

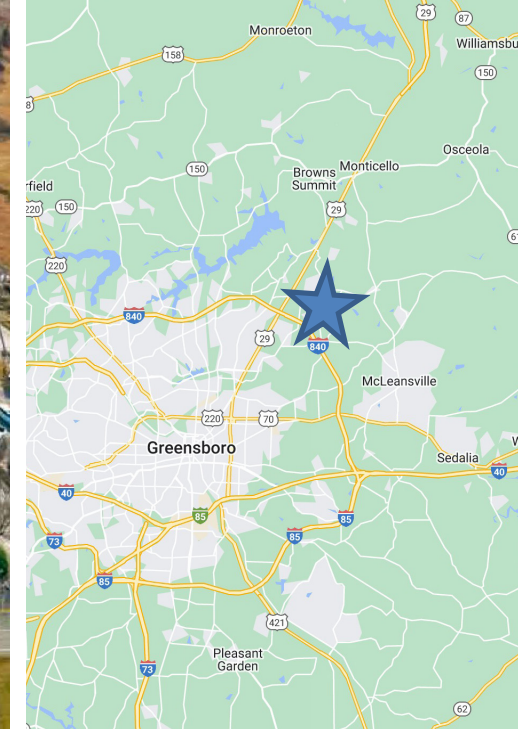
HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 - 6,400 SF RETAIL SPACES AVAILABLE



PROPERTY HIGHLIGHTS

- ± 1,400 - 6,400 SF retail spaces available
- Anchored by Food Lion and CVS, ranked among the best in the state of North Carolina within their respective chains. Food lion (4th/480) and CVS (26th/299) lead their respective brands.
- Food Lion has been operating at the center for 32 years. CVS has been operating at the center for 22 years. In total, 9 of 17 tenants have been at the center more than 10 years.
- Regional Access - The Greensboro Urban Loop (future I-840) will be a 44-mile bypass intended to provide a more direct route for traffic coming from south and east of the city and traveling to points north and west of the city.
- Approximately 7 miles from Downtown Greensboro



CALL BROKERS FOR PRICING

BROKER CONTACT

CHRIS VASBINDER

704.927.2881

cvasbinder@newsouthprop.com

JOHN CALHOUN

704.927.2883

jcalhoun@newsouthprop.com



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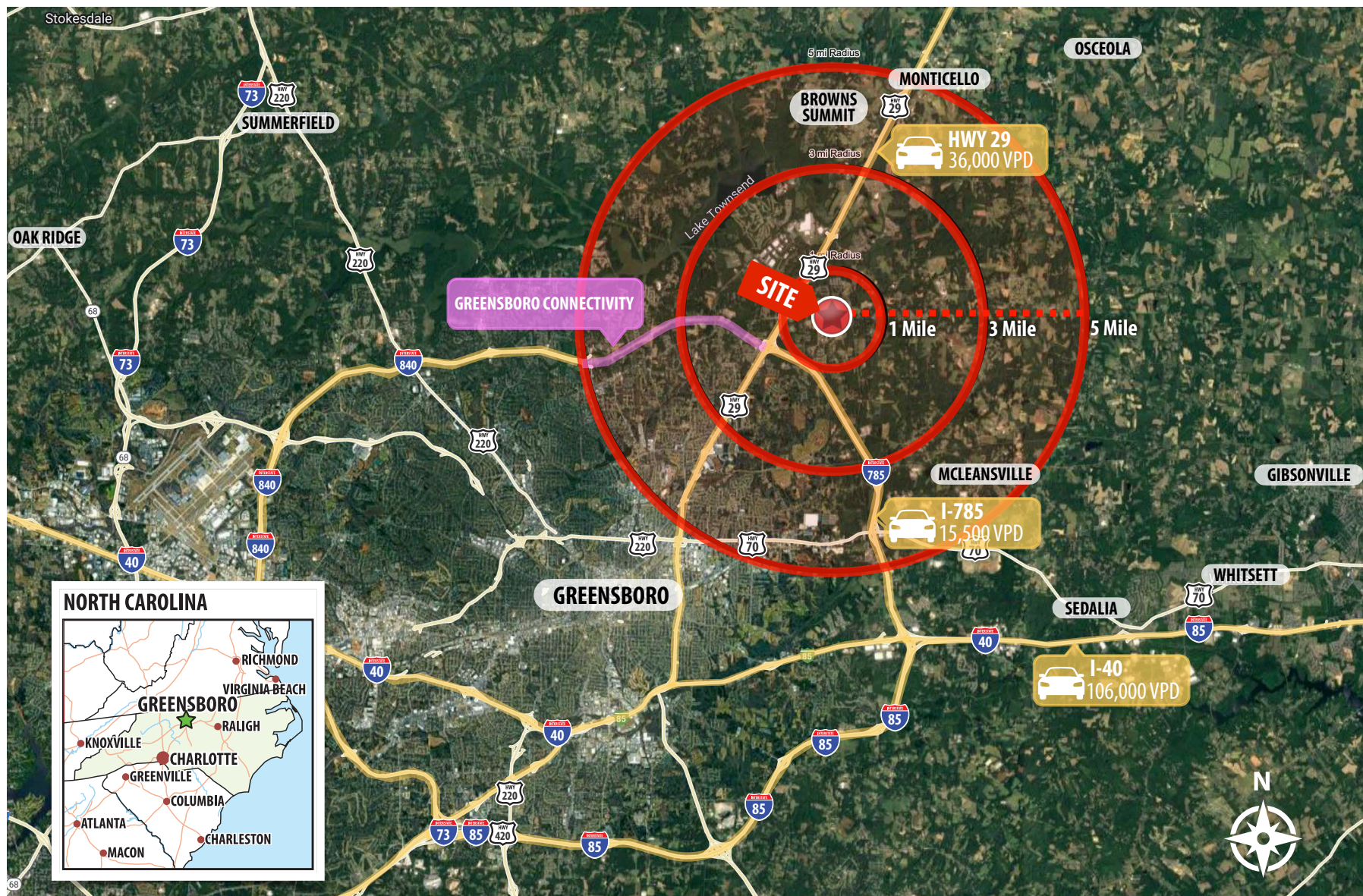
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LOCATION
AERIAL

