

SHOPS AT HIGH TRAFFIC INTERSECTION NEAR UNC-G

KOTIS

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



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POPULATION GREENSBORO, NC 277,080 GUILFORD COUNTY 500,879 3006 SPRING GARDEN 1 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 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 807 1,034 Square feet - Available 809 1,034 Square feet - Available 809 1,034 Square feet - Available 3006 1,365 Square feet -	DEMOGRAPHIC SUN	MMARY	Full Pr Available oi	
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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.



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





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

KOTIS PO BOX 9296, GREENSBORO, NC 27429 • 336.574.2000 • FAX: 336.574.2001 • <u>WWW.KOTIS.ORG</u>