

# KIRKWOOD PLACE

RETAIL AND OFFICE SPACE AVAILABLE FOR LEASE  
2800 LAWNDALDE DRIVE, GREENSBORO NC 27408



# THE PROPERTY

Location	2800 Lawndale Drive Greensboro, NC 27408
County	Guilford
APN	0031230

## HIGHLIGHTS

- Prime mixed-use property offering retail and office space for lease
- High-visibility frontage along a major road with impressive traffic count (16,522 VPD)
- 57 upscale residential apartments situated above commercial spaces
- Walking distance to the vibrant Kirkwood neighborhood
- Shadow-anchored by Target, Harris Teeter, and PetSmart
- Excellent tenant mix
- Retail/office spaces on the first floor, with three floors of residential units above
- Onsite property management
- Conveniently located across from Lawndale Shopping Center
- Located minutes from Downtown Greensboro
- Well-maintained property with new ownership
- Built in 2017
- Ample parking available for tenants and customers



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	8,294	84,287	212,045

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$113,047	\$109,452	\$88,679

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,954	35,767	86,782

Suite	Tenant	Floor	Square Feet	Notes
102-103	N/A	1	3,370	Space can be subdivided. Call broker for rates. TICAM estimated at \$4.95/SF
110	N/A	1	2,490	Call broker for rates. TICAM estimated at \$4.95/SF

## PROPERTY FEATURES

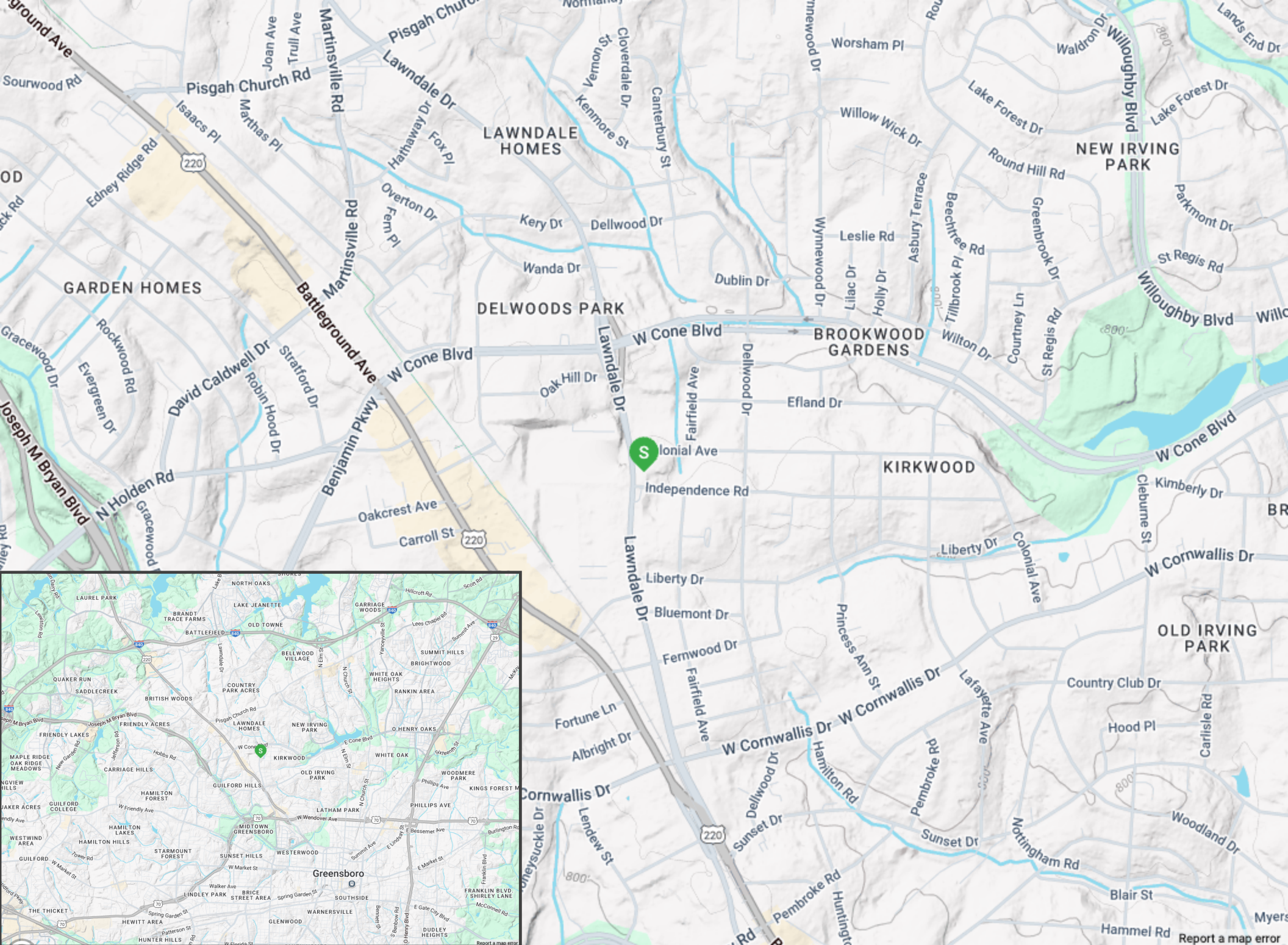
BUILDING SF	67,665
LAND SF	94,090
LAND ACRES	2.16
YEAR BUILT	2017
ZONING TYPE	CD-C-M
BUILDING CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	127

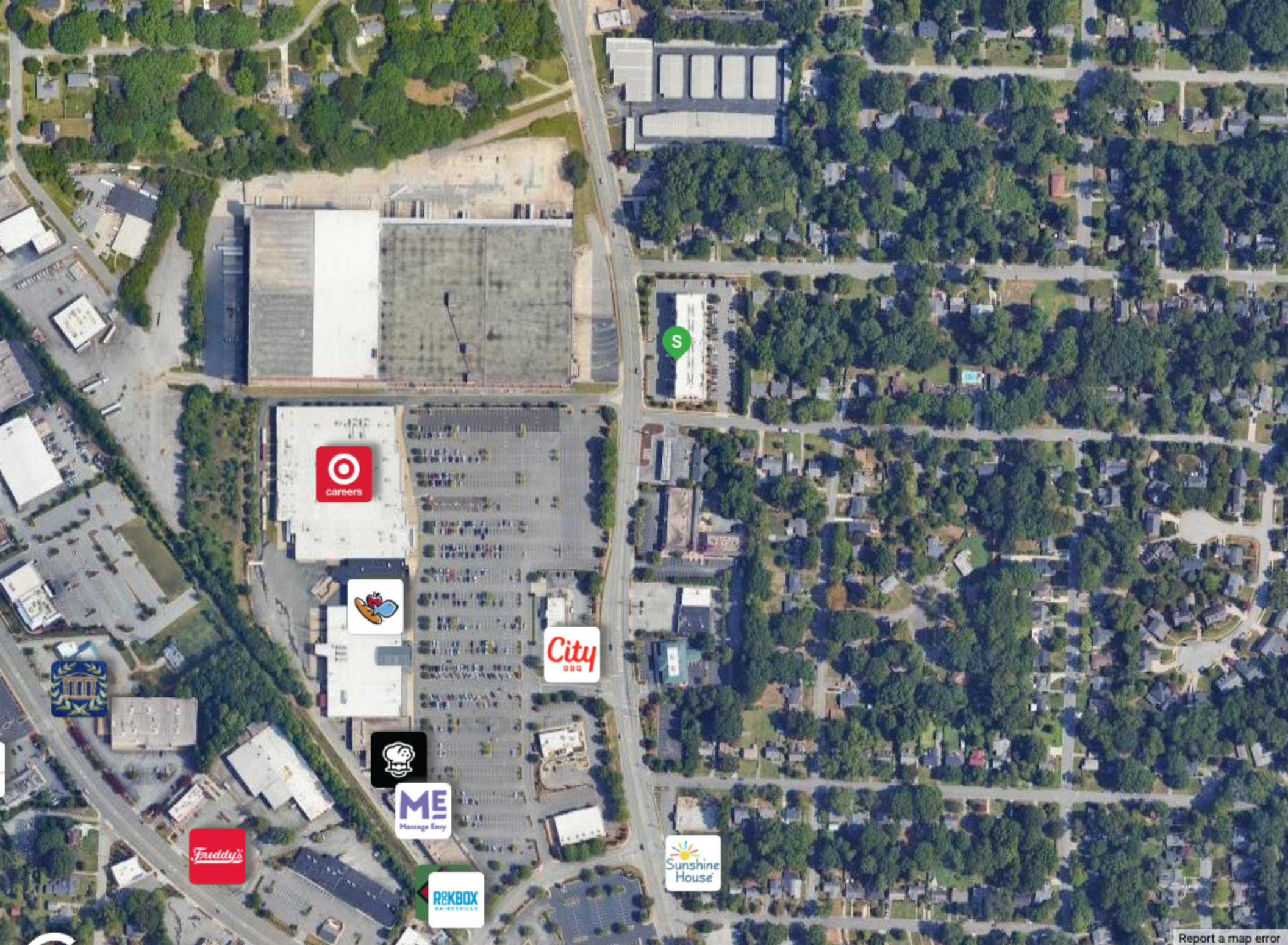
## TENANT INFORMATION

SHADOW ANCHOR	Target, Harris Teeter and Petsmart
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Suite	Tenant	Sq Ft
110	Painted Grape	2,490
109	MM Medical Spa	1,535
108	Impact Chiropractic	1,668
107	Irving Park Art & Frame	1,695
106	Polish Me Pretty	1,364
105	Law Office of Tony Huynh	1,729
104	Terminal Tap	1,704
102-103	AVAILABLE (can be subdivided)	3,370
101	Integrative Healthcare	1,217





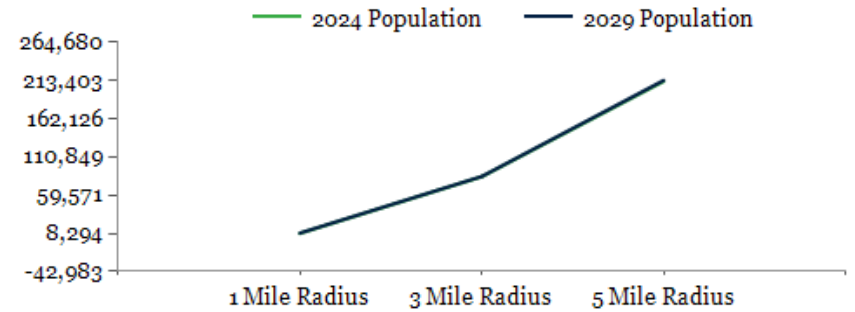
[Report a map error](#)



