

NEW CONSTRUCTION

4828 W. Wendover Avenue

Jamestown, NC 27282

1,320-4,240± SF RETAIL SPACE FOR LEASE



DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	5,770	48,451	124,931
Avg. Household Income	\$116,171	\$97,828	\$94,385
Total Households	2,767	22,030	55,066



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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 Honda 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 Mega Site (adjacent to US-421/future I-685). The investment will create ±1,750 new jobs. In addition, Boom Supersonic (aircraft manufacturer) announced in January 2022 it will make a \$500 million investment and create 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport (2.5 miles North of the Site).

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.



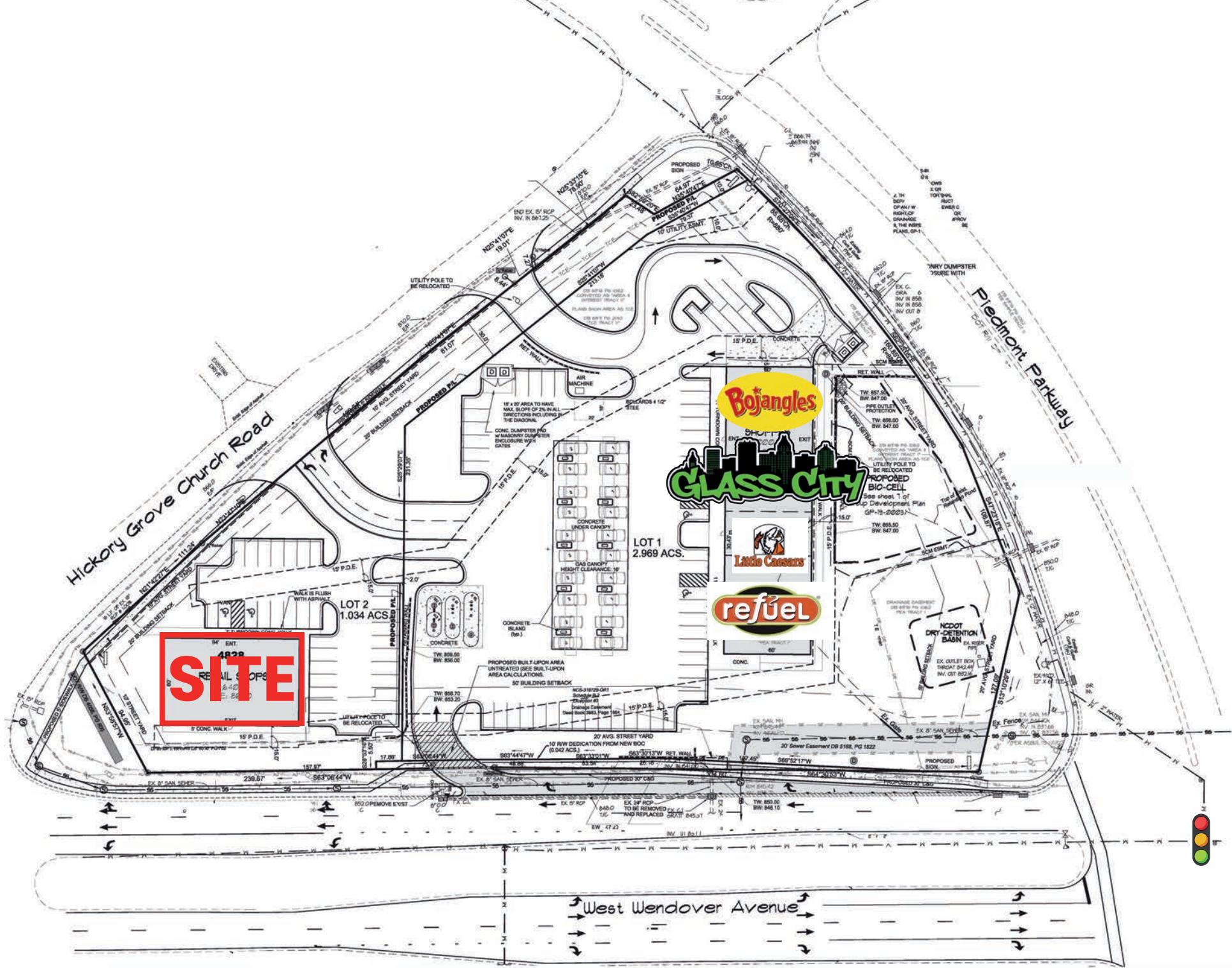
PIEDMONT TRIAD FAST FACTS

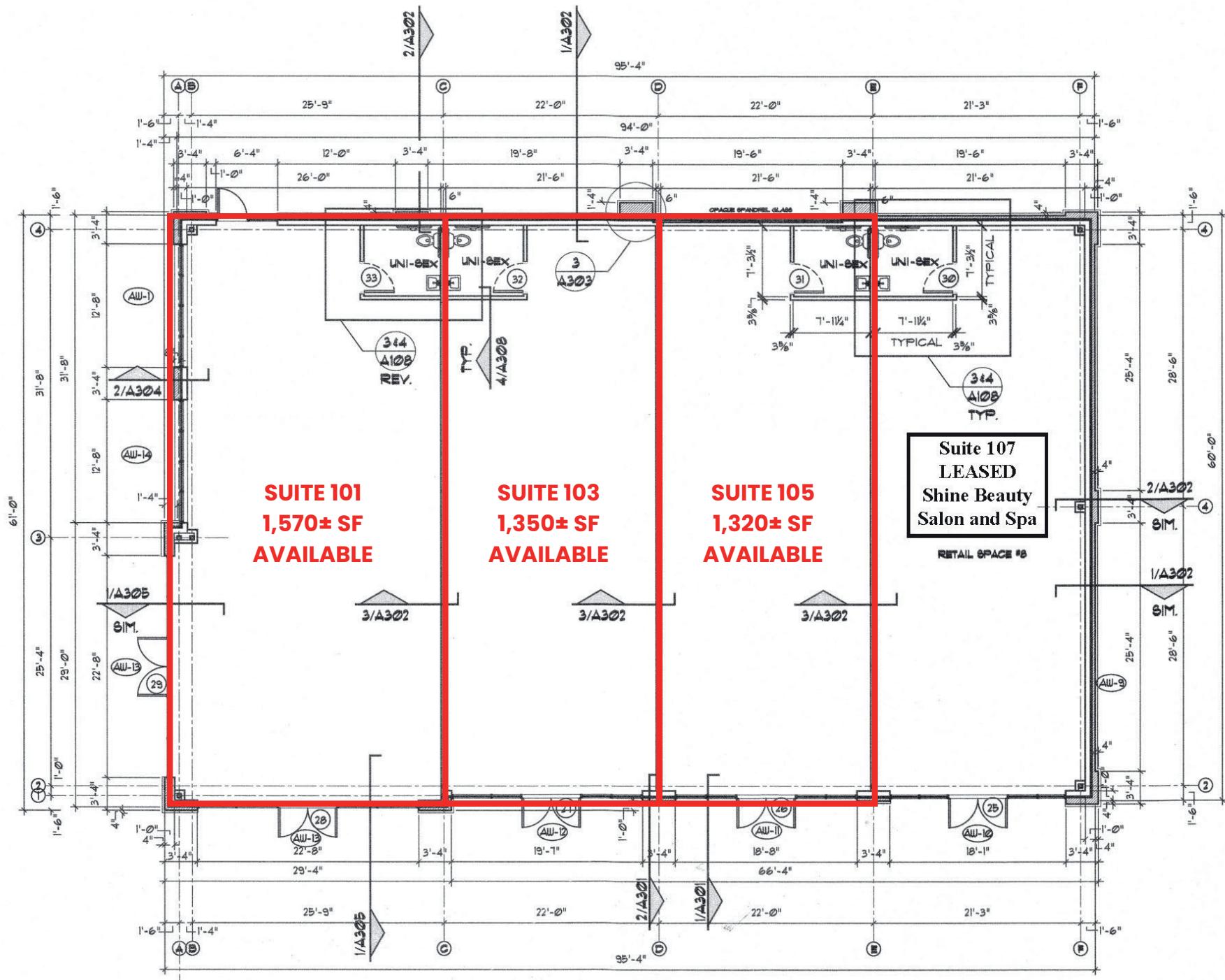
North Carolina's Piedmont Triad comprises 12 counties in central NC surrounding the cities of Greensboro, Winston-Salem and High Point.

More than 1.8 million residents live in the Piedmont Triad. The Piedmont Triad's (11) four-year Colleges & Universities have a total enrollment of nearly 63,000, while (9) community colleges serve an additional 34,500 students.

The regional workforce is more than 800,000 strong with Greensboro - High Point serving as an employment center drawing in 145,000 commuting workers.







OVERALL FLOOR PLAN
BUILDING "B" $1\frac{1}{8}'' = 1' - 0''$

$$18'' = 1' = 0''$$





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Property Photos





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