



±8,000 - 24,052 SF
Available Mar-24


± 1,600 SF
AVAILABLE NOW

Subdividable
to ±8,000 SF

±1,600 SF
FOR LEASE (NOW)
±8,000 - ±24,052 SF
FOR LEASE (MAR-24)

WENDOVER RIDGE

4212 W. Wendover Ave, Greensboro, NC 27407

In-Line Leasing Opportunity 

WENDOVER RIDGE | ±41,387 SF SHOPPING CENTER | ±1,600 SF AVAILABLE NOW / ±8,000 - 24,052 SF AVAILABLE MAR-24

 **THE CHAMBERS GROUP**
ACCELERATING RETAIL SUCCESS™



4212 W WENDOVER AVE

**GREENSBORO
NORTH CAROLINA 27407**

**±1,600 SF AVAILABLE NOW
±8,000 - 24,052 SF AVAILABLE MAR-24**

PROPERTY INFO

ADDRESS

4212 W Wendover Ave
Greensboro, NC 27407

ACREAGE / CENTER SIZE

± 4.38 acres / ± 41,387 SF (GLA)

CURRENT ZONING

CD-C-M
Conditional District Commercial-Medium

PROPERTY TYPE

In-Line Retail

AVAILABLE SPACES

Ste 200, ± 24,052 SF (Available Mar-24)

May subdivide to 8,000 SF
Staples

Ste 600, ± 1,600 SF: Vacant

YEAR BUILT

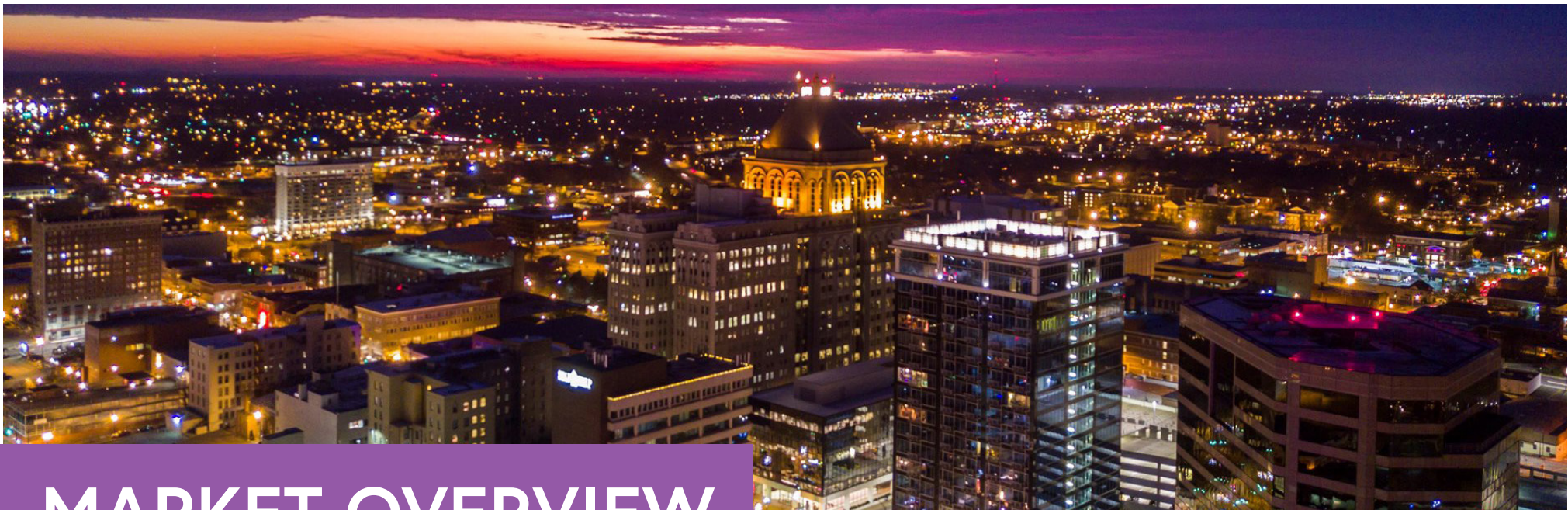
1996

CO-TENANCY

Staples, Davids Bridal, Leslie's Pool Supplies

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	8,335	72,248	161,584
2022 Avg. Household Income	\$71,512	\$76,698	\$84,246
2022 Total Households	4,166	32,779	67,795
2022 Daytime Population	13,999	81,802	203,269



MARKET OVERVIEW

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 Holda 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 Megasite (adjacent to US-421/future I-685). The investment will create ±1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

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).

The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.