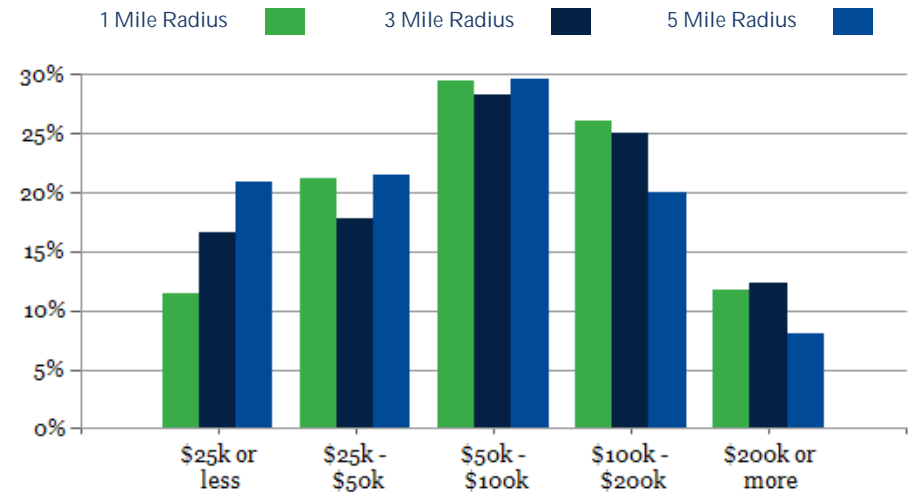
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,114	73,158	179,380
2010 Population	8,165	75,377	194,075
2024 Population	8,294	84,287	212,045
2029 Population	8,707	84,720	213,403
2024-2029: Population: Growth Rate	4.90%	0.50%	0.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	215	4,189	12,563
\$15,000-\$24,999	238	1,749	5,615
\$25,000-\$34,999	334	2,662	7,411
\$35,000-\$49,999	505	3,689	11,202
\$50,000-\$74,999	599	5,795	15,057
\$75,000-\$99,999	565	4,300	10,581
\$100,000-\$149,999	567	5,423	11,418
\$150,000-\$199,999	465	3,537	5,937
\$200,000 or greater	466	4,424	6,998
Median HH Income	\$77,926	\$73,803	\$58,687
Average HH Income	\$113,047	\$109,452	\$88,679

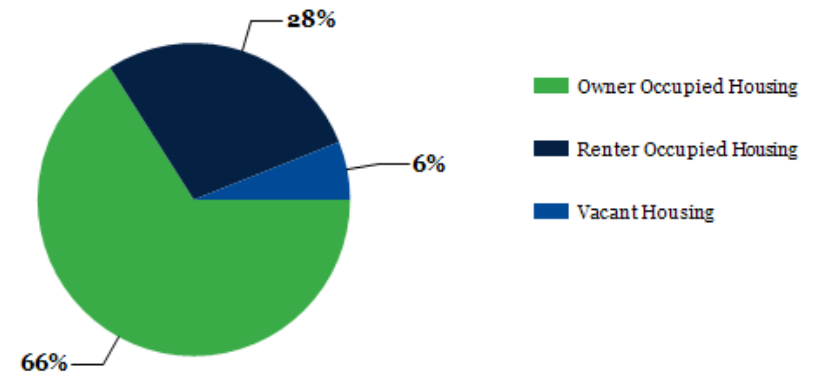
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,936	34,160	79,267
2010 Total Households	3,701	33,367	80,627
2024 Total Households	3,954	35,767	86,782
2029 Total Households	4,192	36,302	88,117
2024 Average Household Size	2.09	2.08	2.23
2024-2029: Households: Growth Rate	5.90%	1.50%	1.55%



