



113,000 (VPD)

5410

HORNADAY RD.

GREENSBORO, NC

OLD MACY'S BUILDING SITUATED ACROSS THE STREET FROM
TOPGOLF AND LOCATED BETWEEN WENDOVER AVENUE AND I-40

OFFERING
MEMORANDUM

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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PRESENTED BY

ROBBIE PERKINS, CCIM, SIOR
MARKET PRESIDENT
336.358.3219
rperkins@naipt.com

TAMMY DIXON, CCIM, SIOR
SHAREHOLDER & BROKER
336.358.3239
tdixon@naipt.com

BRENDAN RICHARDSON
BROKER
508.244.8708
brichardson@naipt.com

2. 5410 HORNADAY RD. GREENSBORO, NC

EXECUTIVE SUMMARY



The former Macy's building located at 5410 Hornaday Rd, Greensboro, NC, offers a rare and flexible leasing opportunity in a prime retail and commercial corridor. With up 140,000 SF, the building is well-suited for a variety of tenants, including retail, office, medical, or mixed-use purposes. The property

benefits from its location within a high-traffic area, with direct access to major roadways and close proximity to a number of regional and national retailers. This is an ideal opportunity for businesses looking to establish a presence in a dynamic market with strong growth potential.

PROPERTY DETAILS

PROPERTY OVERVIEW

Location:	5410 Hornaday Rd. Greensboro, NC
Lot Size:	9.51 Acres
Leasable Area:	Up to 140,000 SF
Use:	Flex/Retail
Lease Terms:	Call for Pricing
Parking:	641 Spaces
Power:	480V, 2000 amps
Zoning:	CD-C-M
Column Spacing:	28'x28'

CEILING HEIGHTS

GROUND FLOOR

Ceiling Tile:	12'
Roof Drain:	13'
Bottom of Joist:	14' 9"
Bottom of Deck:	17'

SECOND FLOOR

Ceiling Tile:	12'
Bottom of Ductwork:	15' 4"
Bottom of Joist:	18' 3"
Bottom of Roof:	20'



KEY HIGHLIGHTS

High-Visibility Location: Situated directly off I-40, offering exceptional access and visibility from one of the busiest highways in the region.

Prime Retail Corridor: Located in the heart of the Wendover Avenue retail corridor, one of Greensboro's most vibrant commercial hubs.

Top Destination Area: Directly across the street from Topgolf, a major entertainment anchor that attracts significant daily traffic.

SITE PLANS

OLD MACYS BUILDING

FLOOD ZONE INFORMATION
SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "ZONE X" BY THE SECRETARY OF HOUSING AND URBAN

