



WENDOVER RIDGE

4212 W Wendover Ave, Greensboro, NC 27407

FOR LEASE - CALL FOR PRICING



4212 W WENDOVER AVE

**GREENSBORO
NORTH CAROLINA 27407**

**±1,600 SF
±8,000-24,052 SF**

PROPERTY INFO

ADDRESS

4212 W Wendover Ave
Greensboro, NC 27407

ACREAGE / CENTER SIZE

±4.38 AC / ±41,387 SF (GLA)

PROPERTY TYPE

In-Line Retail

CURRENT ZONING

CD-C-M
Conditional District
Commercial-Medium

AVAILABLE SPACES

Ste 200: ±24,052 SF
Staples
May subdivided to 8,000 SF

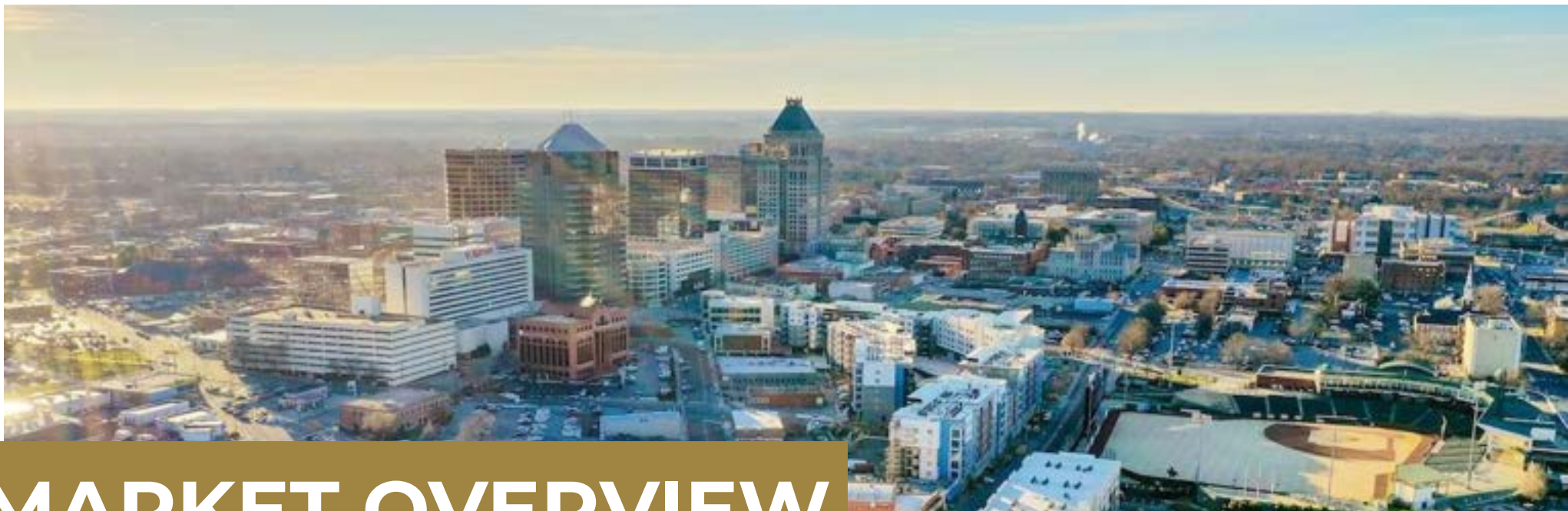
Ste 600: ±1,600 SF
Vacant

CO-TENANCY

Staples, David's Bridal,
Leslie's Pool Supplies

Demographics

4212 W Wendover Ave	1-Mile	3-Mile	5-Mile
2025 Total Population	7,981	72,985	159,386
2025 Total Daytime Population	14,662	83,173	201,983
2025 Total Households	4,075	33,957	68,444
2025 Median Household Income	\$63,104	\$62,049	\$66,663



MARKET OVERVIEW

Greensboro, North Carolina

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Holda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Megasite (adjacent to US-421/future I-685). The investment will create ±1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

Several 4-year Colleges and Universities are located in Greensboro; most notably, University of North Carolina at Greensboro, North Carolina A&T, Guilford College and Guilford Technical Community College. Nearby, High Point University was ranked the #1 Best Regional College in the South (US News & World Report, 2019).

