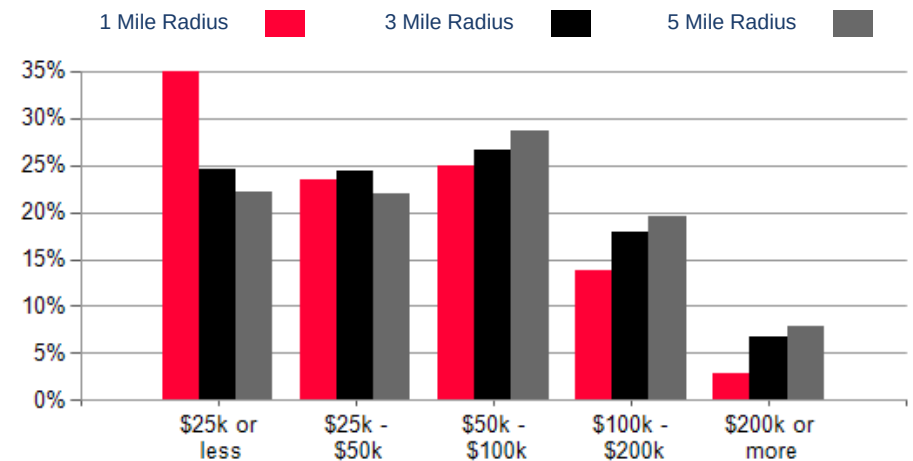


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,230	58,485	132,970
2010 Population	8,590	65,433	143,953
2025 Population	9,546	72,742	161,979
2030 Population	9,694	73,930	163,872
2025 African American	5,044	38,245	73,790
2025 American Indian	81	402	868
2025 Asian	1,101	3,655	6,263
2025 Hispanic	1,246	7,686	15,014
2025 Other Race	795	4,522	8,383
2025 White	1,905	21,531	62,545
2025 Multiracial	620	4,368	10,071
2025-2030: Population: Growth Rate	1.55%	1.60%	1.15%

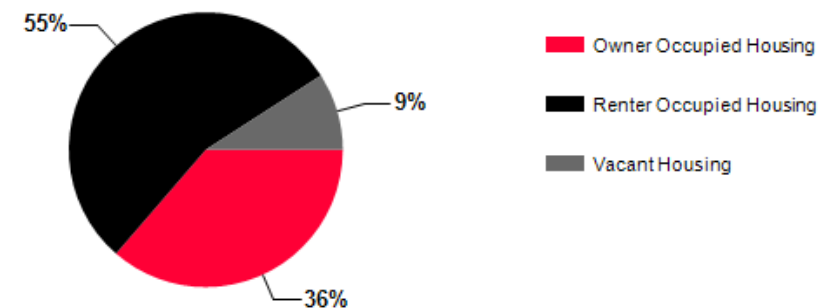
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	944	4,939	9,937
\$15,000-\$24,999	350	2,005	3,935
\$25,000-\$34,999	413	2,871	5,318
\$35,000-\$49,999	452	4,007	8,477
\$50,000-\$74,999	615	4,490	10,624
\$75,000-\$99,999	310	3,044	7,377
\$100,000-\$149,999	421	3,353	7,841
\$150,000-\$199,999	92	1,693	4,398
\$200,000 or greater	106	1,906	4,971
Median HH Income	\$38,851	\$51,283	\$56,823
Average HH Income	\$58,892	\$81,209	\$87,472



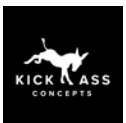
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

