

SUBLEASE AVAILABLE

NAI Piedmont Triad

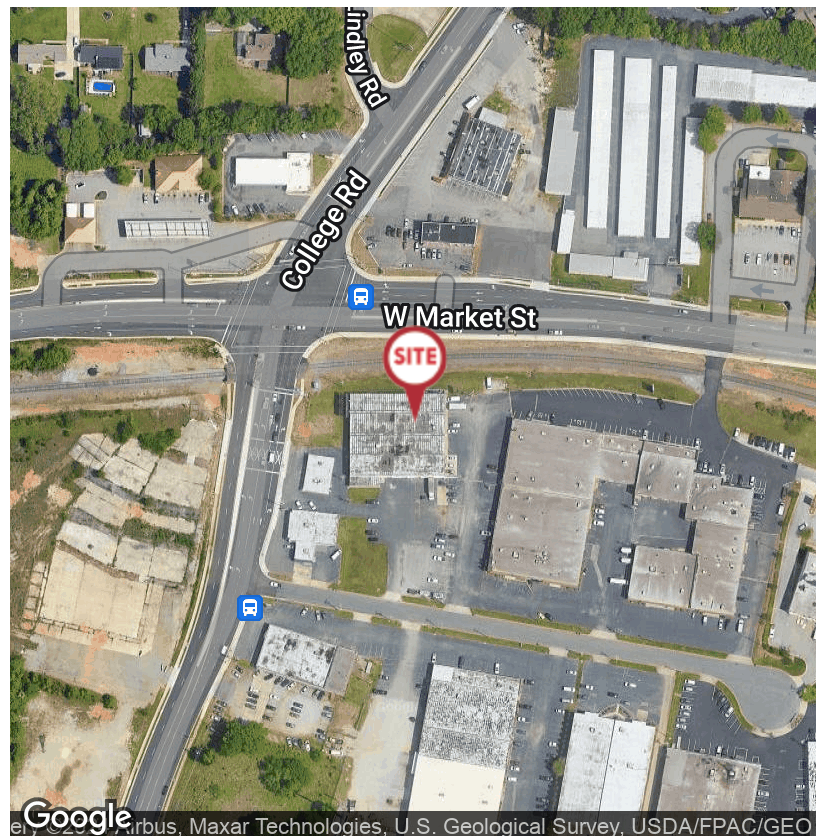
Tenant to pay \$10,000 Bonus to Broker with Acceptable Sub-Lease Signed Prior to 3/1/2025



18-B Wendy Court, Greensboro, NC 27409

Flex Space | 13,900 SF

- Sublease with Remaining Term until 12/31/2026
- ± 13,900 SF
- 1,325 SF of Office
- Additional mezzanine office and storage
- 16' clear ceiling height
- 6 Drive In Doors 10' x 10', 12' x 10', 10' x 14'
- 2 Dock Height Doors 8' x 9'
- Signage exposed to W Market St and Guilford College Rd



