

GREENSBORO

# Convenient Retail Space

**FOR LEASE - \$15 / SF + TICAM**



4612 WOODY MILL ROAD, SUITE 102 GREENSBORO, NC



[Watch the  
Aerial Video](#)

The Shoppes at Forest Oaks is a neighborhood center, anchored by Food Lion, located at the Woody Mill Road and Liberty Road.

Conveniently located just off US HWY 421 and with-in 2 miles of Southeast Guilford High School and Southeast Middle School.

Ample and easily accessible parking.

This suite is **842 SQFT.**

Can have access to C-Store for more cross flow traffic and shared bathrooms.



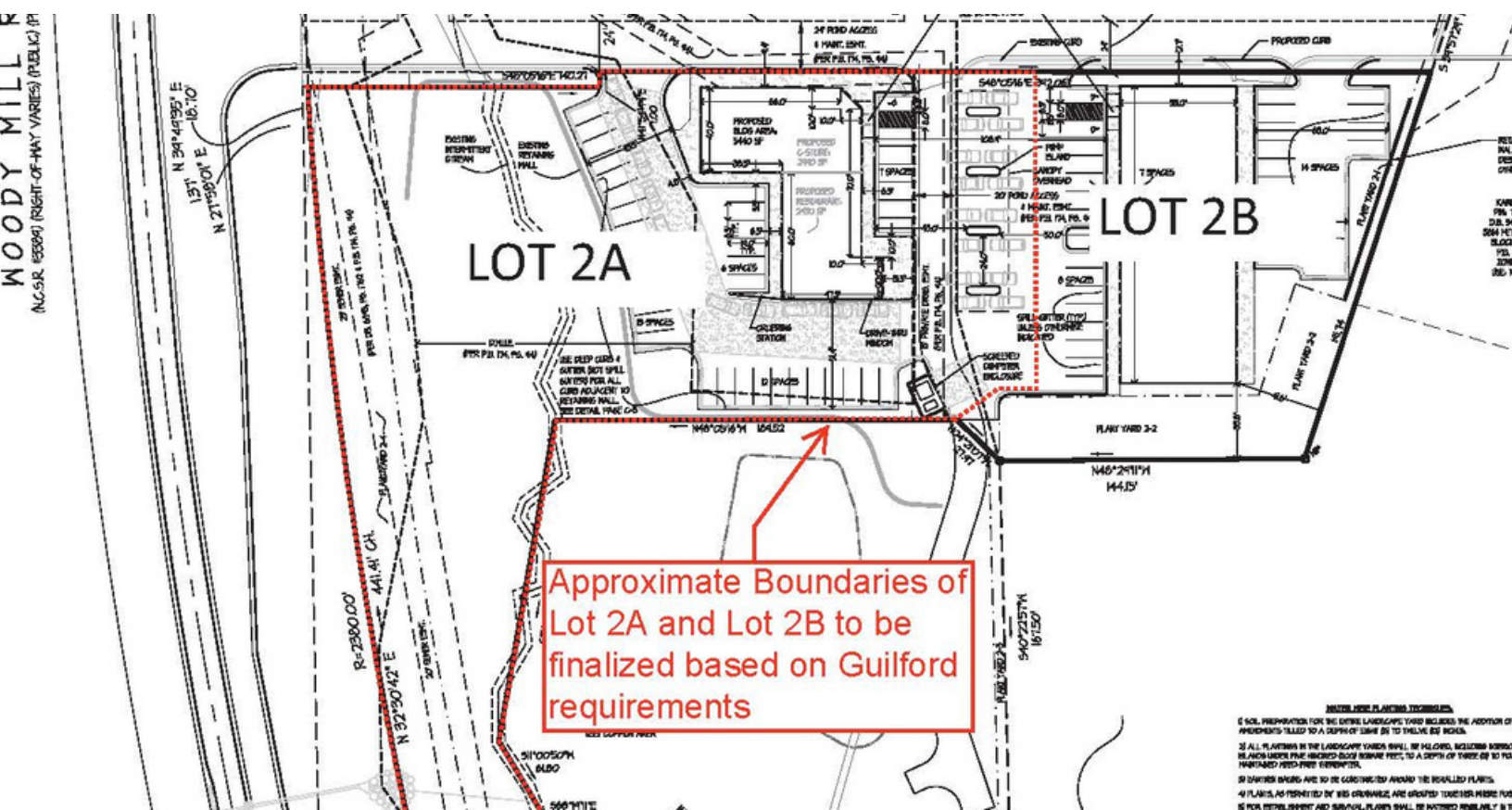
**Brad Gregory**  
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**Pickett Sprouse Commercial Real Estate**  
(919) 493-0395

1901 Hillandale Rd, Suite 100, Durham NC 27705

*Information herein is subject to verification by all parties and may change without notice*