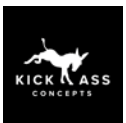
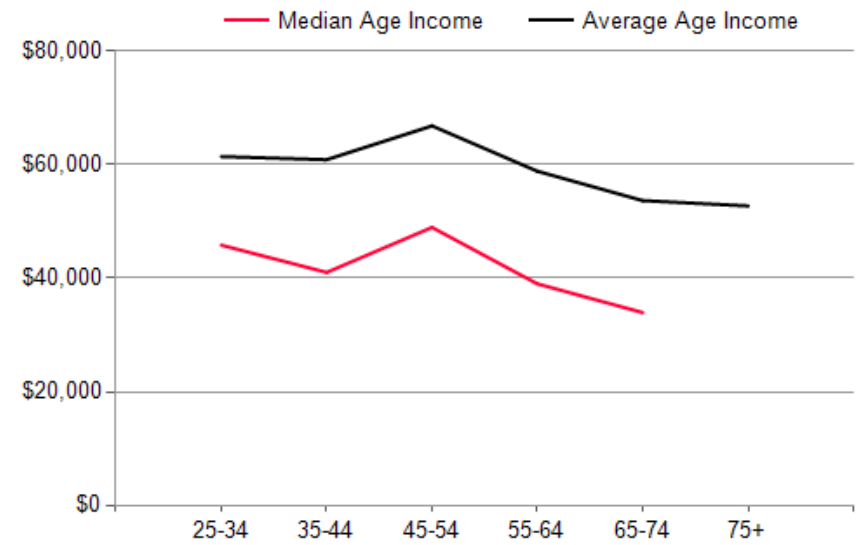
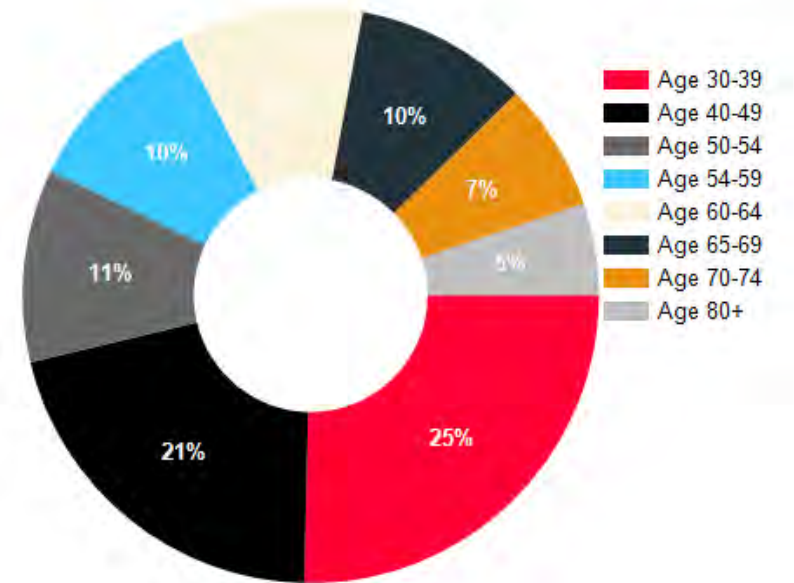


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	696	5,147	10,812
2025 Population Age 35-39	632	4,639	9,608
2025 Population Age 40-44	575	4,328	9,204
2025 Population Age 45-49	519	3,913	8,491
2025 Population Age 50-54	567	4,217	9,021
2025 Population Age 55-59	547	4,083	8,818
2025 Population Age 60-64	543	3,900	8,820
2025 Population Age 65-69	510	3,512	8,033
2025 Population Age 70-74	377	2,736	6,438
2025 Population Age 75-79	270	2,083	4,847
2025 Population Age 80-84	171	1,263	2,979
2025 Population Age 85+	170	1,212	2,786
2025 Population Age 18+	7,174	56,961	130,139
2025 Median Age	36	35	34
2030 Median Age	37	36	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,827	\$52,617	\$55,013
Average Household Income 25-34	\$61,426	\$74,556	\$76,618
Median Household Income 35-44	\$41,022	\$56,894	\$66,678
Average Household Income 35-44	\$60,879	\$85,641	\$95,981
Median Household Income 45-54	\$48,949	\$61,797	\$72,453
Average Household Income 45-54	\$66,836	\$96,596	\$106,544
Median Household Income 55-64	\$38,993	\$54,165	\$63,259
Average Household Income 55-64	\$58,837	\$89,952	\$99,432
Median Household Income 65-74	\$33,926	\$44,018	\$53,537
Average Household Income 65-74	\$53,661	\$76,382	\$85,664
Average Household Income 75+	\$52,720	\$68,821	\$71,872

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

