



±8,000 - 24,052 SF  
Available Mar-24

± 1,600 SF  
AVAILABLE NOW

Subdivisible  
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  IAN WHETSEL | (980)-348-9070 | [ian@chambers-group.com](mailto:ian@chambers-group.com)

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

## 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

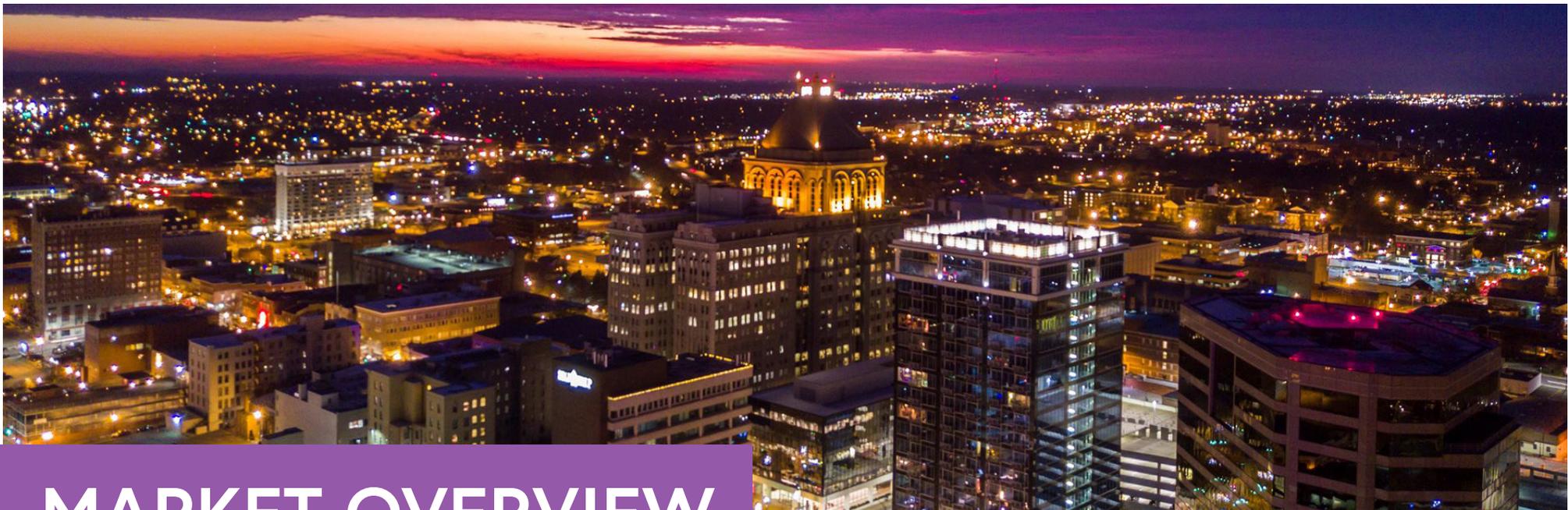
Staples, Davids Bridal, Leslie's Pool Supplies

## GREENSBORO NORTH CAROLINA 27407

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

## 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*

97.5k

STUDENTS ENROLLED IN COLLEGES & UNIVERSITIES

*Guilford County Economic Development Alliance*

20

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

*Site Selection Magazine, 2020*

6th

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

*Guilford County Economic Development Alliance*

800k

REGIONAL WORKFORCE

*Guilford County Economic Development Alliance*

2nd

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

*Guilford County Economic Development Alliance*



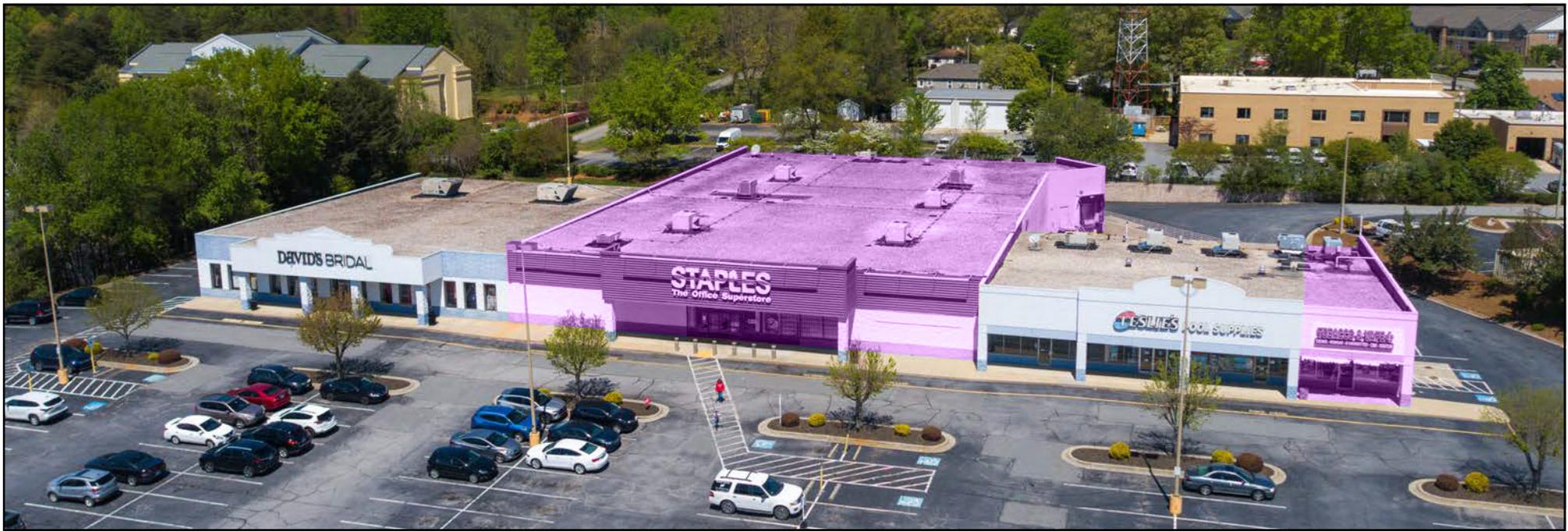


RETAIL AERIAL

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



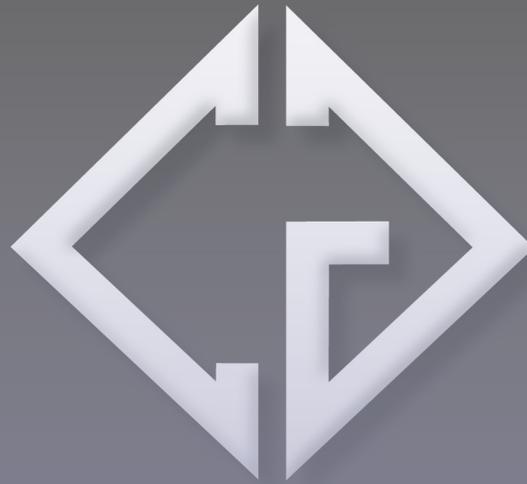
EXTERIOR PHOTOS



SURROUNDING AREA



SURROUNDING AREA



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