



**Kingsway Plaza Shopping Center**  
220 West Kings Highway, Eden, NC 27288

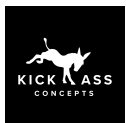


# HIGHLIGHTS

- 115,000 SF Shopping Center located on W. Kings Hwy. (17,000 ADT) and on Hwy. 311 (21,000 ADT)
- 4,000 & 12,341 SF spaces available
- Population of 15,908 in the city and 93,643 in the county
- Sits in the heart of Eden's most vibrant retail corridor
- Across from Rockingham County Hospital
- Tenants Planet Fitness, Bealls, Dollar Tree, and bakery
- Retail Nearby Walmart, Ruby Tuesday, McDonalds, Save-A- Lot, CVS, AutoZone, Burger King and others



Suite	Tenant	Square Feet
A	Available	4,000
D	Available	19,500
F	Available	8,000
J	Available	5,110
M	Available	6,000
T	Available	12,125

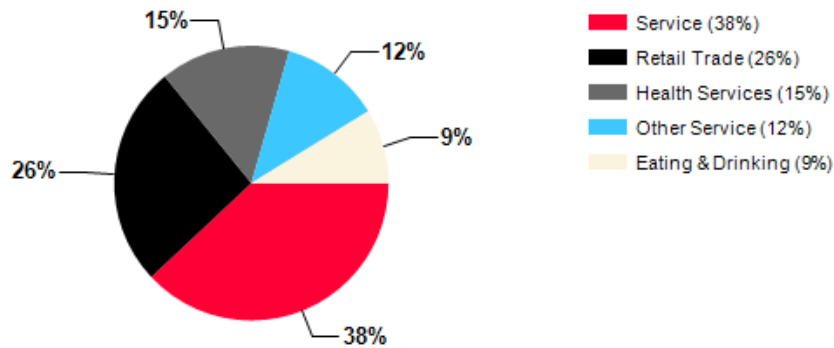


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Comprising of 115,000 SF of retail space with ample parking our in-demand shopping center has limited availability. The center sits in the heart of Eden's dynamic retail district.

Current Tenants include Planet Fitness, Burke's, Badcock Furniture and Dollar Tree. A few other vendors in the area are Walmart, Food Lion, Biscuitville, Wells Fargo Bank, and McDonalds.

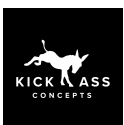
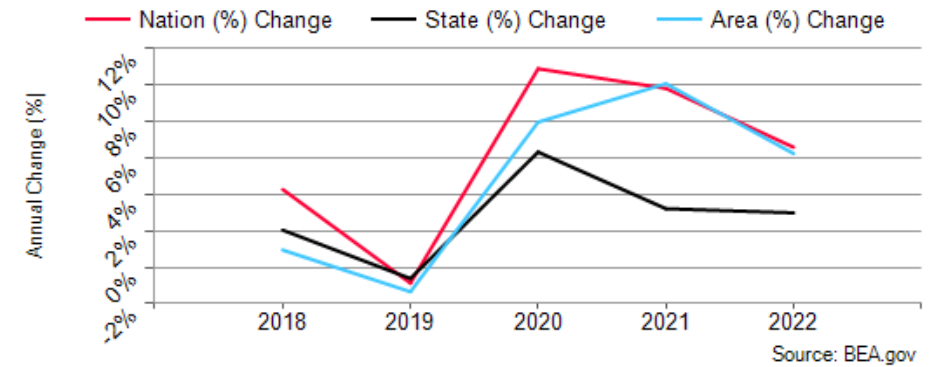
### Major Industries by Employee Count



### Largest Employers

Memorial Hospital	1,000
MillerCoors	1,000
Duke Energy	1,000
Gildan Activewear	1,000
Mabe Trucking	500
Peebles	50
Badcock Furniture	50
Goodwill Industries Eden Community Resource Center	2