Greensboro is also the headquarters for the ACC and The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.

The Piedmont Triad

1.74M

RESIDENTS LIVE
IN THE PIEDMONT
TRIAD OF NC

US Census, 2020

20

4-YEAR COLLEGES,
UNIVERSITIES (11) &
TECHNICAL COLLEGES
(9)

Site Selection Magazine, 2020

800k

REGIONAL
WORKFORCE

Guilford County Economic Development Alliance

97.5k

STUDENTS
ENROLLED IN
COLLEGES &
UNIVERSITIES

Guilford County Economic Development Alliance

6th

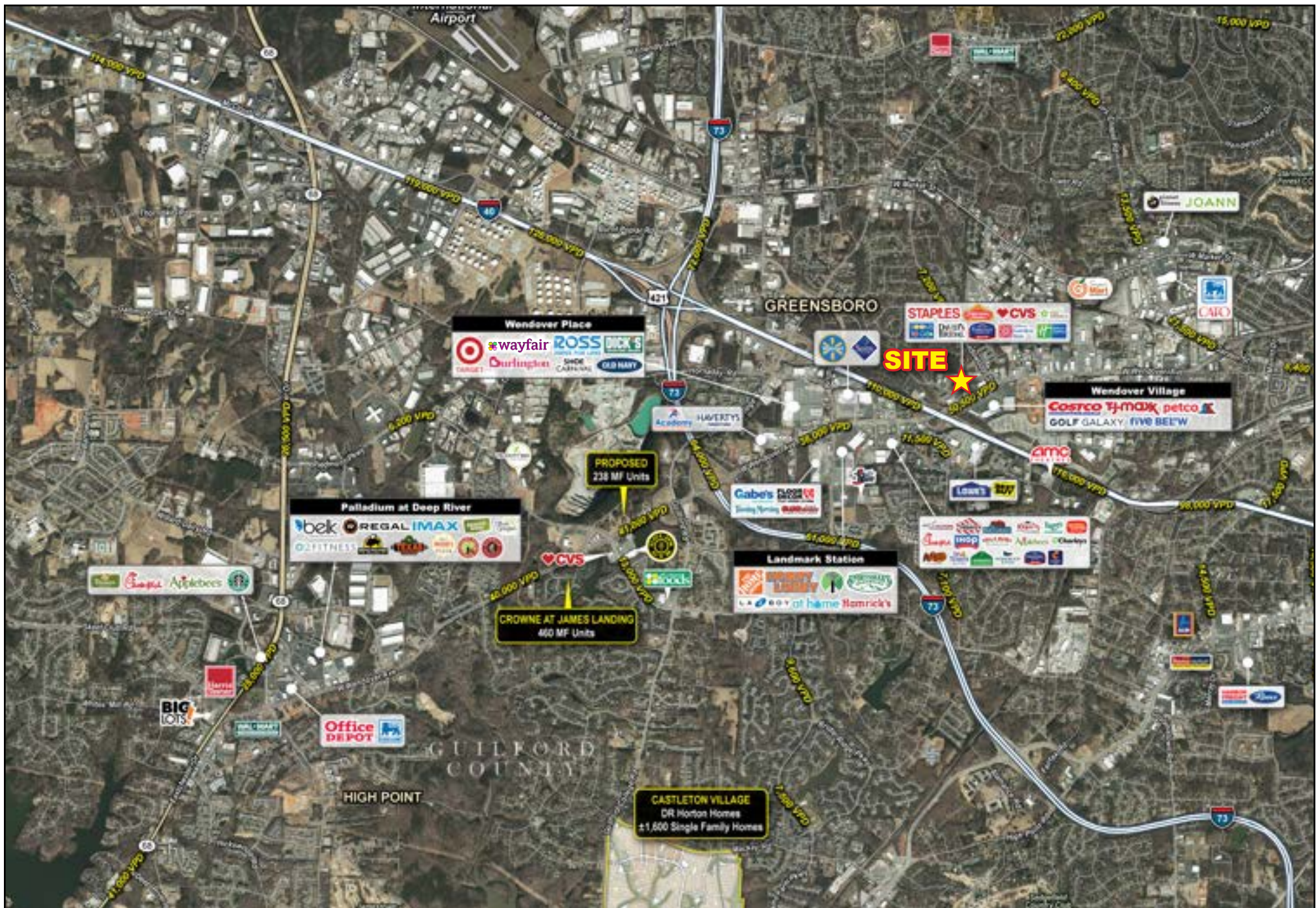
IN THE US FOR
CORPORATE FACILITY
