



Wendover Ave. Build-to-Suit

4004 W. Wendover Ave., Greensboro, NC 27407

THE SPACE

Location

4004 W. Wendover Ave.
Greensboro, NC 27407

Square Feet

4,000

HIGHLIGHTS

- Proposed development of up to 4,000 SF of Retail space
- Corner pad with side street access form signalized intersection
- High Traffic Retail Corridor (West Wendover Avenue) 50,000 ADT
- Immediate proximity to intersection with I-40 and West Wendover
- Other retailers in close proximity include Costco, Sams Club, Walmart, Dicks Sporting Goods, Target and T.J. Maxx
- Lat 36.060094 Long -79.881363



POPULATION

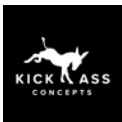
1.00 MILE	3.00 MILE	5.00 MILE
8,090	73,542	169,403

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$68,671	\$82,613	\$90,297

NUMBER OF HOUSEHOLDS

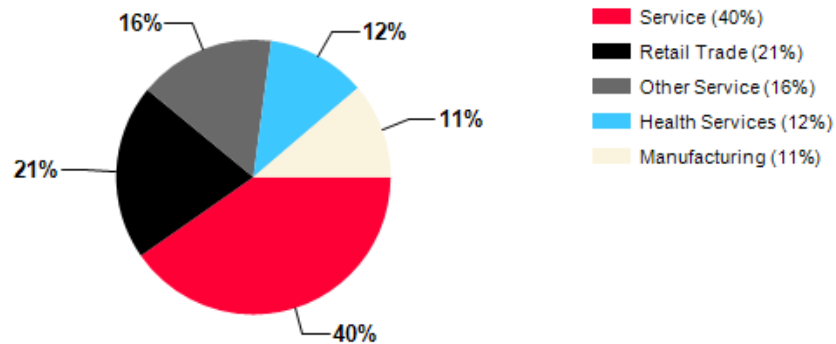
1.00 MILE	3.00 MILE	5.00 MILE
4,259	33,179	71,490



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Prominent corner available for build to suit on high traffic Wendover Corridor (50,000 ADT).
Close proximity to Costco, Sams Club, Walmart, Petco, Dicks Sporting Goods, Target and numerous hotels and residential developments.

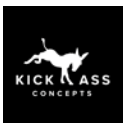
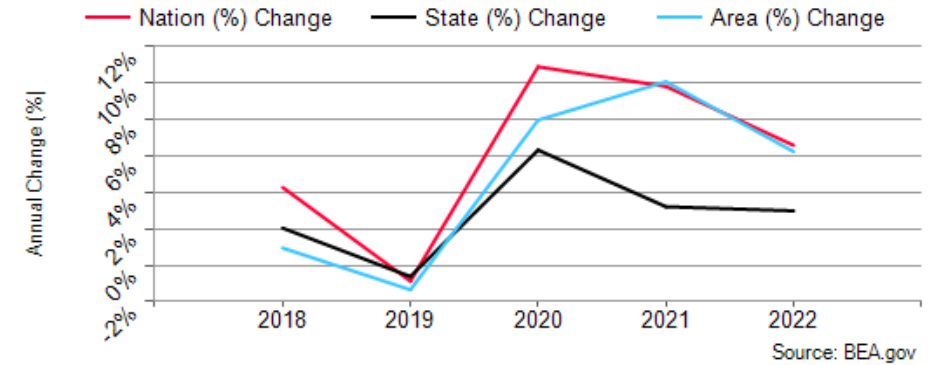
Major Industries by Employee Count



Largest Employers

Guilford County Schools	10,130
Cone Health	8,410
City of Greensboro	2,990
U.S. Postal Service	2,800
University of North Carolina at Greensboro (UNCG)	2,540
Guilford County	2,440
High Point Regional Hospital	2,245
American Express	2,000

Guilford County GDP Trend



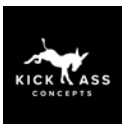
CARNEGIE PL.

