



MARKET STREET PLAZA

3932 W Market St Greensboro, NC 27407

PROPERTY HIGHLIGHTS

- 72,000 SF Neighborhood Center
- Stoplight access onto W. Market St. (16,000 ADT)
- Residential Nearby: High-Income neighborhoods to the North and East, (Starmount) middle-income neighborhoods to the South and West
- Office Nearby: Pomona Office Park, West Market Square Office Park
- Retail Nearby: Sheetz, Verizon, Harris Teeter, Food Lion, Planet Fitness, McDonald's, Panera and Biscuitville
- Features: Closest big box site to Friendly Center
- Lat: 36.070062 Long: -79.854274

KICK ASS CONCEPTS

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OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	72,000 SF
Available SF:	12,540 - 30,840 SF
Lot Size:	

PROPERTY OVERVIEW

72,000 SF Neighborhood Center, located on W Market St in-between high-income and middle-income neighborhoods. Center has stoplight access and is surrounded by retail, office and residential. Retail and office nearby includes Pomona Office Park, West Market Square Office Park, Sheetz, Verizon, Harris Teeter, Food Lion, Planet Fitness, McDonald's, Biscuitville, Zaxby's and more.

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**EXECUTIVE
SUMMARY**

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**ADDITIONAL
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3940 W Market St	Available	15,280 SF	NNN	Market Rate
3950 W Market St	Available	12,540 SF	NNN	Market Rate
3960 West Market St	Available	30,840 SF	NNN	Market Rate



PLANS

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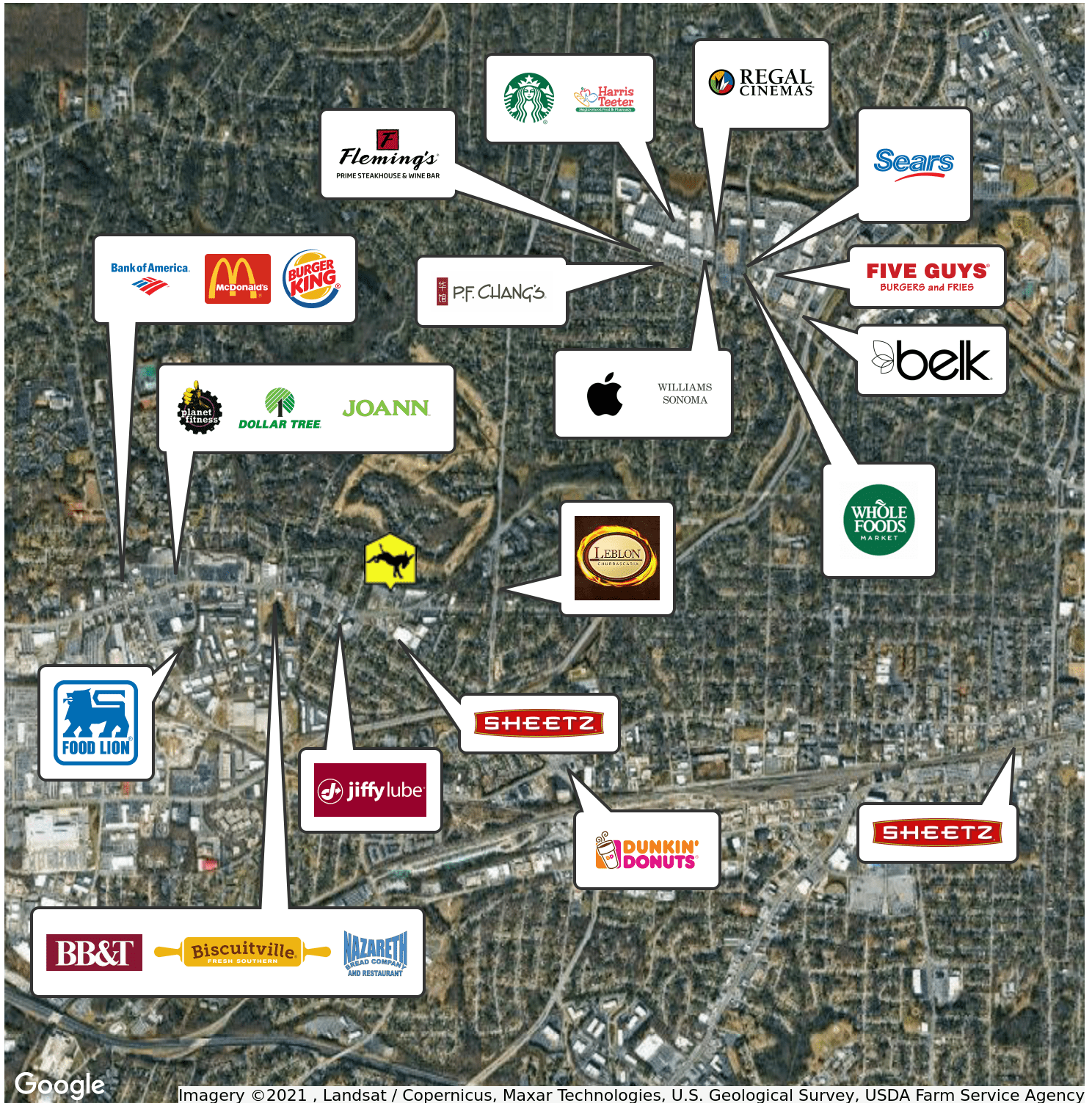


