



BAILEY VILLAGE

AT NEW DOWNTOWN EAST



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THE VISION



BAILEY VILLAGE AT DOWNTOWN EAST is a cutting-edge mixed use project featuring apartments and retail space. Located in a growing area just east of downtown Greensboro, Downtown East, Bailey Village will be a hub of activity in an area with a retail and residential void. Strategically placed along East Market Street between North Carolina A&T University and Bennett College, Bailey Village at Downtown East is surrounded by a thriving and vibrant population of young professionals, undergraduate and graduate students, as well as professors.

BAILEY VILLAGE COMMERCIAL SPACE

Commercial space with a variety of site plan options in the heart of the growing New Downtown East area. Situated between NC A&T and Bennet College, it is well located to serve a vibrant population of downtown professionals.

- Located at the corner of E Market St and S Dudley St at a signalized intersection
- Excellent location across the street from newly constructed NC A&T Engineering Research & Innovation Complex
- Options for free-standing and multi-tenant retail buildings
- Suitable for businesses ranging from large big box stores to small, independent retailers

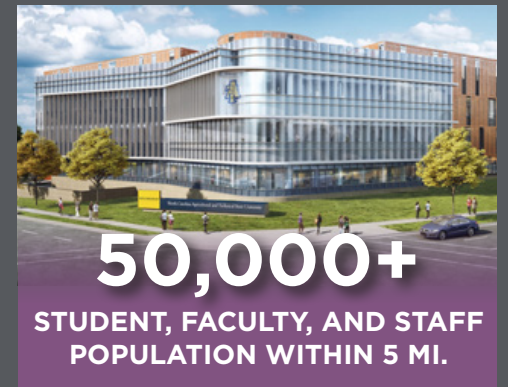
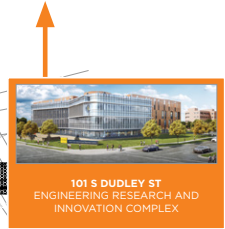
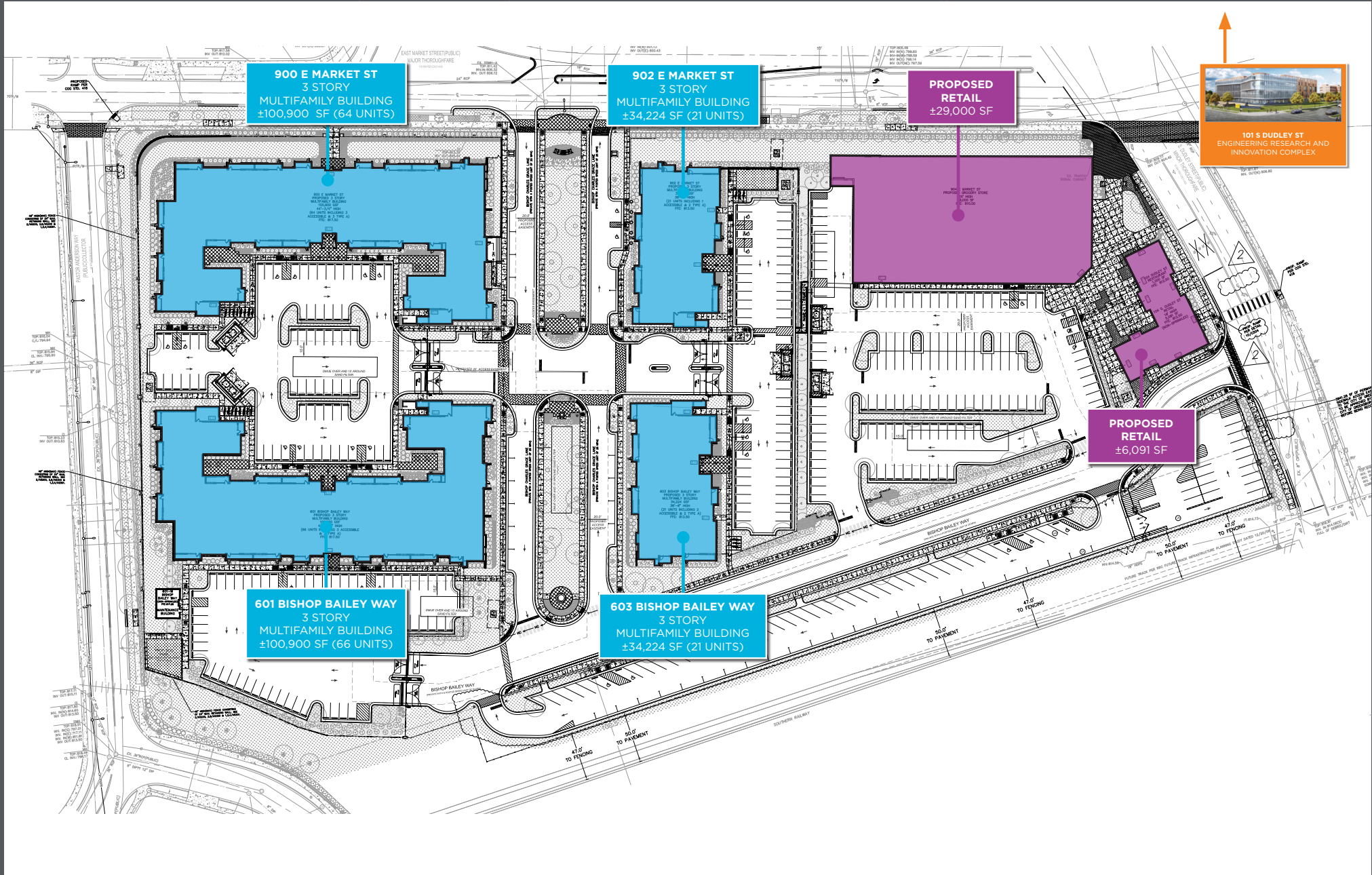