EDWARDIA DR,

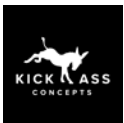
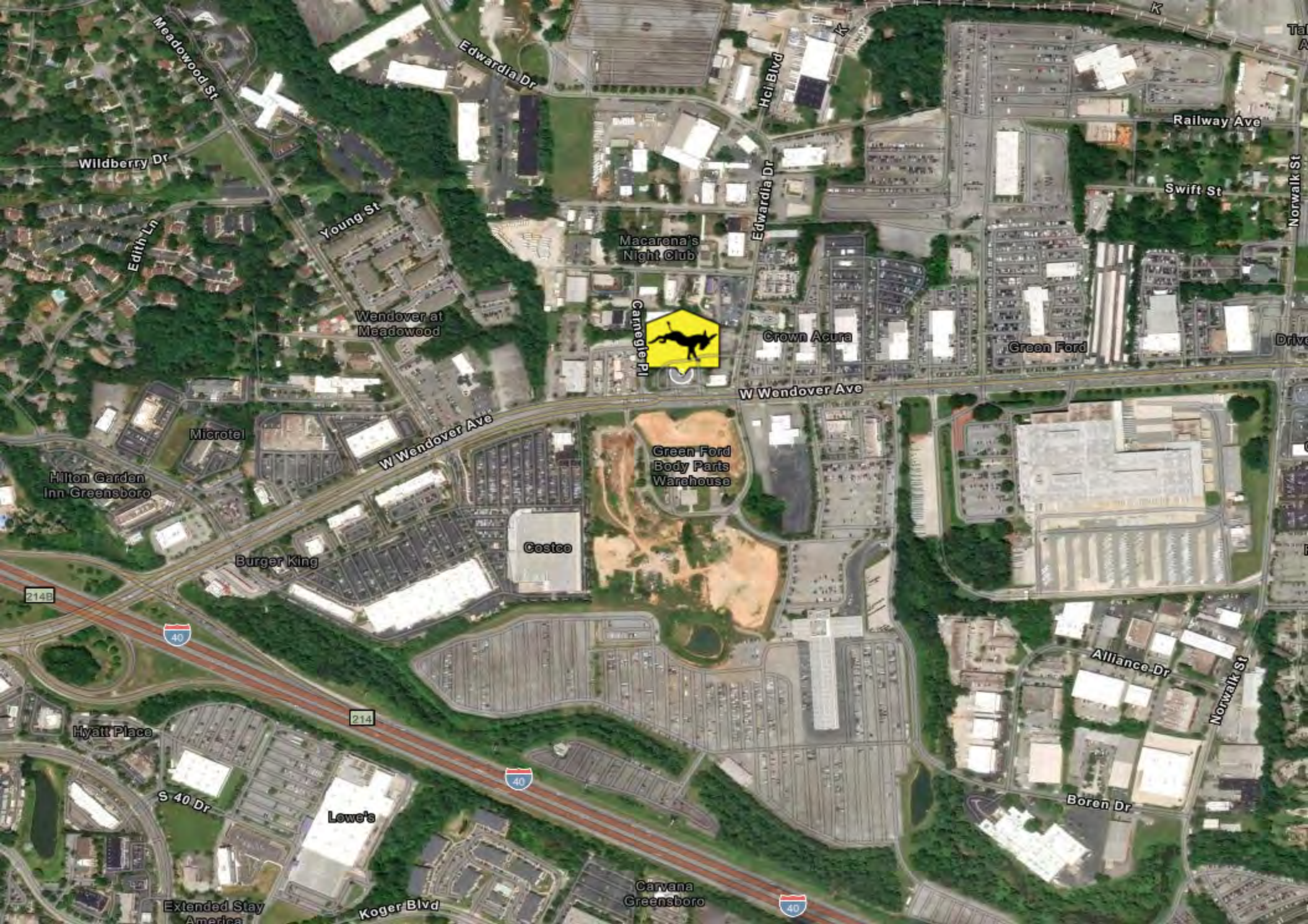
WENDOVER AVE. (47,000 ADT)

BUILD
TO SUIT

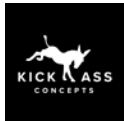
Stanton
OPTICAL



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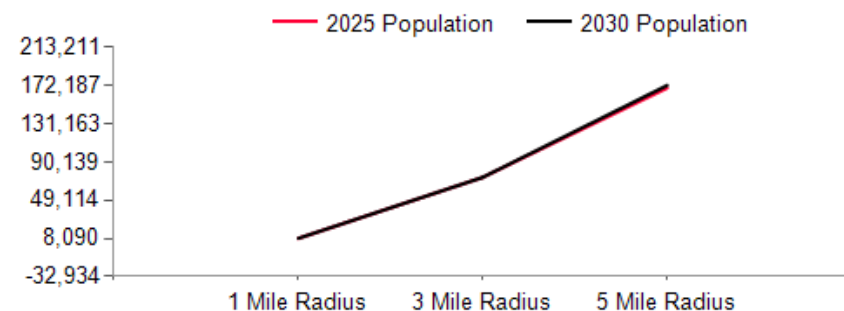




