

RETAIL SPACE FOR LEASE

±66,596 SF AVAILABLE

2223 Vanstoary Street, Greensboro, NC



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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DIRECTOR

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Property Overview

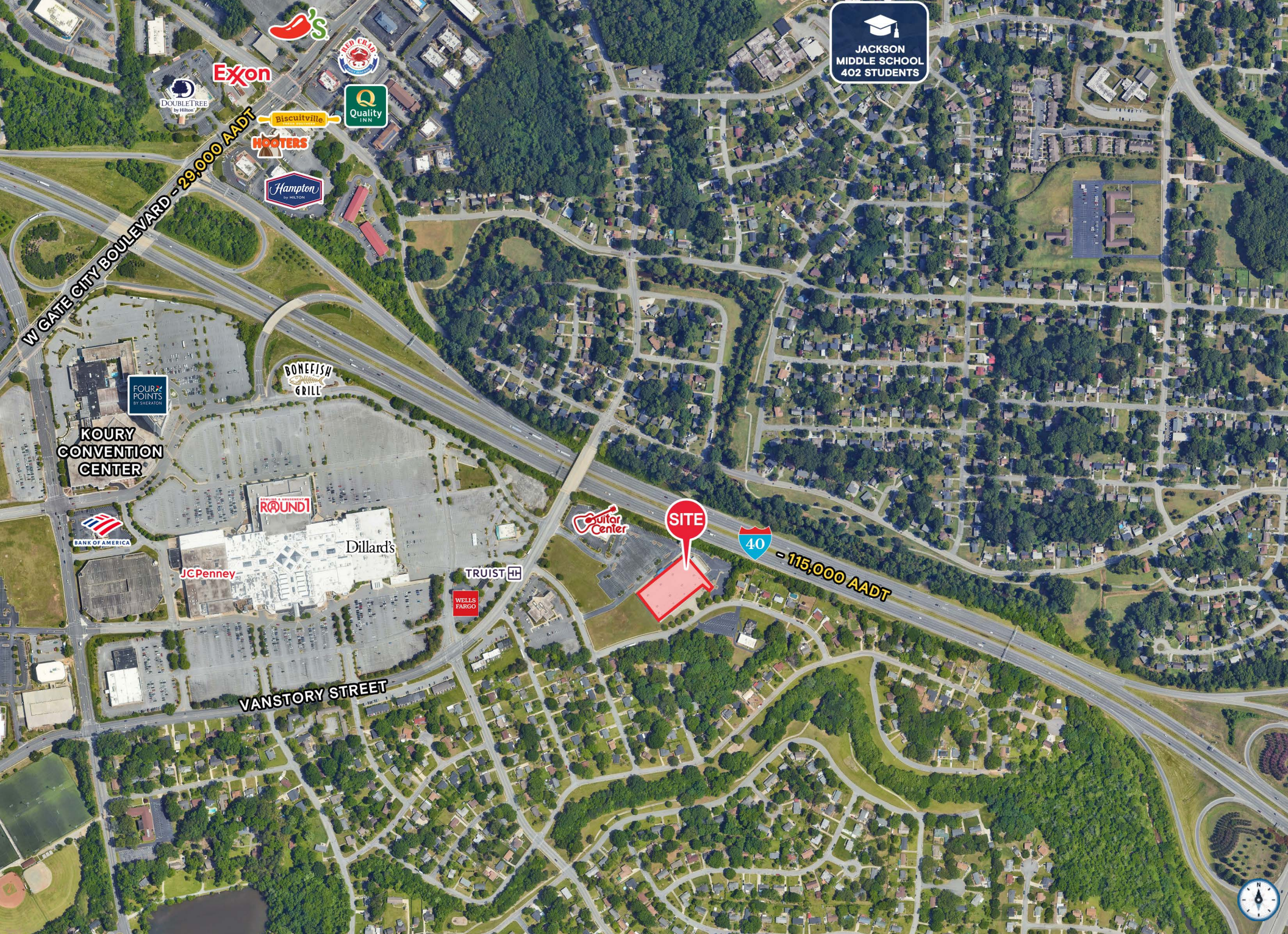
HIGHLIGHTS

- ±66,596 SF available
- Approximately 4 miles south of Downtown Greensboro off Interstate 40 with 118,000 cars perday passing the site
- Across from Four Seasons Mall
- Nearby, The Koury Convention Center has 250,000 SF of event and meeting space that hosts over 1 million visitors annually
- The Greensboro Coliseum Complex of 8 venues holds over 1,000 events per year including concerts, athletic events, theatre, cultural arts, fairs, exhibits, etc.
- 16 hotels within approximately 1 mile
- Super regional site in Greensboro