PHOTO GALLERY

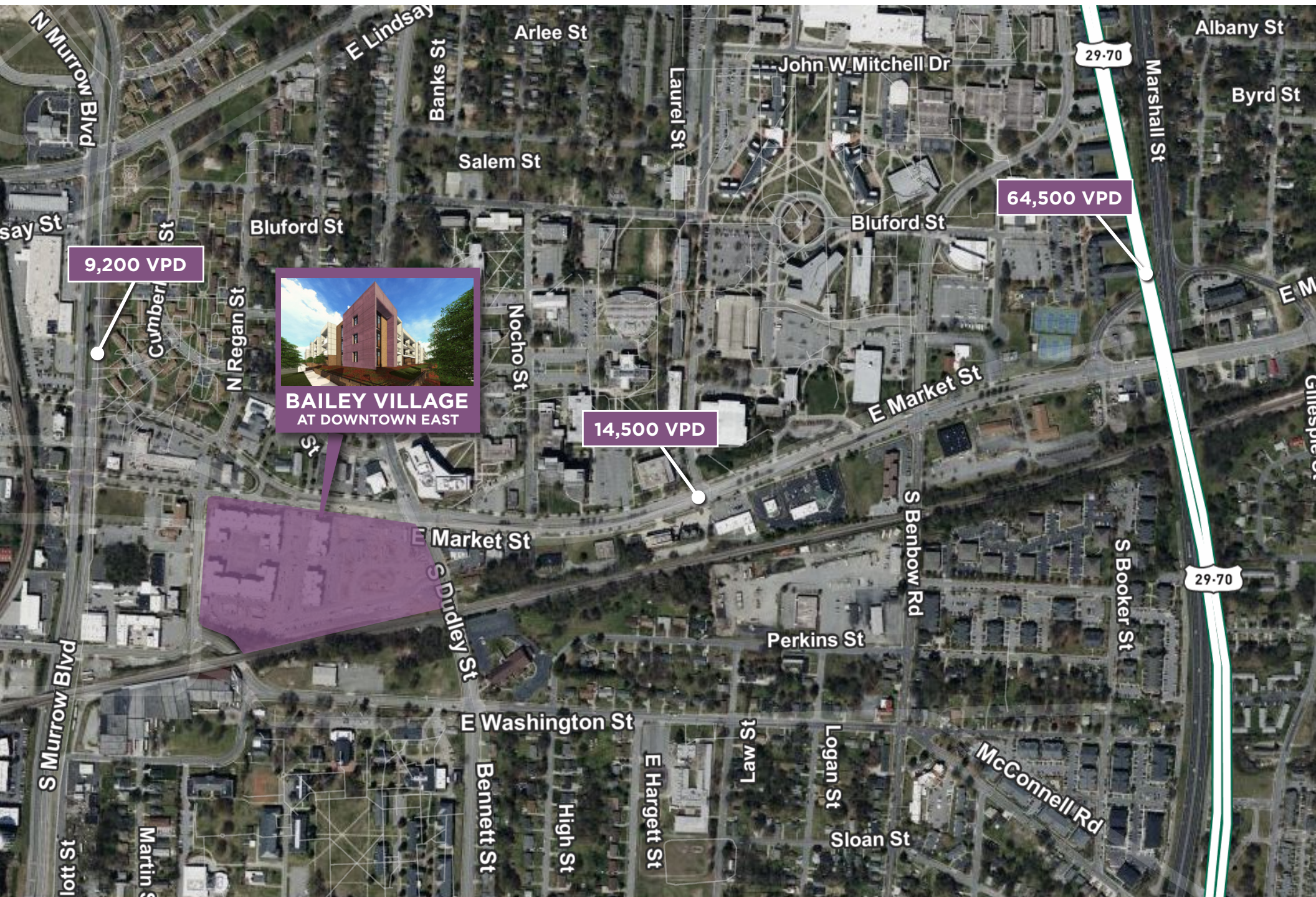


SITE PLAN

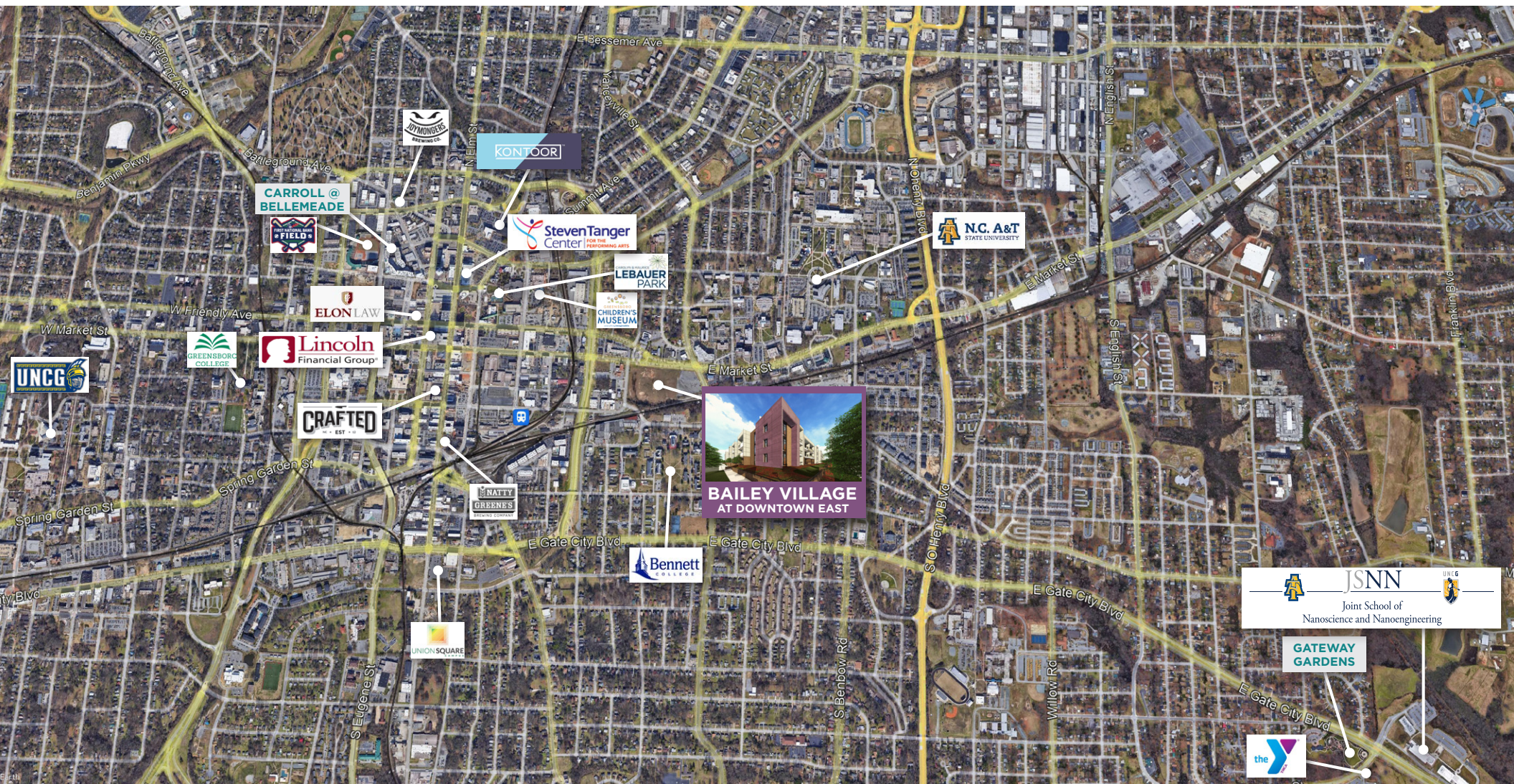
BAILEY VILLAGE AT NEW DOWNTOWN EAST



LOCATION AERIAL



LOCATION OVERVIEW

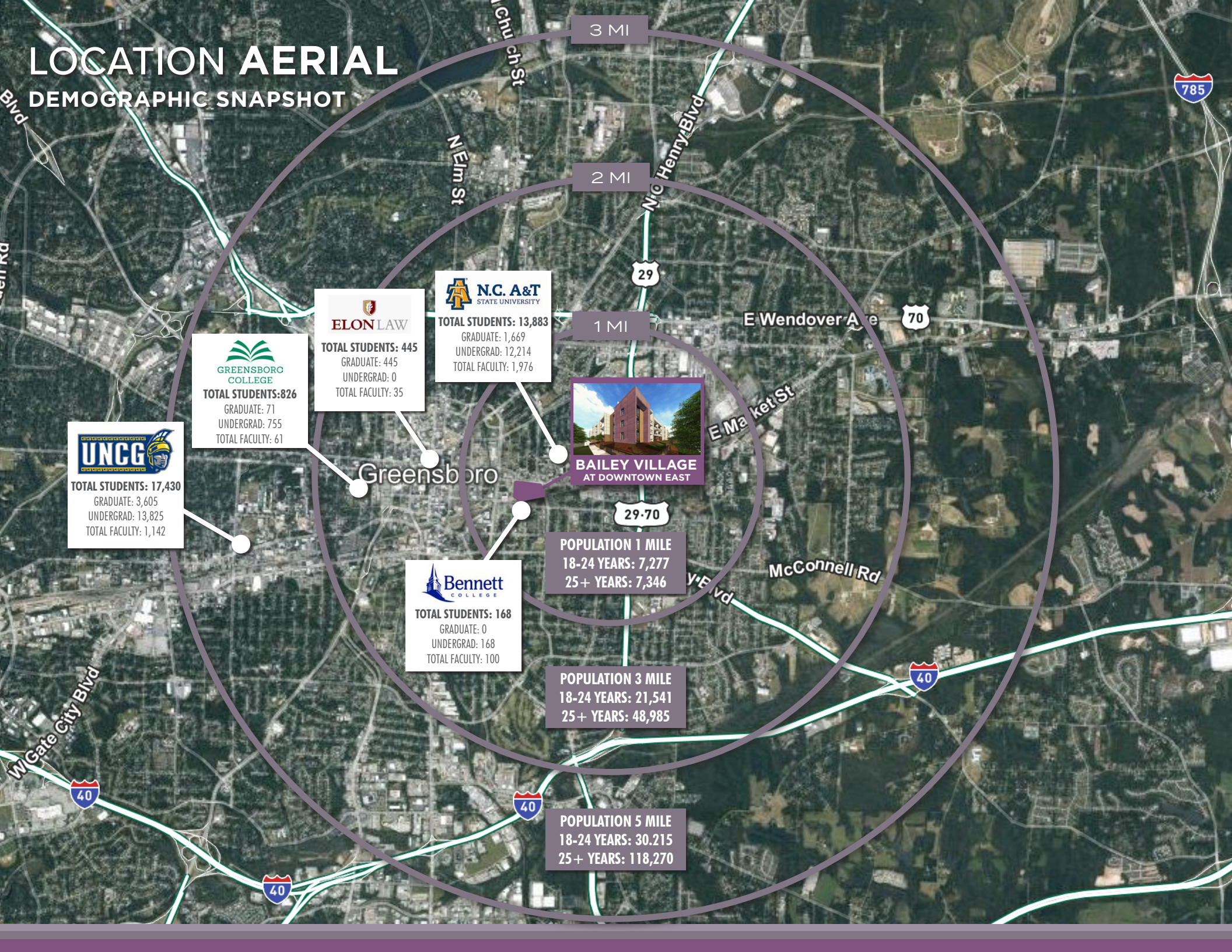


GREENSBORO, NC



LOCATION AERIAL

DEMOGRAPHIC SNAPSHOT



UNCG
TOTAL STUDENTS: 17,430
 GRADUATE: 3,605
 UNDERGRAD: 13,825
 TOTAL FACULTY: 1,142

GREENSBORO COLLEGE
TOTAL STUDENTS: 826
 GRADUATE: 71