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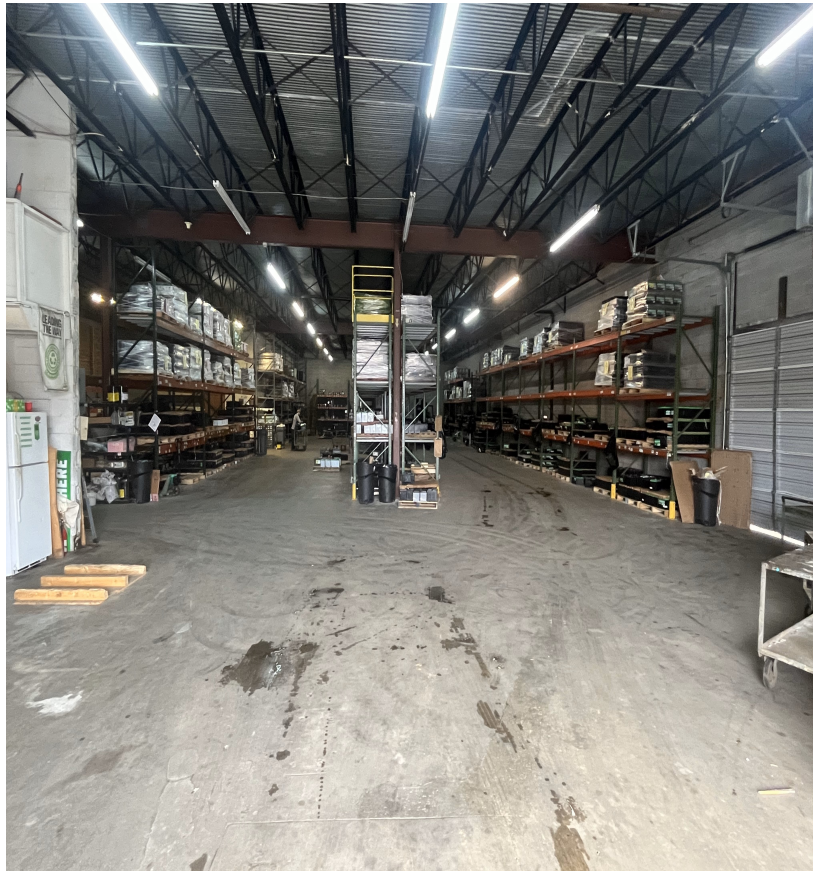
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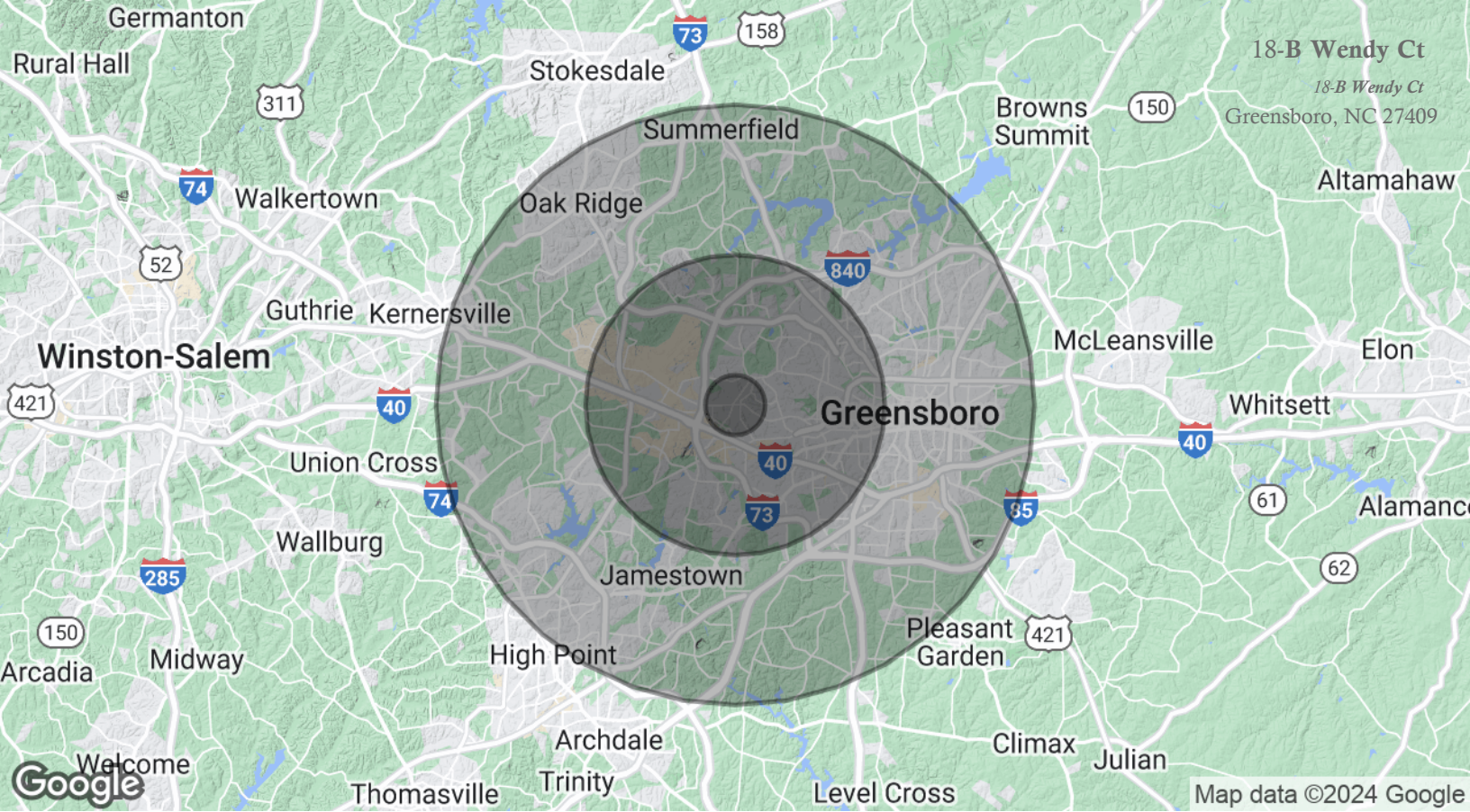


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NAIPiedmont Triad



Population

	1 Mile	5 Miles	10 Miles
Total population	9,223	153,414	428,975
Median age	35.4	38.3	38.1
Median age (male)	33.9	37.2	36.6
Median age (Female)	37.1	39.0	39.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	5,117	70,460	188,495
# of persons per HH	1.8	2.2	2.3
Average HH income	\$53,183	\$72,589	\$70,262
Average house value	\$149,635	\$180,478	\$173,868

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP