

K O T I S

SHOPS AT HIGH TRAFFIC INTERSECTION NEAR UNC-G

803-811 HOLDEN RD., & 3004-3010 SPRING GARDEN ST., GREENSBORO, NC
336.574.2000 • WWW.KOTIS.ORG



- **Size & Type:** 15,335 SF Small Shop Center
- **Location:** Holden Rd. & Spring Garden St. (70,000 ADT)
- **Tenants:** Dunkin Donuts
- **Residential Nearby:** Situated in the Lindley Park neighborhood & surrounded by numerous student housing developments
- **Retail Nearby:** Walgreens, CVS, Subway, JP Looney's & Papa John's
- **Other Nearby:** 1 Mile from UNC-Greensboro (20,000 Students)
- **Features:** Access onto two streets, stoplight



DEMOGRAPHIC SUMMARY

FULL PROFILE AVAILABLE ON REQUEST

POPULATION

GREENSBORO, NC	277,080
GUILFORD COUNTY	500,879

3006 SPRING GARDEN

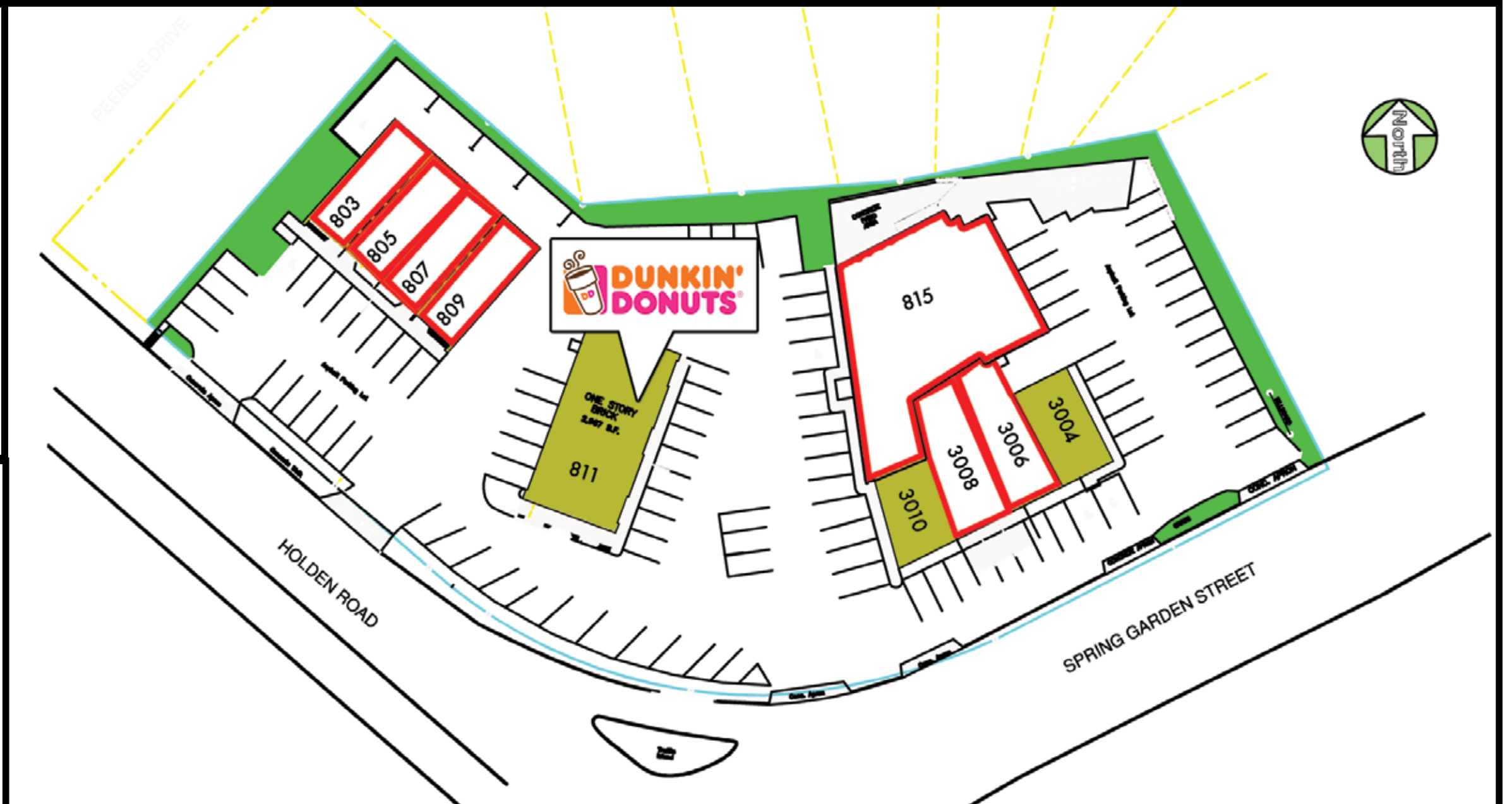
	1 MILE	3 MILES	5 MILES
POPULATION	9,321	87,647	196,188
EMPLOYEES	4,706	40,557	90,899
MEDIAN AGE	30.0	32.2	33.8
% EMPLOYED	88.7	88.1	88.8

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,935	35,914	82,967
MEDIAN HH VALUE	\$128,897	\$149,687	\$158,942
AVERAGE HH INCOME	\$33,072	\$36,055	\$29,147

TENANT LIST

TENANT NAME	UNIT NUMBER	SQUARE FOOTAGE
Available	803	1,034 Square feet ±
Available	805	1,034 Square feet ±
Available	807	1,034 Square feet ±
Available	809	1,034 Square feet ±
Dunkin' Donuts	811	2,880 Square feet ±
Hair Salon	3004	1,000 Square feet ±
El Buengusto Bakery	3006	1,365 Square feet ±
Available	3008	1,604 Square feet ±
M&J Barber Shop	3010	650 Square feet ±
Available	815	3,700 Square feet ±
TOTAL		15,966 Square feet ±



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



810
Spring Lane
Sanford, NC



501
Village
Myrtle Beach, SC



809
Green Valley Rd.
Greensboro, NC



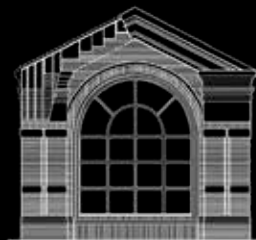
Westover
Gallery
Greensboro, NC



2414
Battleground
Greensboro, NC



Summerfield
Renaissance
Summerfield, NC



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