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,669	86,294	183,392
HOUSEHOLDS	3,298	32,533	73,373
EMPLOYEES	6,911	69,990	149,590
AVERAGE HH INCOME	\$59,044	\$64,726	\$80,192
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	38,364	118,625	234,503
HOUSEHOLDS	15,451	46,885	95,220
EMPLOYEES	30,125	96,285	191,055
AVERAGE HH INCOME	\$57,315	\$69,002	\$81,178





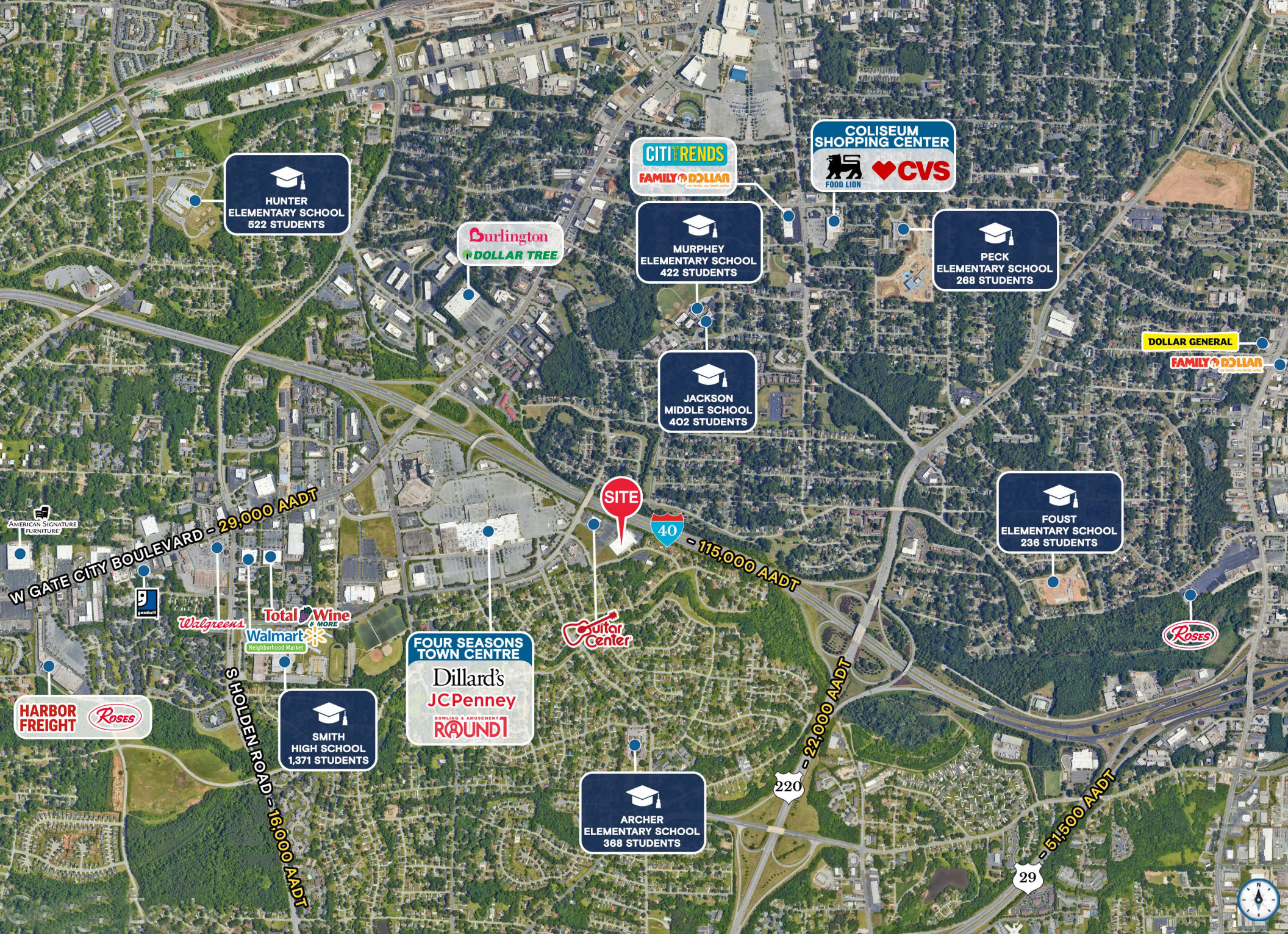
JACKSON
MIDDLE SCHOOL
402 STUDENTS

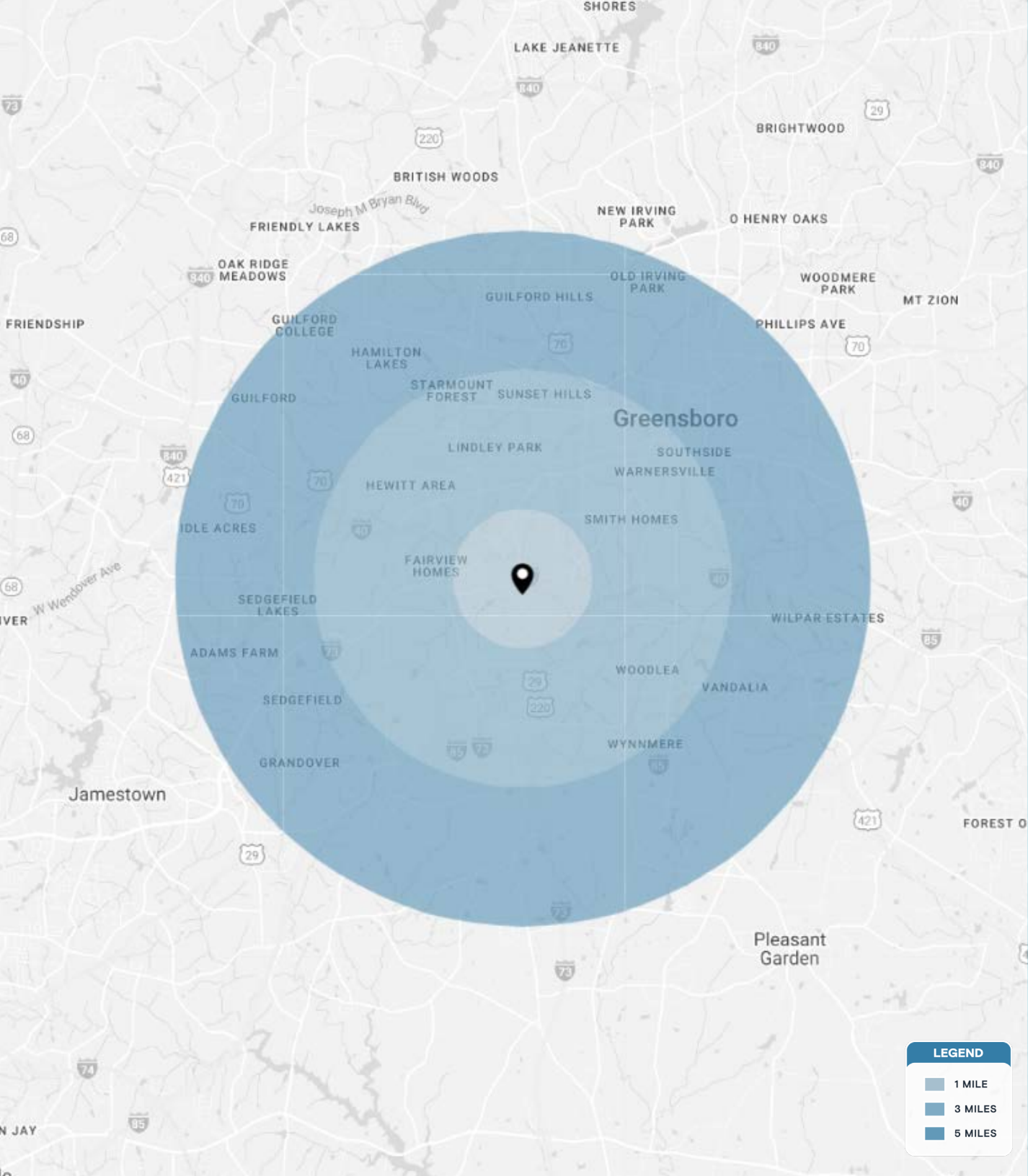
W GATE CITY BOULEVARD - 29,000 AADT

40 - 115,000 AADT

VANSTORY STREET

SITE





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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