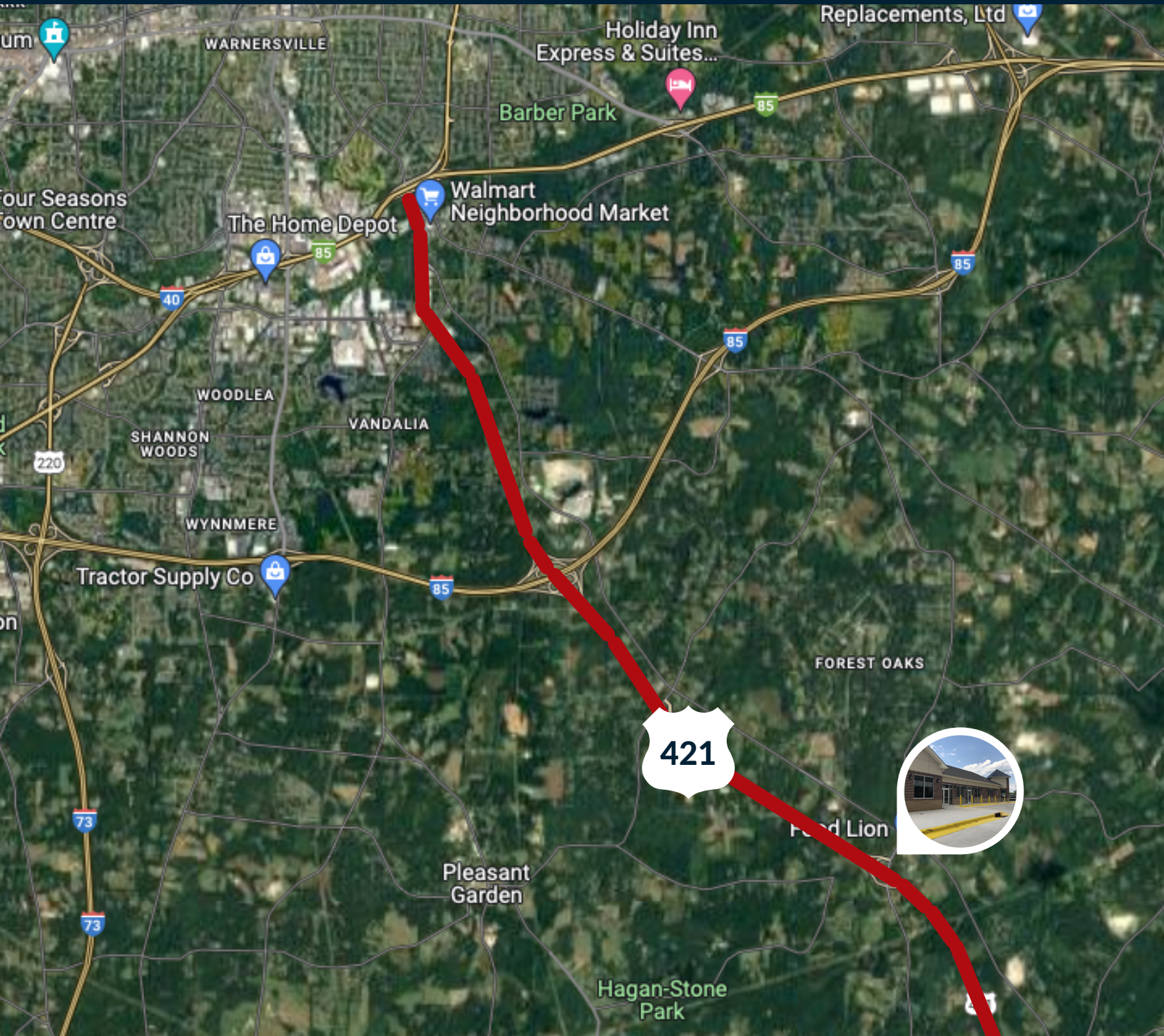
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# Regional Map



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# Population Overview

Radius	2 mile	5 mile	10 mile
<b>Population</b>			
2010 Population	4,047	18,762	157,015
2023 Population	4,150	19,842	175,005
2028 Population Projection	4,162	20,011	177,863
Annual Growth 2010-2023	0.2%	0.4%	0.9%
Annual Growth 2023-2028	0.1%	0.2%	0.3%
<b>Households</b>			
2010 Households	1,581	7,401	61,621
2023 Households	1,627	7,842	68,392
2028 Household Projection	1,633	7,916	69,578
Annual Growth 2010-2023	0.3%	0.3%	0.6%
Annual Growth 2023-2028	0.1%	0.2%	0.3%
Avg Household Size	2.5	2.5	2.4
Avg Household Vehicles	2	2	2
<b>Household Income</b>			
< \$25,000	128	916	18,369
\$25,000 - 50,000	268	1,376	17,578
\$50,000 - 75,000	358	1,691	12,491
\$75,000 - 100,000	241	1,122	7,845
\$100,000 - 125,000	184	813	5,513
\$125,000 - 150,000	147	629	2,665
\$150,000 - 200,000	189	849	2,377
\$200,000+	110	448	1,554
Avg Household Income	\$101,643	\$94,266	\$62,311
Median Household Income	\$81,068	\$74,119	\$47,521



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# Traffic Report

The office space is situated in proximity to several high-traffic roads, including Hillandale, I-85, and Carver Street.

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Company Mill Road	-	8,259	2022	0.10 mi
Woody Mill Rd	SE School Rd NE	7,170	2022	0.33 mi
Woody Mill Road	SE School Rd NE	7,400	2019	0.33 mi
Southeast School Road	Woody Mill Rd SE	4,800	2019	0.46 mi
SE School Rd	Woody Mill Rd SE	4,562	2022	0.49 mi
Southeast School Rd	Royalshire Rd N	3,599	2015	0.49 mi
Company Mill Road	Field Hall Rd NW	3,500	2019	0.56 mi
Company Mill Rd	Field Hall Rd NW	3,282	2022	0.60 mi
Hagan-Stone Park Road	-	499	2022	0.66 mi
US 421	Chapparat Ct	27,000	2020	0.80 mi



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# Here are a few reasons why you should build your business in Greensboro, NC.

2

universities call Greensboro home, including UNC Greensboro and NC A&T State University.

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3

major interstate highways (I-85, I-40, I-73) intersect in the city.

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298,263

population living in Greensboro. The city is the third-largest in the state.

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SPROUSE**

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A WEST & WOODALL COMPANY

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