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**RETAILER
MAP**

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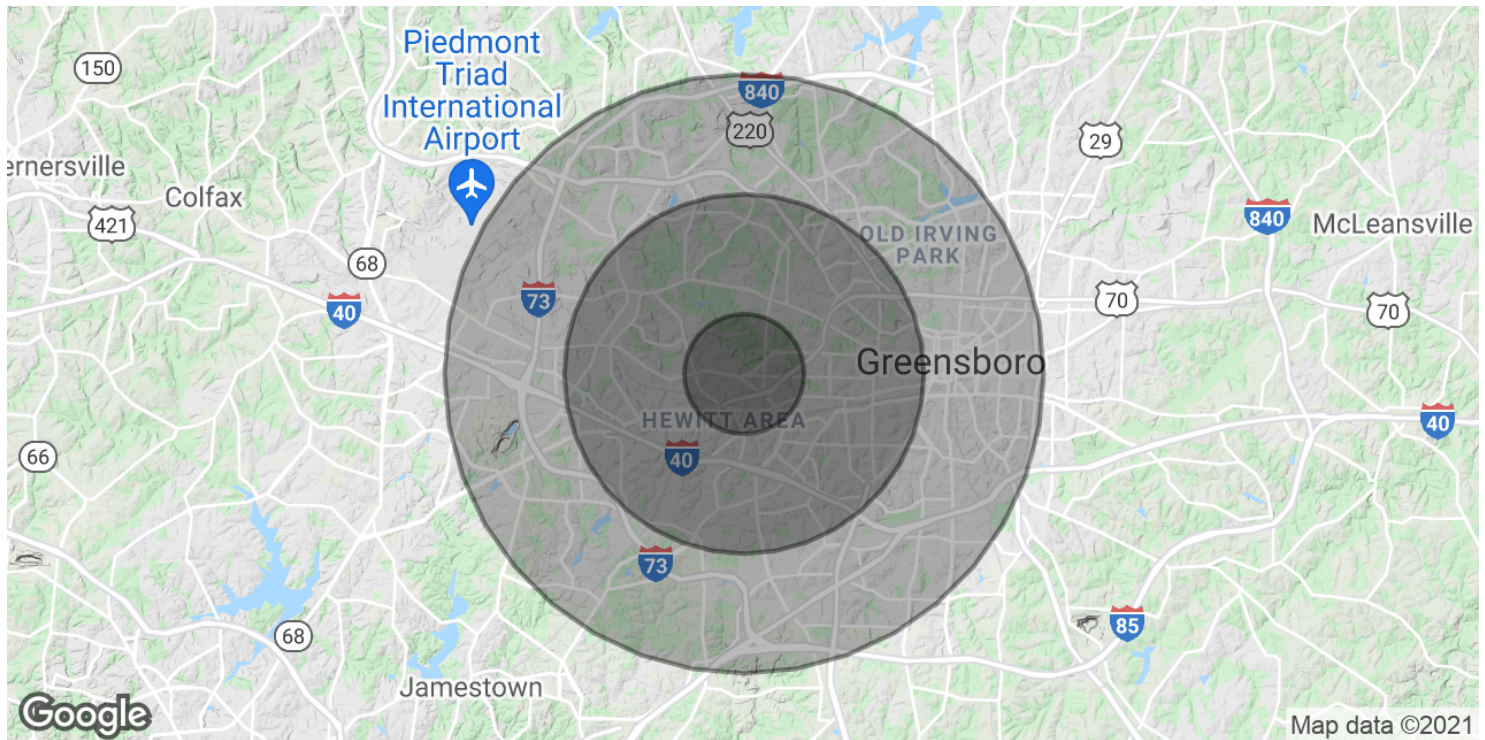


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,543	78,301	189,050
Average age	32.9	35.0	35.2
Average age (Male)	32.2	34.4	33.9
Average age (Female)	34.0	35.8	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,804	31,770	77,896
# of persons per HH	2.2	2.5	2.4
Average HH income	\$63,616	\$63,413	\$64,721
Average house value	\$132,671	\$195,499	\$204,354

* Demographic data derived from 2010 US Census



DEMOGRAPHICS
MAP & REPORT

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