

K O T I S

FORMER RESTAURANT AVAILABLE AT HIGH TRAFFIC INTERSECTION NEAR UNC-G

811 HOLDEN RD., SPRING GARDEN AND HOLDEN RD., GREENSBORO, NC
336.574.2000 • WWW.KOTIS.ORG



- 3,700 SF former restaurant available - partially equipped
- 19,666 SF Shopping Center on corner
- Located at corner of Spring Garden and Holden (75,791 ADT) - the highest traffic intersection in Greensboro that is not on Wendover Ave. or Battleground Ave.
- New freestanding Dunkin Donuts
- 1-Mile from UNC-G (20,000 Students)
- Stoplight intersection with 3 separate curb cuts
- Center planned to be renovated in 2010
- High concentration of students in the area
- Buildings have amazing visibility from the road
- Less than .25 mile from Wendover Ave. (70,000 ADT)



DEMOGRAPHIC SUMMARY

FULL PROFILE
AVAILABLE ON REQUEST

POPULATION

GREENSBORO, NC	257,997
GUILFORD COUNTY	485,583

SPRING GARDEN & HOLDEN

	1 MILE	3 MILES	5 MILES
POPULATION	9,048	88,284	196,017
EMPLOYEES	4,065	40,339	88,844
MEDIAN AGE	33.3	34.1	35.2
% EMPLOYED	83.7	87.6	87.4

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,994	36,355	81,389
MEDIAN HH VALUE	\$102,936	\$121,836	\$129,542
AVERAGE HH INCOME	\$54,068	\$62,933	\$68,363

TENANT LIST

TENANT NAME	UNIT NUMBER	SQUARE FOOTAGE
Available	803	1,034 Square feet ±
Latino Solutions	805	1,034 Square feet ±
Mexico Transfers	807	1,034 Square feet ±
Mundo Hispano	809	1,034 Square feet ±
Dunkin' Donuts	811	2,880 Square feet ±
Available Restaurant	815	3,700 Square feet ±
Hair Salon	3004	1,000 Square feet ±
El Buengusto Bakery	3006	1,600 Square feet ±
Available	3008	2,000 Square feet ±
M & J Barber Shop	3010	650 Square feet ±
Vacant	815	3,700 Square feet ±
TOTAL		19,666 Square feet ±

SITE PLAN



815 HOLDEN



BAR



PATIO



KITCHEN

ABOUT KOTIS

We develop prime retail space and shopping centers throughout North Carolina and South Carolina. We combine attractive architecture with high profile locations. As the largest retail developer in North Carolina headquartered in Greensboro, we have a large portfolio of properties.



www.Kotis.org



Our website provides access to additional detail on all of our current properties, and robust search tools:

- Complete property profile including site description, demographics, traffic, detailed maps, etc.
- Downloadable/printable brochures for each property
- Instant mapping and directions
- Competitive mapping
- Photo and video galleries of the property
- Architectural plans

Other Kotis Properties



1211
Battleground
Greensboro, NC



1715
Battleground
Greensboro, NC



1300
Battleground
Greensboro, NC



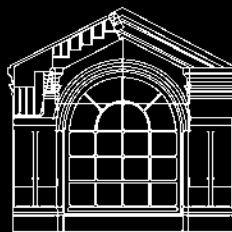
4715
Lawndale Dr.
Greensboro, NC



3215
Battleground
Greensboro, NC



Westover
Gallery
Greensboro, NC



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