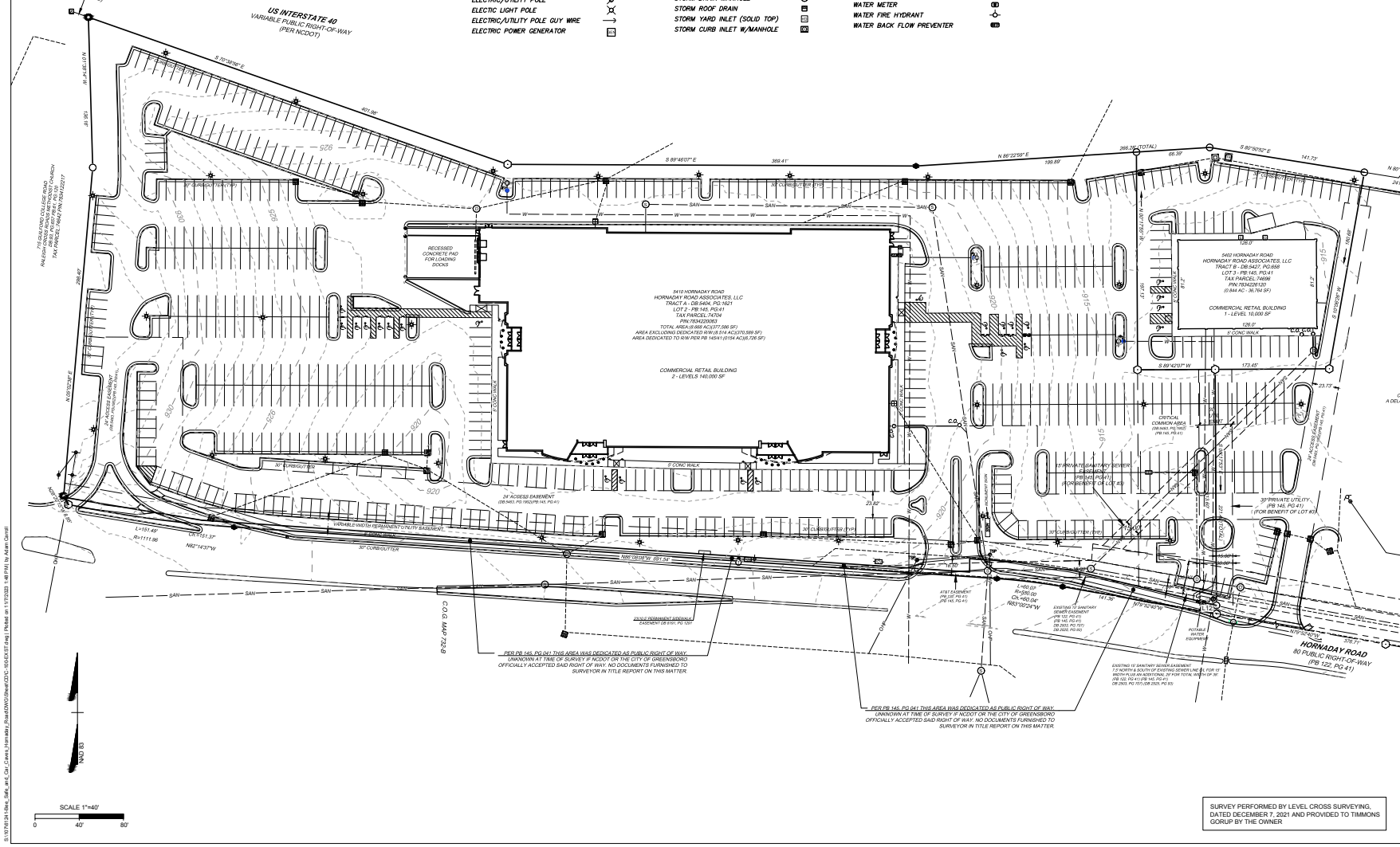
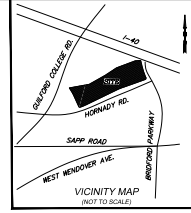
- BOUNDARY EASEMENT LINE** --- -- -- --
BOUNDARY PROPERTY LINE --- -- -- --
BOUNDARY RIGHT-OF-WAY LINE --- -- -- --
BOUNDARY IRON PIPE FOUND --- -- -- --
BOUNDARY PK/MAG NAL FOUND --- -- -- --
BOUNDARY PK/MAG NAL SET --- -- -- --
COMPUTED POINT (NOT SET/FOUND) --- -- -- --
CONTOUR INDEX LINE --- -- -- --
CONTOUR INTERMEDIATE LINE --- -- -- --
ELECTRIC UNDERGROUND LINE --- -- -- --
ELECTRIC METER --- -- -- --
ELECTRIC MANHOLE --- -- -- --
ELECTRIC VAULT --- -- -- --
ELECTRIC TRANSFORMER --- -- -- --
ELECTRIC/UTILITY POLE --- -- -- --
ELECTRIC LIGHT POLE --- -- -- --
ELECTRIC/UTILITY POLE GUY WIRE --- -- -- --
ELECTRIC POWER GENERATOR --- -- -- --

