

NEW CONSTRUCTION

±1,350 - 4,320 SF RETAIL SPACE FOR LEASE

4826 W WENDOVER AVE | GREENSBORO, NC 27409



ELLIOT SHERIDAN
elliott@chambers-group.com
(336) 404-8768

IAN WHETSEL
ian@chambers-group.com
(980) 348-9070



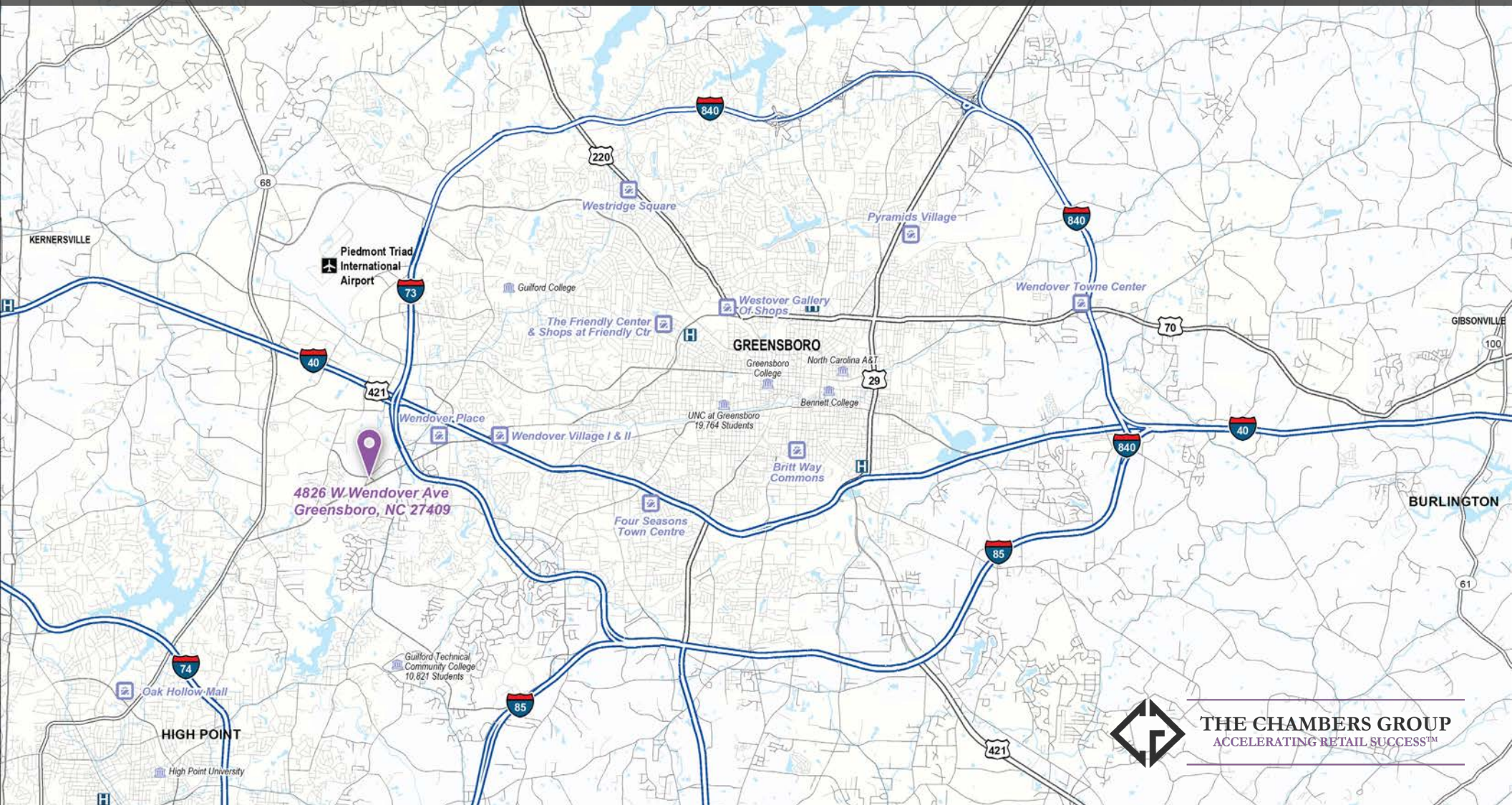
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PROPERTY DETAILS