### Guilford County GDP Trend

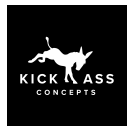


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# EDEN, NC

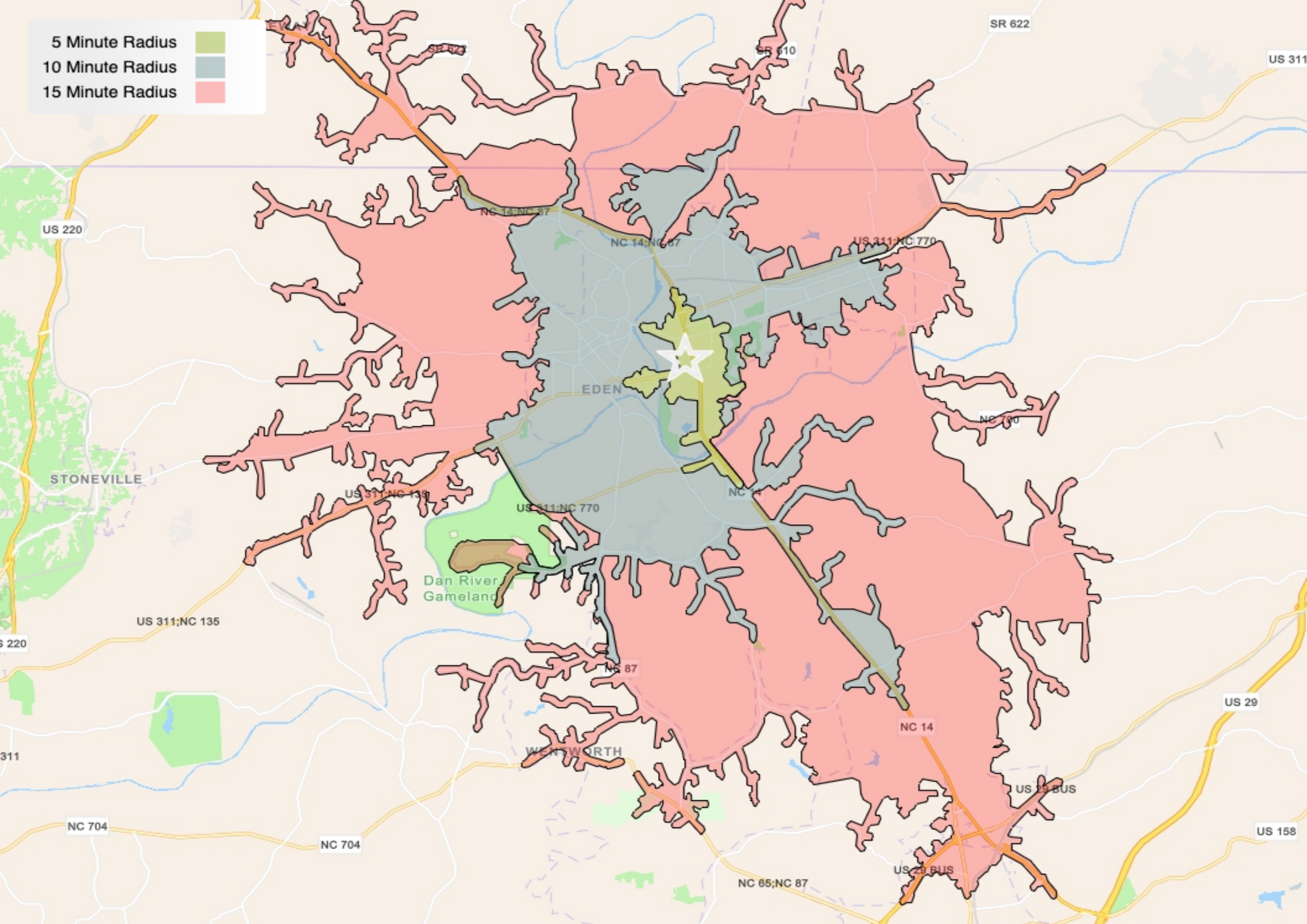


200 m  
500 ft



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5 Minute Radius  
10 Minute Radius  
15 Minute Radius



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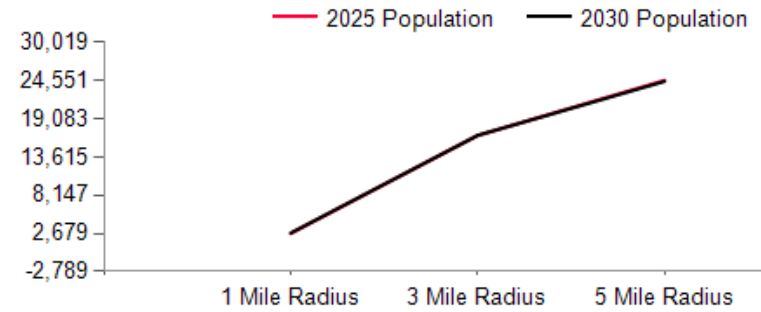