LEGEND

FIBER OPTIC VAULT --- -- -- --
FIBER OPTIC PEDESTAL --- -- -- --
GAS UNDERGROUND LINE --- -- -- --
GAS METER --- -- -- --
GAS VALVE --- -- -- --
STREET FENCE --- -- -- --
ROAD CURB AND GUTTER --- -- -- --
ROAD CONCRETE WALK/PAD --- -- -- --
STORM DRAIN PIPE --- -- -- --
STORM DRAIN INLET --- -- -- --
STORM AREA DRAIN SQUARE --- -- -- --
STORM DRAIN MANHOLE --- -- -- --
STORM ROOF DRAIN --- -- -- --
STORM YARD INLET (SOLID TOP) --- -- -- --
STORM CURB INLET W/MANHOLE --- -- -- --

SANITARY SEWER GRAVITY LINE --- -- -- --
SANITARY SEWER MANHOLE --- -- -- --
SANITARY SEWER CLEAN OUT --- -- -- --
SANITARY SEWER FORCE MAIN --- -- -- --
TELEPHONE UNDERGROUND LINE --- -- -- --
TELEPHONE PEDESTAL --- -- -- --
TELEPHONE VAULT --- -- -- --
TELEPHONE MANHOLE --- -- -- --
TRAFFIC SIGNAL BOX --- -- -- --
TRAFFIC SIGNAL POST --- -- -- --
TRAFFIC SIGNAL VAULT --- -- -- --
UTILITY OVERHEAD WIRE --- -- -- --
WATER LINE --- -- -- --
WATER VALVE --- -- -- --
WATER METER --- -- -- --
WATER FIRE HYDRANT --- -- -- --
WATER BACK FLOW PREVENTER --- -- -- --

LINE #	DIRECTION	LENGTH
L1	S80°33'37"E	128.12
L2	N00°00'00"E	12.00
L3	S80°08'22"E	40.18
L4	S81°21'22"E	55.81
L5	S70°20'04"E	131.70
L6	S80°17'53"E	7.88



THIS DRAWING PREPARED AT THE
GREENSBORO OFFICE
8842 W. HUNTER BLVD., SUITE 200, GREENSBORO, NC 27409
TEL 336.662.0411 FAX 336.662.0409 WWW.TIMMONSGROUP.COM
YOUR VISION. ACHIEVED THROUGH OURS.

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BEE SAFE & CAR CAVES - HORNADAY ROAD
CITY OF GREENSBORO - GUILFORD COUNTY - NORTH CAROLINA

EXISTING CONDITIONS

JOB NO. 61241
SHEET NO. C-100

DATE 10/20/2023
DRAWN BY A. CARROLL
DESIGNED BY A. CARROLL
CHECKED BY A. CARROLL
SCALE 1"=40'