- **4826-B:** ±1,350 - 4,320 SF (sub-dividable)
- Bojangles (Drive-Thru), Little Cesaer's Pizza & ReFuel Gas Station. 33 Parking Spaces
- 460 Multifamily Units recently built across W Wendover with another 238 Units Proposed within 0.25mi of Site
- Prime Visibility from (3) Monument Signs & Excellent Visibility from W. Wendover Ave
- In-Line with High Traffic, 'ReFuel' Convenience Store (formerly 'Great Stops')
- 3 Access Points, including Right-In off W. Wendover deceleration lane, traffic signal & full-motion left turn.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	6,289	48,897	122,667
2022 Avg. Household Income	\$97,652	\$87,676	\$88,046
2022 Total Households	3,062	22,210	53,934
2022 Daytime Population	4,557	62,956	153,093



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MARKET OVERVIEW



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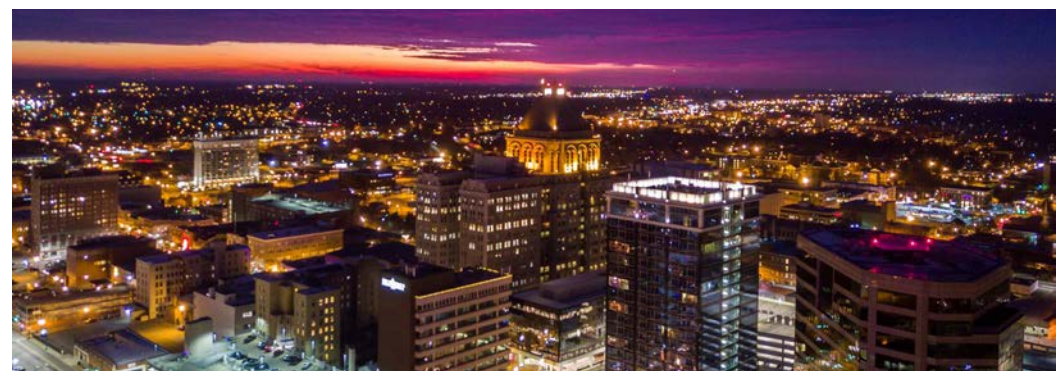
Greensboro, North Carolina

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Honda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Mega-Site (adjacent to US-421/future I-685). The investment will create $\pm 1,750$ new jobs. In addition, Boom Supersonic (aircraft manufacturer) announced in January 2022 it will make a \$500 million investment and create 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport (2.5 miles North of the Site).

Several 4-year Colleges and Universities are located in Greensboro; most notably, University of North Carolina at Greensboro, North Carolina A&T, Guilford College and Guilford Technical Community College. Nearby, High Point University was ranked the #1 Best Regional College in the South (US News & World Report, 2019).

Greensboro is also the headquarters for the ACC and The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.



Drone Video

PIEDMONT TRIAD FAST FACTS

North Carolina's Piedmont Triad comprises 12 counties in central NC surrounding the cities of Greensboro, Winston-Salem and High Point.

More than 1.8 million residents live in the Piedmont Triad

The Piedmont Triad's (11) four-year Colleges & Universities have a total enrollment of nearly 63,000, while (9) community colleges serve an additional 34,500 students.

The regional workforce is more than 800,000 strong with Greensboro-High Point serving as an employment center drawing in 145,000 commuting workers.



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GREENSBORO

Wendover Place









Landmark Station



Palladium at Deep River





CROWNE AT JAMES LANDING
460 MF Units

CASTLETON VILLAGE
DR Horton Homes
±1,600 Single Family Homes

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PROPERTY PHOTOS



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CONTACT FOR LEASING DETAILS

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WWW.CHAMBERS-GROUP.COM • 1620 SCOTT AVENUE • CHARLOTTE, NC 28203



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