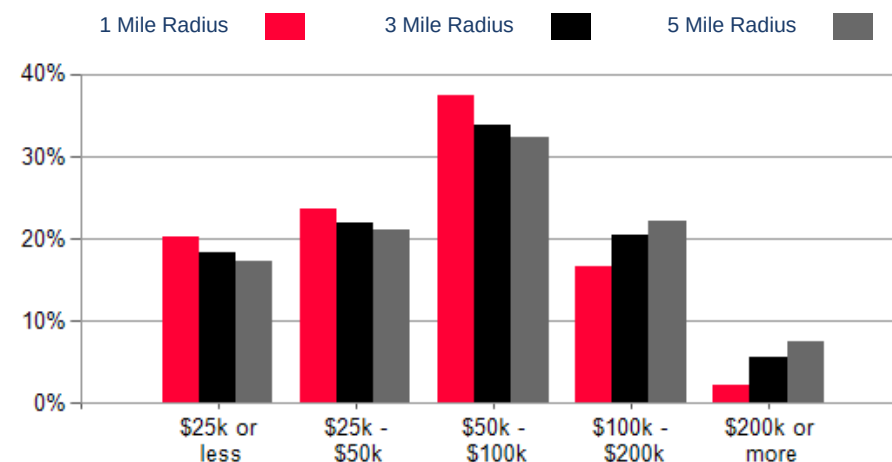


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,994	62,417	141,220
2010 Population	7,157	68,461	153,961
2025 Population	8,090	73,542	169,403
2030 Population	8,145	73,589	172,187
2025 African American	3,593	25,371	55,555
2025 American Indian	43	546	1,118
2025 Asian	353	4,089	10,198
2025 Hispanic	935	9,867	19,706
2025 Other Race	506	5,543	10,760
2025 White	3,031	32,124	79,029
2025 Multiracial	564	5,810	12,628
2025-2030: Population: Growth Rate	0.70%	0.05%	1.65%

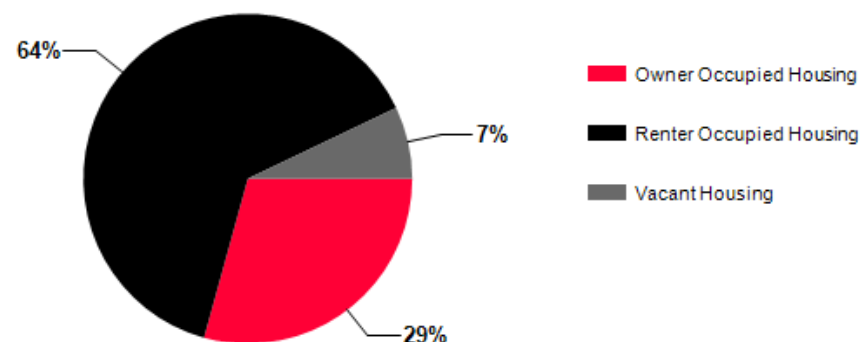
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	538	3,811	7,843
\$15,000-\$24,999	325	2,258	4,437
\$25,000-\$34,999	496	3,009	6,006
\$35,000-\$49,999	513	4,275	9,053
\$50,000-\$74,999	840	6,533	13,263
\$75,000-\$99,999	750	4,656	9,799
\$100,000-\$149,999	529	4,842	10,791
\$150,000-\$199,999	179	1,942	4,976
\$200,000 or greater	91	1,853	5,321
Median HH Income	\$55,656	\$59,907	\$63,543
Average HH Income	\$68,671	\$82,613	\$90,297



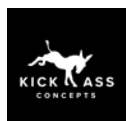
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

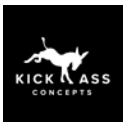
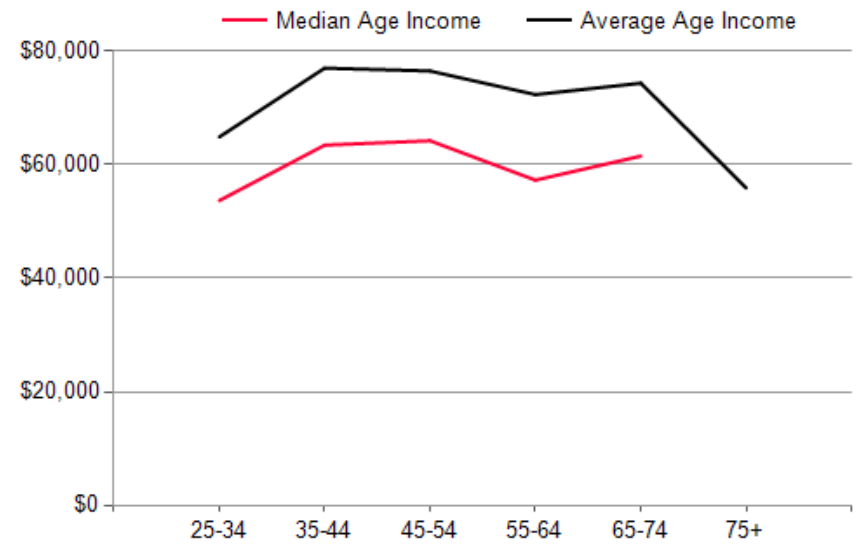
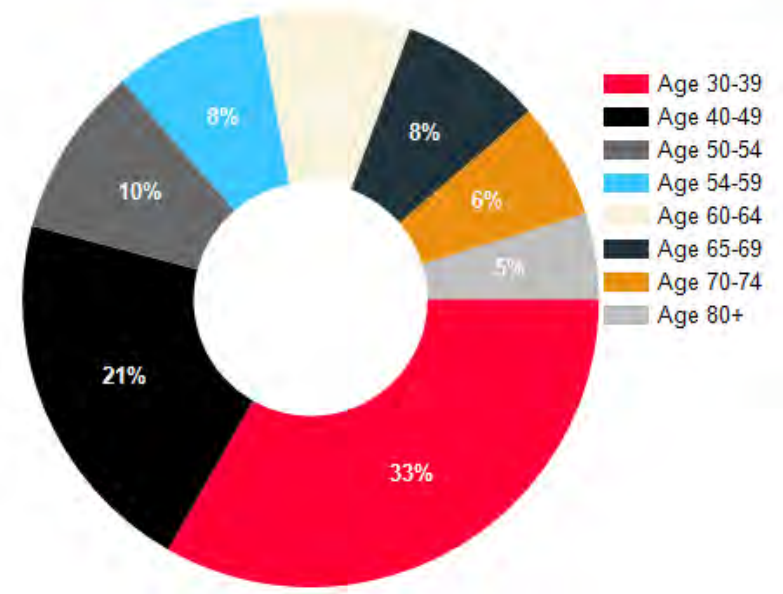


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	898	6,148	12,702
2025 Population Age 35-39	639	5,103	10,832
2025 Population Age 40-44	513	4,541	9,853
2025 Population Age 45-49	452	4,097	9,047
2025 Population Age 50-54	442	4,133	9,592
2025 Population Age 55-59	391	3,887	9,199
2025 Population Age 60-64	392	3,943	9,460
2025 Population Age 65-69	374	3,570	8,661
2025 Population Age 70-74	300	3,062	7,269
2025 Population Age 75-79	223	2,335	5,473
2025 Population Age 80-84	145	1,494	3,341
2025 Population Age 85+	211	1,841	3,415
2025 Population Age 18+	6,628	59,038	138,489
2025 Median Age	35	36	36
2030 Median Age	38	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,674	\$56,405	\$57,778
Average Household Income 25-34	\$64,880	\$71,762	\$76,215
Median Household Income 35-44	\$63,442	\$69,520	\$76,645
Average Household Income 35-44	\$77,015	\$90,632	\$100,607
Median Household Income 45-54	\$64,218	\$71,832	\$79,385
Average Household Income 45-54	\$76,498	\$96,984	\$107,949
Median Household Income 55-64	\$57,272	\$69,768	\$76,896
Average Household Income 55-64	\$72,341	\$96,603	\$106,968
Median Household Income 65-74	\$61,505	\$60,106	\$63,360
Average Household Income 65-74	\$74,360	\$86,446	\$92,721
Average Household Income 75+	\$55,907	\$68,499	\$72,849

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.



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