



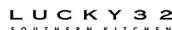
Westover Terrace Pad Site

1427 Westover Terrace, Greensboro, NC 27408

Retail | For Lease/
Build-to-Suit
CBRE

Property Highlights

- High profile pad site for ground lease or build-to-suit.
- At the heart of Greensboro's Battleground Ave commercial corridor.
- Adjacent to Greensboro's premier Class A office park.
- Access on Green Valley Road and Westover Terrace.
- Quick access to Wendover Ave (Hwy 70) & Battleground Ave.
- Westover Terrace - Over 15,000 VPD.
- Battleground Ave - Over 25,000 VPD.
- Wendover Ave (Hwy 70) - Over 51,500 VPD.
- Nearby retailers include:



Demographics

	1 Mile	3 Mile	5 Mile
Population	6,329	92,654	224,912
Average HH Income	\$137,878	\$113,524	\$96,928
Daytime Population	17,069	134,541	272,869



\$137,878

AVERAGE HH INCOME
IN TRADE AREA



3,246

ESTIMATED #
OF HH



1.31%

POPULATION GROWTH
(2025-2030)



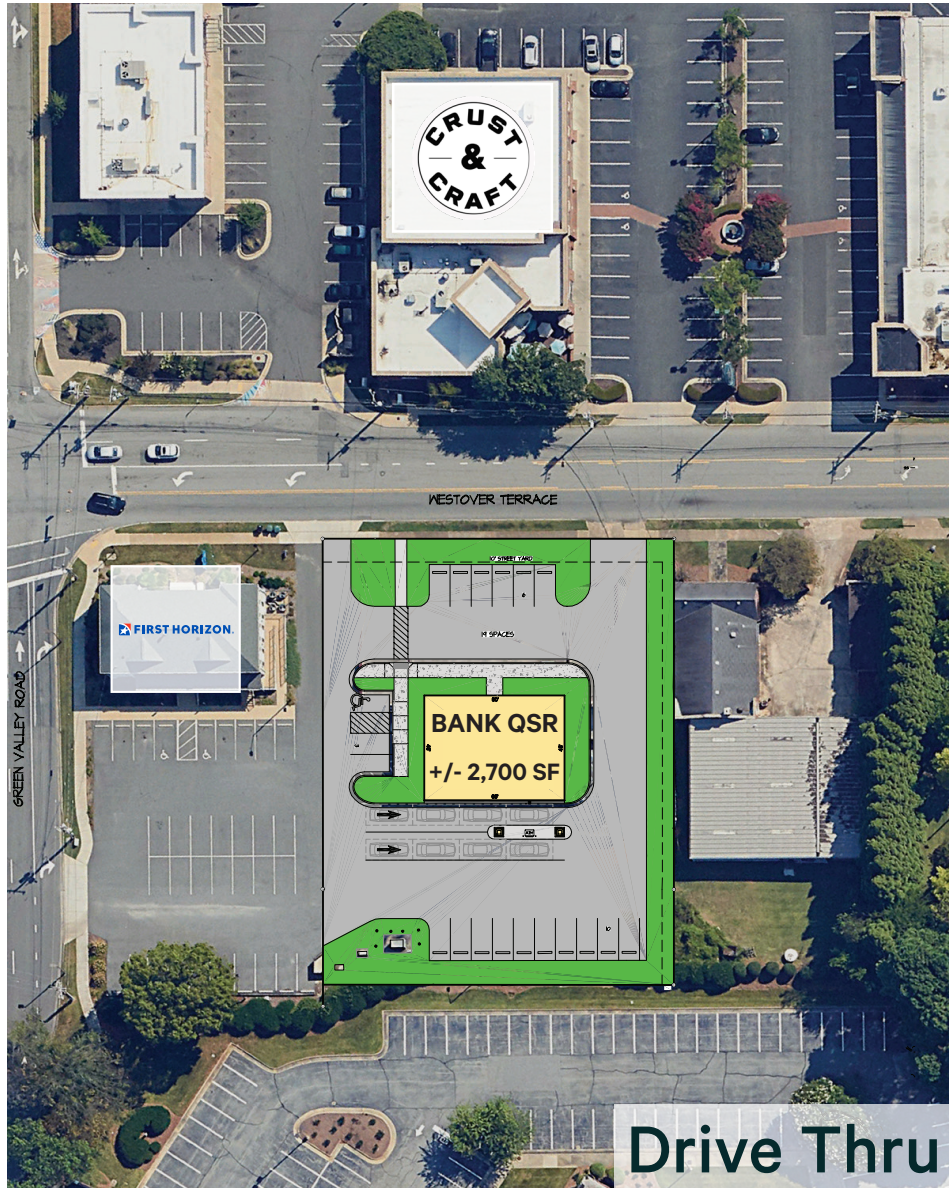
1,000,000

Sq Ft of Class A
Office - Green Valley
Office Park

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Sample Site Plan



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