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RETAILER
OVERVIEW

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SITE PLAN

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HICONE SHOPPING CENTER		
UNIT	TENANT	SF
1	CVS	10,125
2	Domino's Pizza	1,600
3	Queen Nails	1,600
4	Tobacco Shop	1,600
5	Rio Bravo Mexican Grill	3,920
6	COMING AVAILABLE	2,480
7	H&R Block	1,400
8	AVAILABLE	1,400
9	COMING AVAILABLE	4,557
10	Hicone Car Wash	1,864
11	Country Kitchen	3,200
12	Jade Chinese Restaurant	1,400
13	Food Lion	40,865
14	Goodwill	4,800
15	COMING AVAILABLE	6,400
16	AVAILABLE	1,750
17	SECU	ATM
18	Hometown Ice	



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SITE PHOTOS

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LOCATION
OVERVIEW

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± 1,400 - 6,400 SF RETAIL SPACES AVAILABLE



#1
HOSPITAL IN
NORTH CAROLINA
- Business NC

#7
CITY FOR COST OF
DOING BUSINESS
- Forbes

280
DEPARTURES & LANDINGS
DAILY OUT OF
PIEDMONT TRIAD
INTERNATIONAL AIRPORT

5
OF THE TOP 60
FORTUNE 500 COMPANIES
HAVE OPERATIONS IN
GREENSBORO

\$43B
IN GROSS METROPOLITAN
PRODUCT (GMP) PRODUCED
IN GREENSBORO

4.17%
ANNUAL EMPLOYMENT
GROWTH IN
GREENSBORO

GREENSBORO was established in 1808 and was named after General Nathanael Greene. Today, Greensboro is a thriving city. Centrally located in North Carolina's Piedmont region, visitors can enjoy wineries, breweries, golf, natural attractions and more. Greensboro is home to a selection of more than 500 restaurants and over 88 accommodations to choose from. Investments have been made to revitalize the downtown area, while the Southside neighborhood has been redeveloped into an award-winning community. This city features many nightclubs, restaurants, retail shops, parks, and attractions, as well as multiple institutes of higher learning that provide educational opportunities for residents.