The Piedmont Triad

1.74M

RESIDENTS LIVE
IN THE PIEDMONT
TRIAD OF NC

US Census, 2020

20

4-YEAR COLLEGES,
UNIVERSITIES (11) &
TECHNICAL COLLEGES
(9)

Site Selection Magazine, 2020

800k

REGIONAL
WORKFORCE

Guilford County Economic Development Alliance

97.5k

STUDENTS
ENROLLED IN
COLLEGES &
UNIVERSITIES

Guilford County Economic Development Alliance

6th

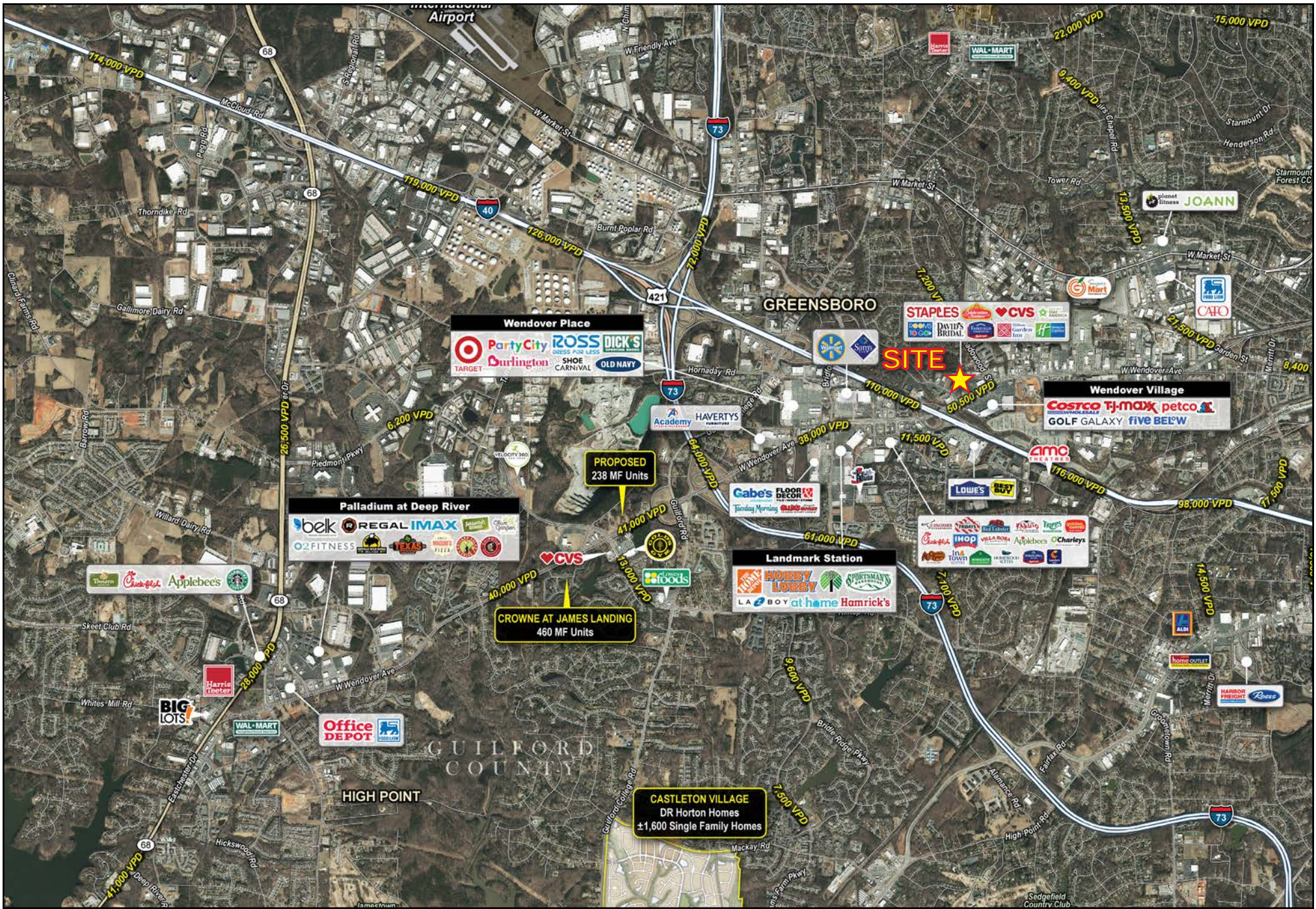
IN THE US FOR
CORPORATE FACILITY
INVESTMENTS:
GREENSBORO-HIGH
POINT MSA

Guilford County Economic Development Alliance

2nd

COUNTY FOR
MANUFACTURING
IN NC: GUILFORD
COUNTY - **TOP 10 IN
THE SOUTHEAST US**

Guilford County Economic Development Alliance



TRADE AREA AERIAL



RETAIL AERIAL

TENANT ROSTER		
100	David's Bridal	11,000 SF
200	STAPLES Available March 2024	24,052 SF
300	Coffee Shop User	1,960 SF
400	Leslie's Pool Supplies	2,775 SF
600	AVAILABLE	1,600 SF



SITE PLAN



DRONE PHOTOS



EXTERIOR PHOTOS



SURROUNDING AREA



SURROUNDING AREA



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