INVESTMENTS:
GREENSBORO-HIGH
POINT MSA

Guilford County Economic Development Alliance

2nd

COUNTY FOR
MANUFACTURING
IN NC: GUILFORD
COUNTY - **TOP 10 IN
THE SOUTHEAST US**

Guilford County Economic Development Alliance



MARKET AERIAL



SITE AERIAL

TENANT ROSTER

100 DAVID'S BRIDAL 11,000 SF

200 AVAILABLE (STAPLES) 24,052 SF

300 VACANT 1,960

400 LESLIE'S POOL SUPPLIES 2,775 SF

600 AVAILABLE 1,600 SF



SITE PLAN



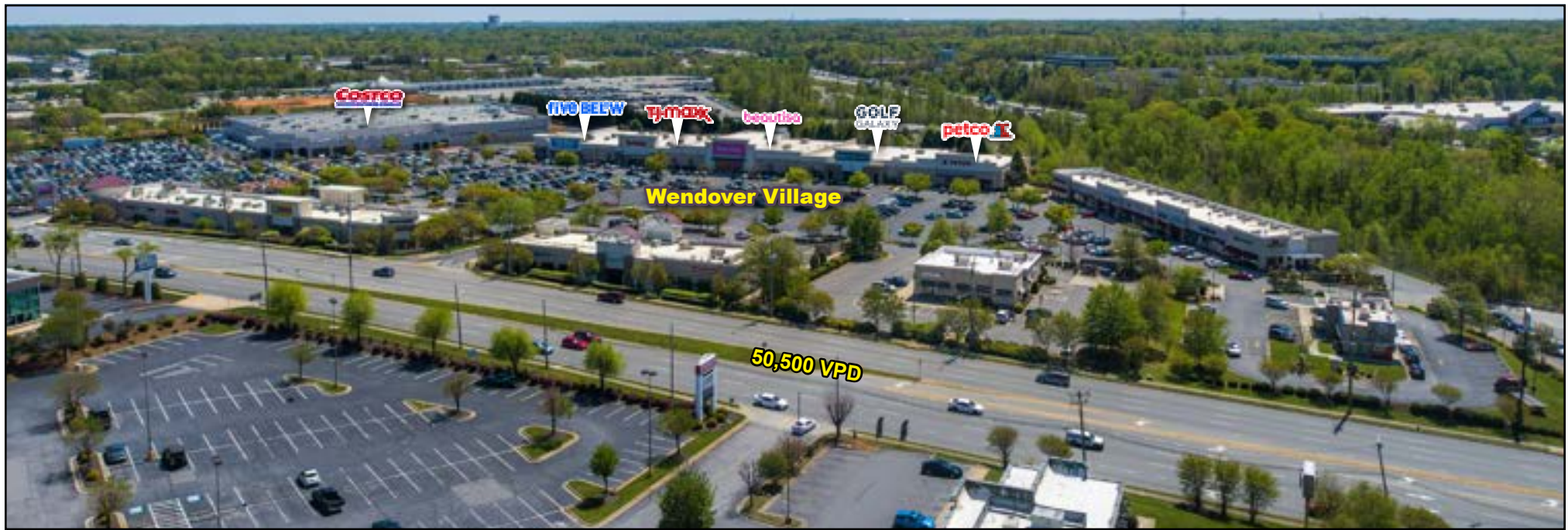
SITE PHOTOS



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