GREENSBORO'S TOP 5 EMPLOYERS BY EMPLOYEE COUNT

GUILFORD COUNTY SCHOOLS

9,545

CONE HEALTH

9,287

CITY OF GREENSBORO

2,945

BANK OF AMERICA

2,853

GUILFORD COUNTY

2,603



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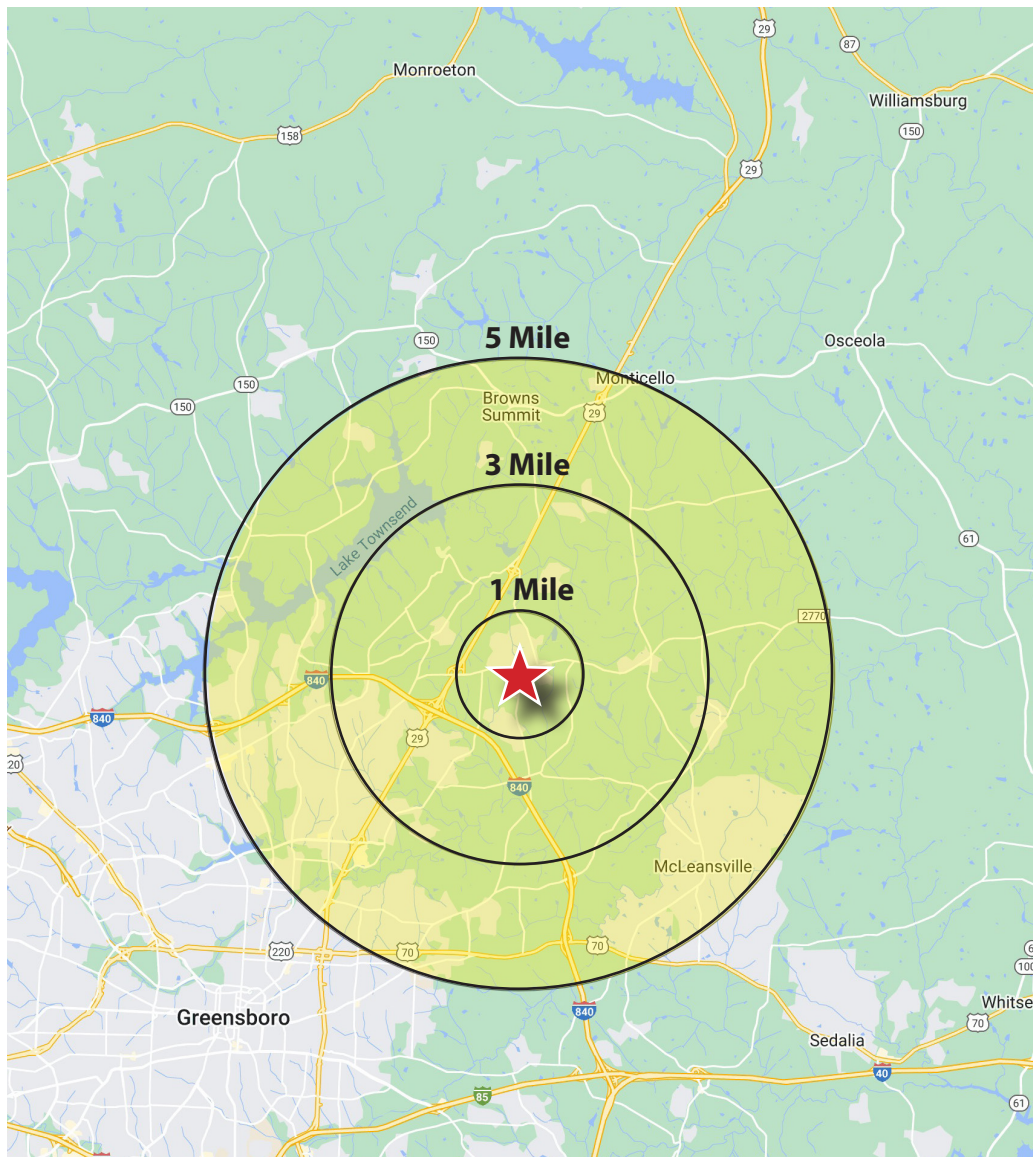
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	3,561	18,211	63,480
2029 Projected Population	3,848	19,567	66,211
Projected Annual Growth (2024-2029)	287 +1.6%	1,356 +1.5%	2,732 +0.9%
HOUSEHOLDS			
2024 Estimated Households	1,325	6,950	24,898
2029 Projected Households	1,429	7,455	25,927
HOUSEHOLD INCOME			
2024 Estimated Average Household Income	\$88,860	\$80,144	\$78,750
BUSINESSES			
2024 Estimated Total Businesses	118	532	1,797
2024 Estimated Total Employees	639	4,584	12,734

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