REVISION DESCRIPTION

REGIONAL LOCATION MAP

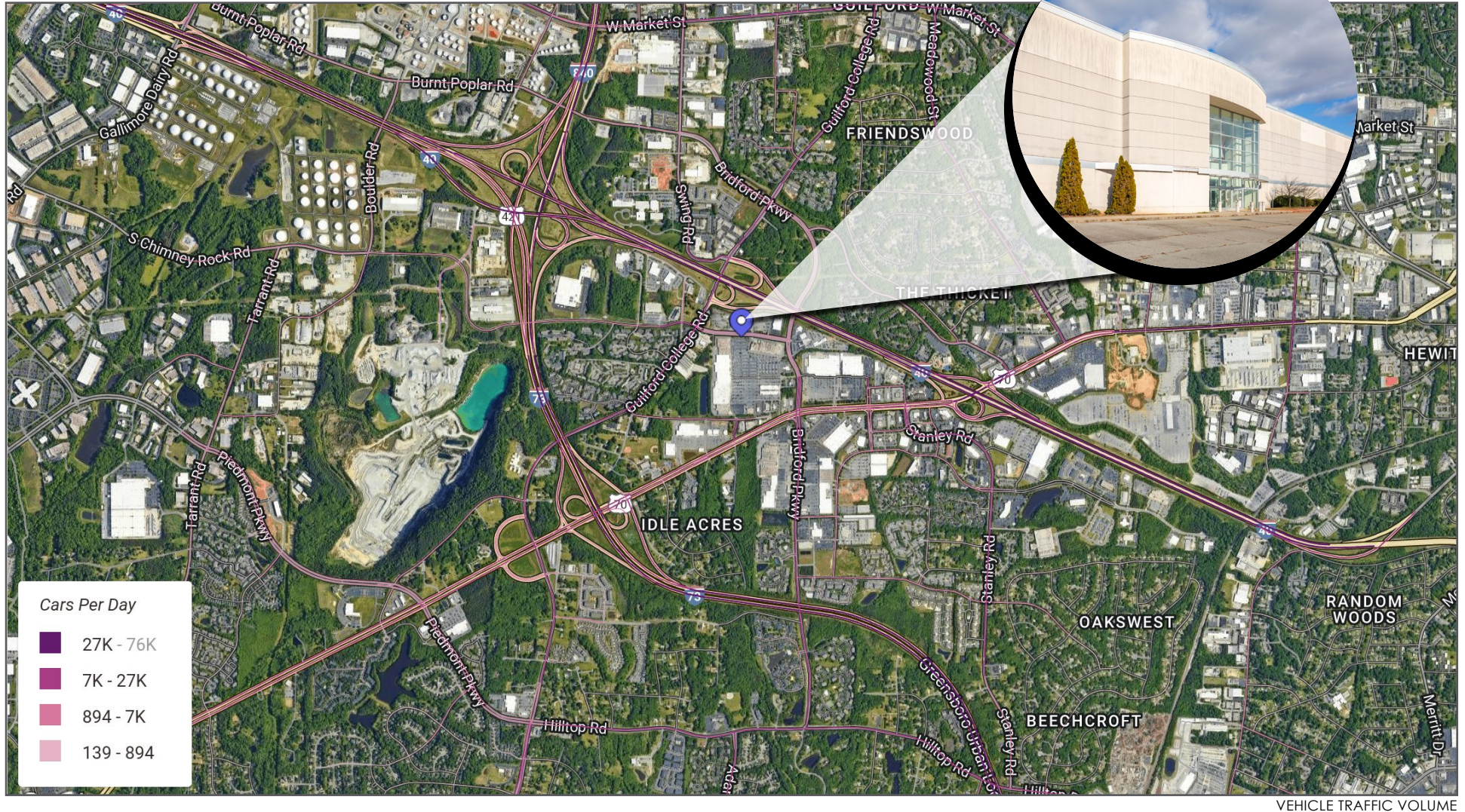


SITE LOCATION MAP



- | | |
|-------------------------|--------------------------|
| 1 5410 Hornaday Rd. | 6 Kohl's |
| 2 Sheetz | 7 Duluth Trading Company |
| 3 Dick's Sporting Goods | 8 Michaels |
| 4 Old Navy | 9 Ross Dress for Less |
| 5 Men's Warehouse | 10 Pet Smart |

PROXIMITY TO KEY LOCATIONS & TRAFFIC COUNTS



LOCATION OVERVIEW

(WENDOVER CORRIDOR)



Wendover Avenue is Greensboro's primary retail and commercial artery, connecting major highways such as I-40, I-73, and US-220, making it a strategic destination for businesses. The corridor is home to national retailers, dining establishments, and major employers, driving both strong consumer traffic and business demand.

NOTABLE BUSINESSES IN THE WENDOVER CORRIDOR:

- **Retail Anchors:** Costco, Target, Walmart, Sam's Club, Home Depot, Lowe's
- **Dining & Entertainment:** Topgolf, Dave & Buster's, Outback Steakhouse, Chick-fil-A, Panera Bread
- **Hotels & Hospitality:** Hilton, Marriott, Drury Inn & Suites
- **Corporate & Industrial Presence:** Proximity to major employers and industrial hubs, further boosting business activity in the area.

MARKET OVERVIEW



A B O U T

REENSBORO

Greensboro is the largest city in the Piedmont Triad (which also includes Winston-Salem and High Point) and is nicknamed the "Gate City" for good reason: It is a short jaunt to and from all major cities in North Carolina.



EDUCATION

Greensboro is home to five colleges that are located within 3 miles of the center of the city.

