

FOR LEASE

36,097 AADT INTERSECTION

KOTIS
PROPERTIES
EST. 1958

3004 SPRING GARDEN ST. | GREENSBORO, NC 27403



2,000 SF AVAILABLE

- ▶ Holden Rd. & Spring Garden St. Intersection (36,097 AADT)
- ▶ Just south of W Wendover Ave (41,000 AADT)
- ▶ Strong residential presence
- ▶ Less than 2 miles from UNC Greensboro (18,012 students)
- ▶ Located near Greensboro College (1,012 students)
- ▶ Retail nearby: Dunkin Donuts, Subway, Fat Dog's Grille & Pub, Pound by Legacy Cakes, Kisco Mexican Grill, AMF All Star Lanes

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CONTACT US

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TRAFFIC COUNTS

INTERSECTION		ADT
S Holden Rd	Peebles Dr	26,097
W Wendover Ave	S Holden Rd	41,000

Source: 2025 NCDOT, 2024 Costar

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Populations	9,354	93,929	208,533
Student Population	18,012	19,024	
Total Households	3,896	37,116	86,348
Average HH Income	\$64,587	\$70,528	\$75,166

Source: 2024 CoStar