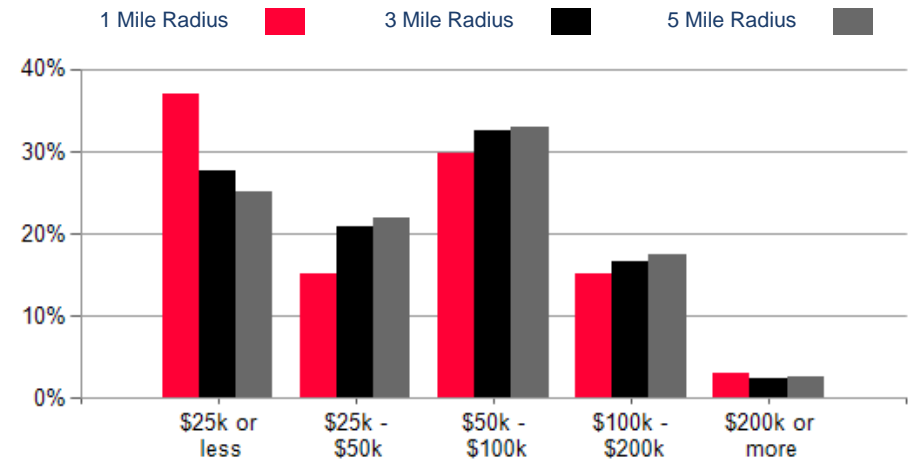


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,160	17,479	26,086
2010 Population	2,446	17,133	25,484
2025 Population	2,679	16,687	24,551
2030 Population	2,734	16,693	24,420
2025 African American	645	4,017	5,372
2025 American Indian	12	97	137
2025 Asian	61	157	183
2025 Hispanic	181	1,204	1,795
2025 Other Race	64	631	963
2025 White	1,703	10,719	16,380
2025 Multiracial	189	1,054	1,504
2025-2030: Population: Growth Rate	2.05%	0.05%	-0.55%

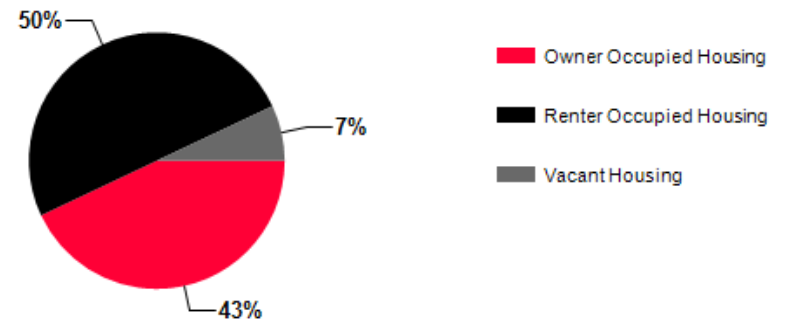
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	321	1,190	1,629
\$15,000-\$24,999	174	842	1,108
\$25,000-\$34,999	102	691	1,004
\$35,000-\$49,999	99	852	1,383
\$50,000-\$74,999	274	1,387	2,179
\$75,000-\$99,999	124	1,009	1,402
\$100,000-\$149,999	91	813	1,250
\$150,000-\$199,999	110	413	650
\$200,000 or greater	42	175	279
Median HH Income	\$45,047	\$51,341	\$52,482
Average HH Income	\$65,213	\$67,016	\$68,997



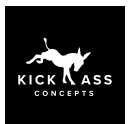
### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