- **UNIVERSITY OF NORTH CAROLINA IN GREENSBORO** - A public research university, offers over 100 undergraduate, 61 master's, and 26 doctoral programs.
- **NC A&T STATE UNIVERSITY** - Founded in 1891, it's the largest historically black college or university (HBCU) in the USA.
- **BENNETT COLLEGE** - Founded in 1873, it is one of two historically black colleges that enroll only women.
- **GUILDFORD COLLEGE** - Founded in 1837, Guilford College is the only Quaker-founded college in the southeastern USA.
- **GUILDFORD TECHNICAL COMMUNITY COLLEGE** - Founded in 1958, GTCC operates in seven locations in the Piedmont Triad.
- **GREENSBORO COLLEGE** - Was chartered in 1838 by the Methodist Church as Greensboro Female College.



SPORTS

Greensboro hosts a number of sports tournaments every year.

- Greensboro has hosted the ACC men's basketball tournament 28 times.
- Greensboro has hosted the ACC women's basketball tournament every year since 2000 (except for 2017).
- The Novant Health Fieldhouse is home to the Greensboro Swarm of the NBA G League.
- The Wyndham Championship is held in Greensboro every year, which is one of the oldest PGA Tour events.
- Greensboro has also hosted a number of national competitions at the Greensboro Aquatic Center and even the US Figure Skating Championships.
- You can also enjoy watching Greensboro's minor-league baseball team the Grasshoppers play at First National Bank Field.