2024 Household Income

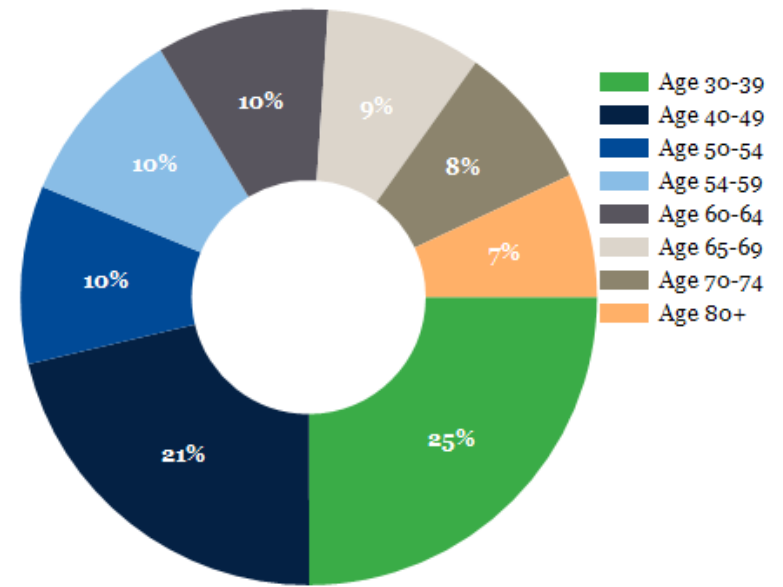


2024 Own vs. Rent - 1 Mile Radius

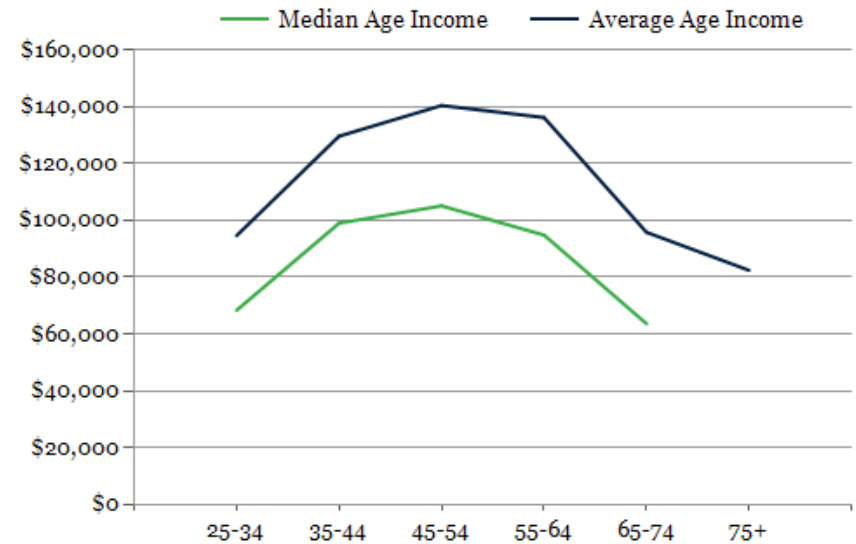


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	673	5,593	14,701
2024 Population Age 35-39	640	4,995	12,840
2024 Population Age 40-44	577	4,648	12,142
2024 Population Age 45-49	542	4,272	11,069
2024 Population Age 50-54	526	4,482	11,752
2024 Population Age 55-59	533	4,594	11,483
2024 Population Age 60-64	508	4,804	11,727
2024 Population Age 65-69	461	4,751	10,854
2024 Population Age 70-74	431	4,128	8,961
2024 Population Age 75-79	366	3,222	6,815
2024 Population Age 80-84	205	1,985	4,348
2024 Population Age 85+	177	1,855	4,736
2024 Population Age 18+	6,758	71,219	171,520
2024 Median Age	42	37	35
2029 Median Age	43	38	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,298	\$61,877	\$55,257
Average Household Income 25-34	\$94,620	\$87,710	\$76,229
Median Household Income 35-44	\$99,012	\$89,285	\$67,064
Average Household Income 35-44	\$129,685	\$122,769	\$96,164
Median Household Income 45-54	\$105,120	\$103,795	\$74,880
Average Household Income 45-54	\$140,494	\$140,612	\$107,379
Median Household Income 55-64	\$94,840	\$96,117	\$68,280
Average Household Income 55-64	\$136,261	\$134,211	\$103,379
Median Household Income 65-74	\$63,578	\$74,945	\$58,126
Average Household Income 65-74	\$95,791	\$109,212	\$89,825
Average Household Income 75+	\$82,408	\$88,162	\$73,925





# Kirkwood Place

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