



GREENSBORO NORTH SHOPPING CENTER

1421 E Cone Blvd. Greensboro, NC 27405

PROPERTY HIGHLIGHTS

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

KICK ASS CONCEPTS

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OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	150,000 SF
Available SF:	1,463 - 16,000 SF
Year Built:	1969
Zoning:	SC-SHOPPING CENTER

PROPERTY OVERVIEW

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, Dollar General, Fashion Town, Pace and Grand China.

As the only big box space in the submarket, 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, Zaxby's, Air Fun Trampoline Park, and Pizza Hut.

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**EXECUTIVE
SUMMARY**

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**ADDITIONAL
PHOTOS**

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AVAILABLE SPACES

SUITE	SIZE	RATE
1423 E Cone Blvd	14,000 SF	Market Rate
1425 E Cone Blvd	16,000 SF	Market Rate
1431 E Cone Blvd	6,000 SF	Market Rate
1473 E Cone Blvd G	2,148 SF	Market Rate
1,463 E Cone Blvd	1,463 SF	Market Rate



PLANS

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**RETAILER
MAP**

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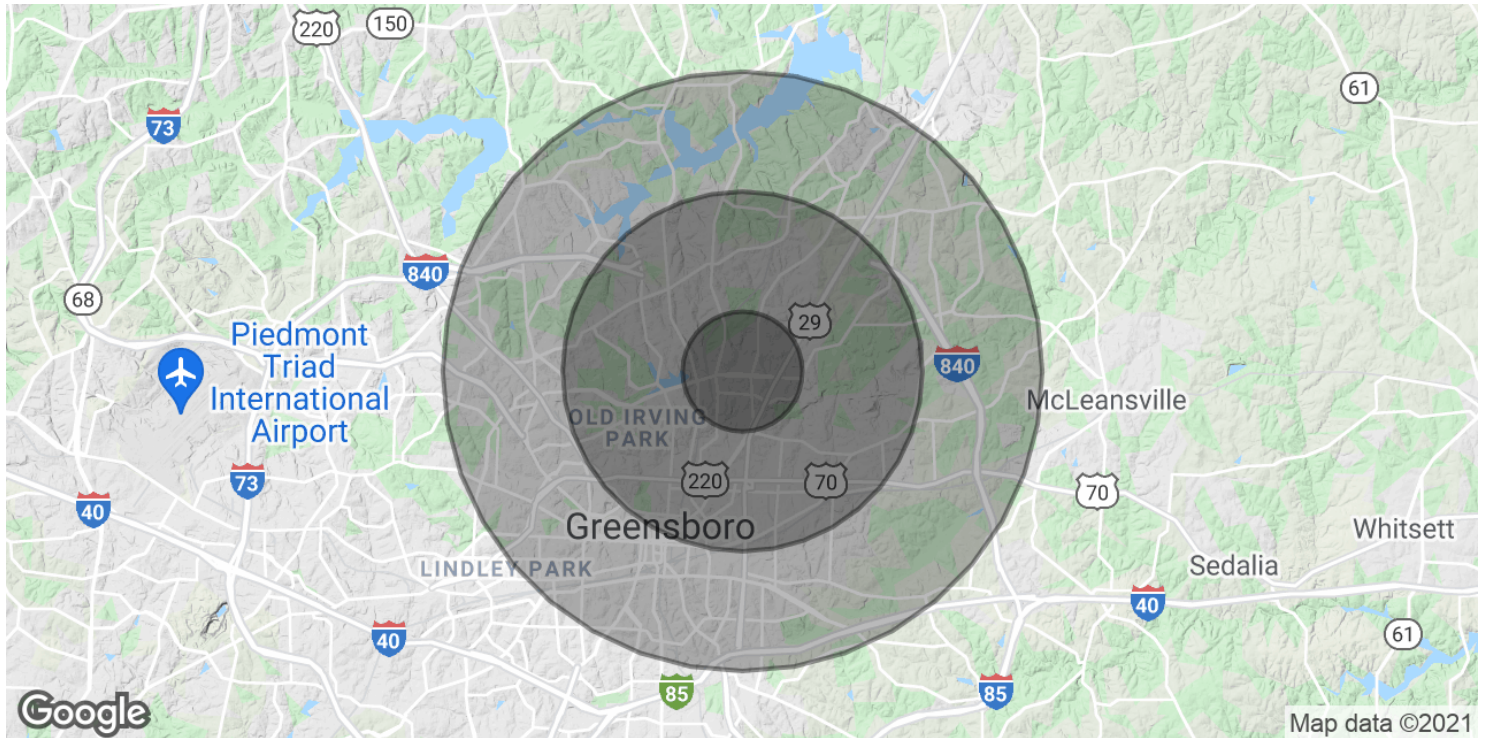


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,812	62,688	147,021
Average age	37.5	34.6	34.4
Average age (Male)	36.5	32.8	32.9
Average age (Female)	38.3	36.4	35.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,819	25,093	58,144
# of persons per HH	2.3	2.5	2.5
Average HH income	\$42,041	\$56,341	\$57,380
Average house value	\$118,680	\$201,797	\$202,367

* Demographic data derived from 2010 US Census



**DEMOGRAPHICS
MAP & REPORT**

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