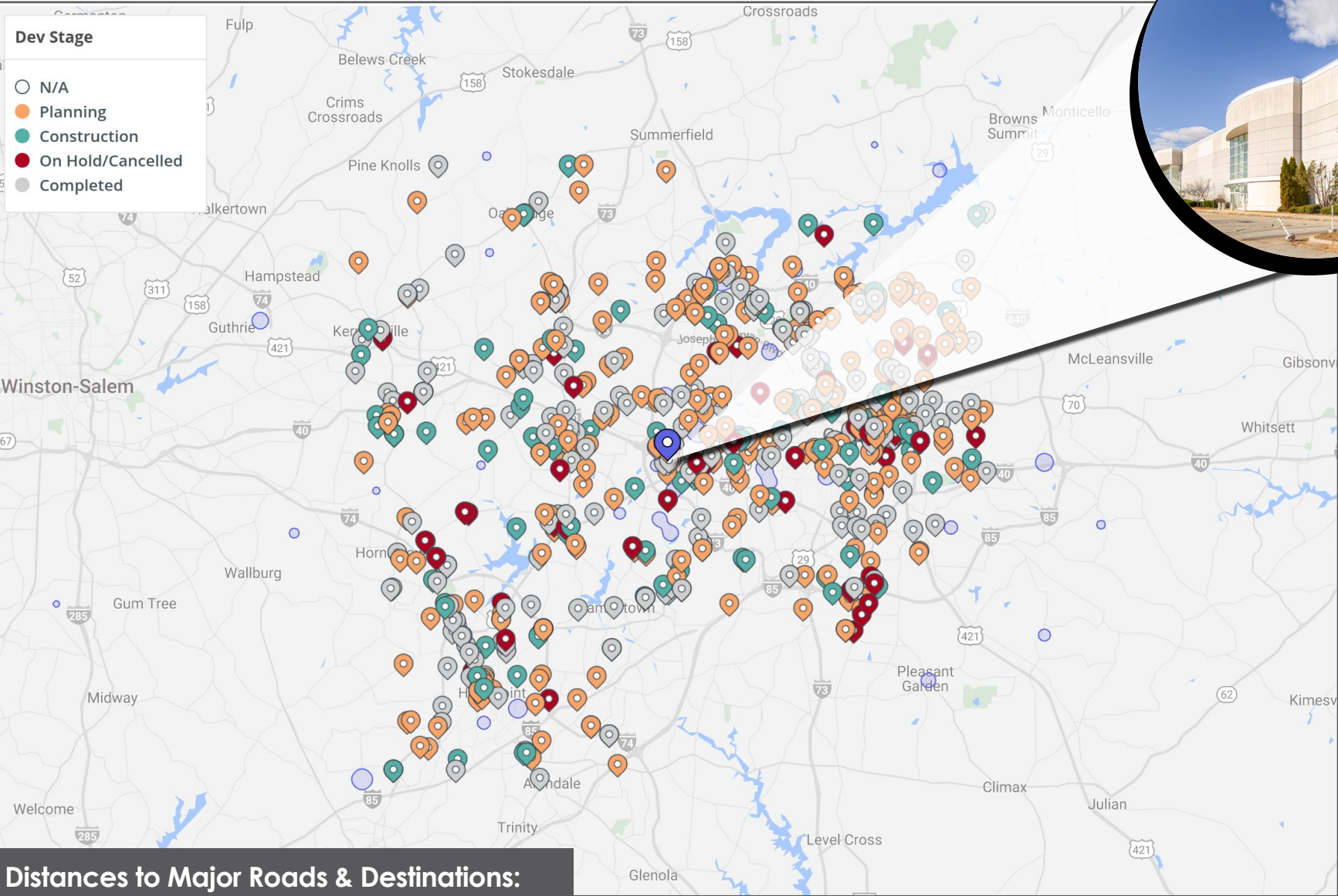


THE ARTS

Greensboro has a diverse and active arts community that will keep you culturally engaged.

- **First Friday**, which is a fun event when you can embark on a self-guided walking tour to discover the depth and richness of the local artistic community. This is a great time to check out local art studios, galleries, and locally owned businesses.
- **The Carolina Theater of Greensboro**, has been a central part of downtown Greensboro since 1927. You can check out Broadway and off-Broadway plays and musicals at the Community Theater of Greensboro. On top of that, there are a variety of theatrical and musical productions that are put on by City Arts.
- **The Greensboro Opera Company** has grown and expanded much since it was founded in 1981 and is highly regarded. You can enjoy a traditional December production of The Nutcracker by the Greensboro Ballet and School of Greensboro Ballet.