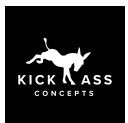
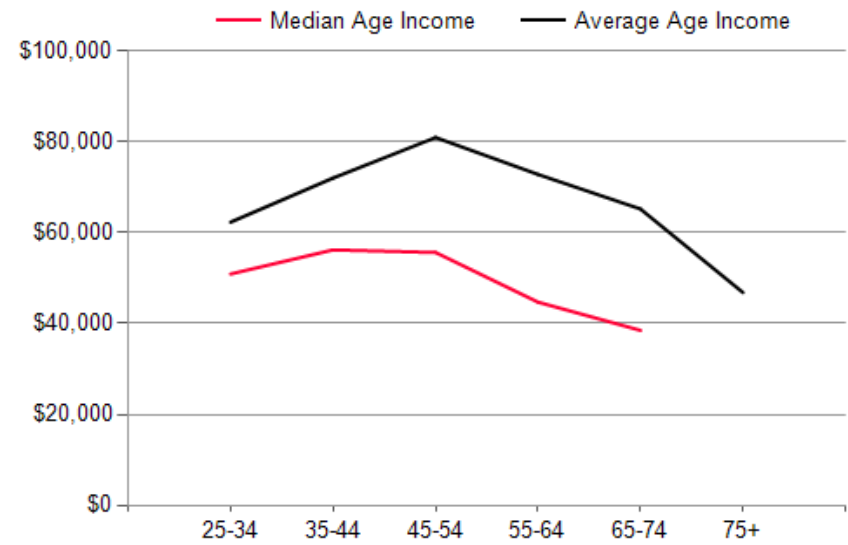
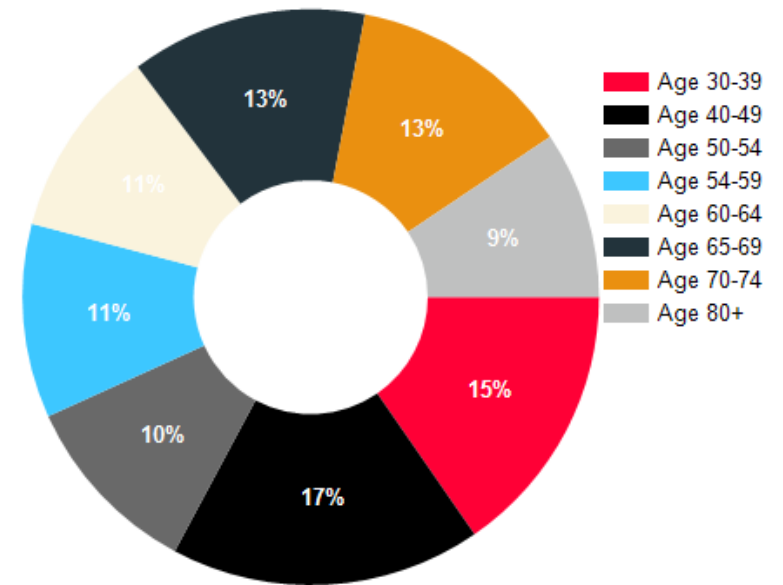


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	133	975	1,391
2025 Population Age 35-39	114	906	1,345
2025 Population Age 40-44	142	904	1,349
2025 Population Age 45-49	138	932	1,406
2025 Population Age 50-54	167	1,139	1,707
2025 Population Age 55-59	175	1,129	1,690
2025 Population Age 60-64	171	1,212	1,786
2025 Population Age 65-69	213	1,194	1,772
2025 Population Age 70-74	202	995	1,457
2025 Population Age 75-79	151	781	1,148
2025 Population Age 80-84	104	482	715
2025 Population Age 85+	102	463	663
2025 Population Age 18+	2,178	13,373	19,662
2025 Median Age	48	45	45
2030 Median Age	49	46	46

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,905	\$52,663	\$53,837
Average Household Income 25-34	\$62,329	\$63,030	\$65,470
Median Household Income 35-44	\$56,229	\$60,742	\$62,215
Average Household Income 35-44	\$72,056	\$79,481	\$81,804
Median Household Income 45-54	\$55,657	\$59,255	\$61,023
Average Household Income 45-54	\$80,977	\$77,389	\$80,113
Median Household Income 55-64	\$44,720	\$52,571	\$54,679
Average Household Income 55-64	\$72,843	\$68,767	\$72,023
Median Household Income 65-74	\$38,488	\$45,969	\$47,503
Average Household Income 65-74	\$65,229	\$65,498	\$66,795
Average Household Income 75+	\$46,830	\$52,788	\$52,518

Population By Age



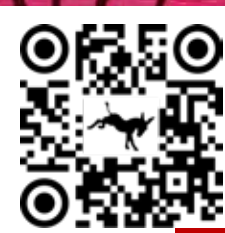
## ABOUT KICK ASS CONCEPTS

*Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, RED Cinemas, Painted Plate Catering, and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.*

*The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.*



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