DEMOGRAPHICS I

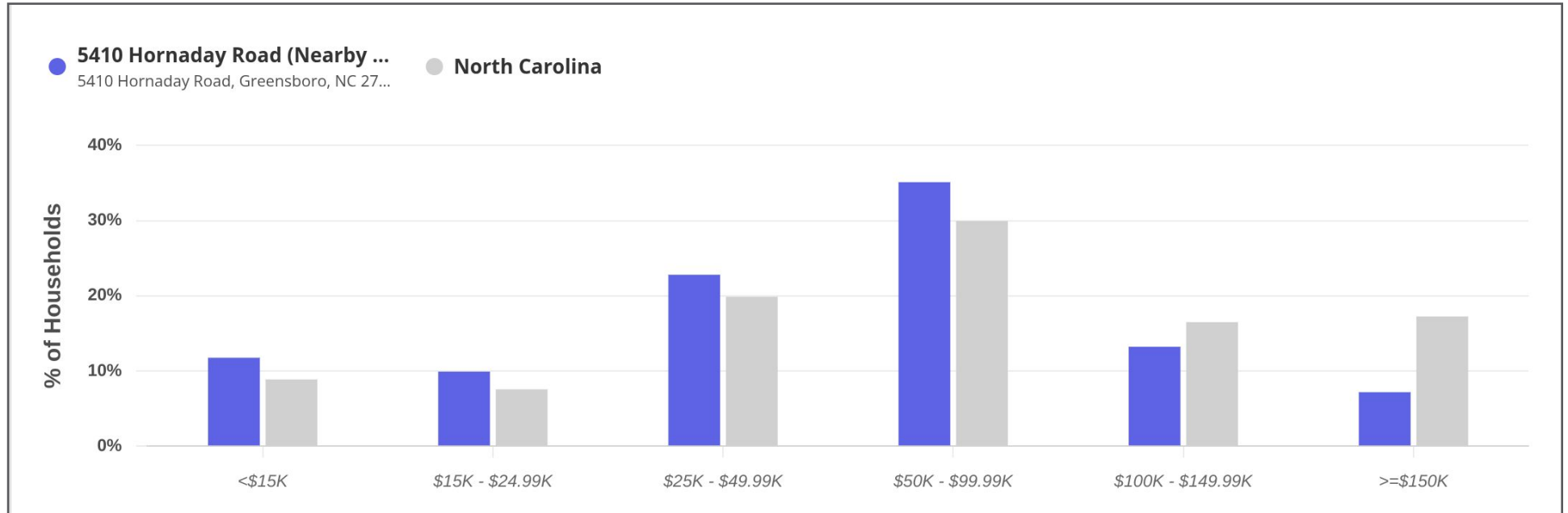


POPULATION	2 miles	5 miles	10 miles
2024 Population	28,635	139,893	450,258
HOUSEHOLDS	2 miles	5 miles	10 miles
2024 Households	14,096	60,319	182,777

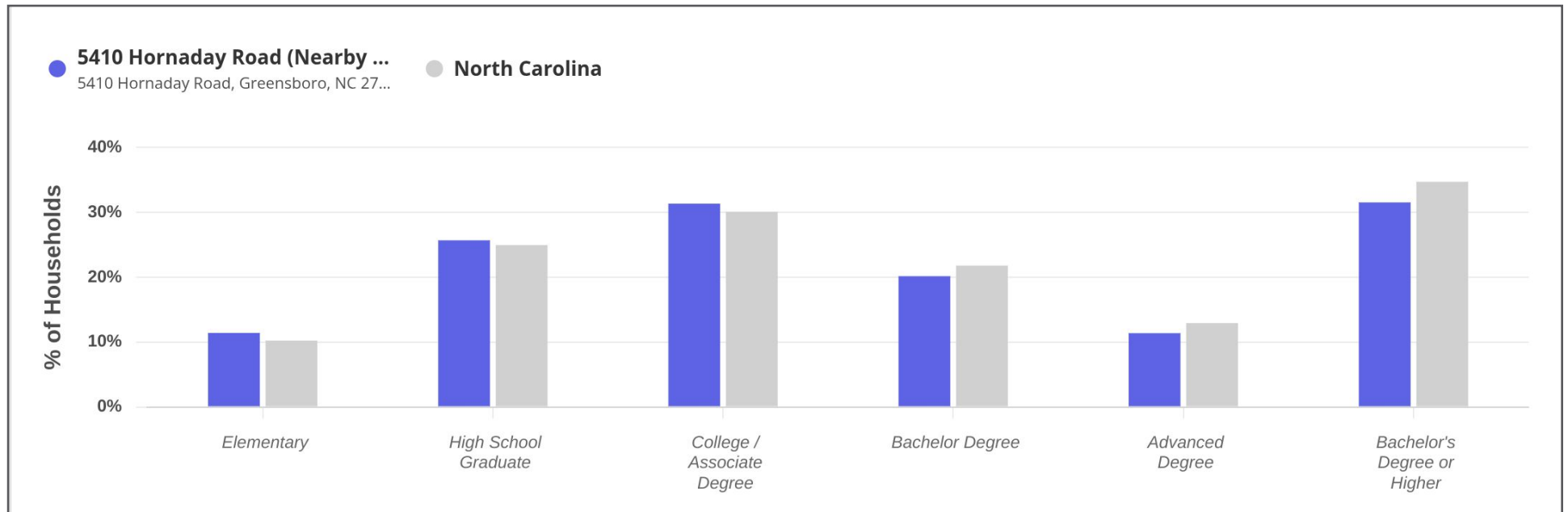
INCOME	2 miles	5 miles	10 miles
Avg Household Income	\$67,745	\$85,129	\$80,221

DEMOGRAPHICS II

Household Income



Education



AERIAL PHOTOS



EXTERIOR PHOTOS



A photograph of a modern, two-story office building with a light gray brick facade and large glass windows. The building is identified by a large sign on its upper right corner that reads "NAI Piedmont Triad". The "NAI" part of the sign is in black with a red triangle, and "Piedmont Triad" is in black. To the right of the building, there is a large, leafy bush with many small red flowers. In the background, another taller building with many windows is visible under a clear blue sky.

NAI Piedmont Triad



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348 N. Elm Street • Greensboro, NC 27401
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