 UNDERGRAD: 755
 TOTAL FACULTY: 61

ELON LAW
TOTAL STUDENTS: 445
 GRADUATE: 445
 UNDERGRAD: 0
 TOTAL FACULTY: 35

N.C. A&T STATE UNIVERSITY
TOTAL STUDENTS: 13,883
 GRADUATE: 1,669
 UNDERGRAD: 12,214
 TOTAL FACULTY: 1,976

Bennett COLLEGE
TOTAL STUDENTS: 168
 GRADUATE: 0
 UNDERGRAD: 168
 TOTAL FACULTY: 100



POPULATION 1 MILE
 18-24 YEARS: 7,277
 25+ YEARS: 7,346

POPULATION 3 MILE
 18-24 YEARS: 21,541
 25+ YEARS: 48,985

POPULATION 5 MILE
 18-24 YEARS: 30,215
 25+ YEARS: 118,270

3 MI

2 MI

1 MI

W Gate City Blvd

N Elm St

N Church St

N.C. Henry Blvd

E Wendover Ave

E Market St

McConnell Rd

W E Blvd



Greensboro

DEMOGRAPHIC REPORT

COMPREHENSIVE DEMOGRAPHIC ANALYSIS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	16,625	87,977	190,477
2023 Population 25 and Over	7,346	48,985	118,270
2028 Population 5 Year Projection	17,048	88,657	191,274
2023 Daytime Population	34,248	135,166	236,717



HOUSEHOLDS

2023 Households	5,568	31,712	74,336
2023 Average Household Income	\$61,537	\$69,450	\$77,451



TRAFFIC COUNTS

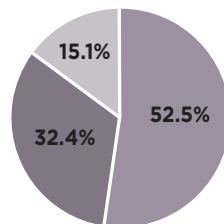
South Dudley Street	8,800 ADT	US-29	64,500 ADT
East Market Street	14,500 ADT	Lindsay Street	5,200 ADT
North Murrow Boulevard	9,200 ADT		



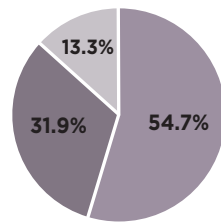
EDUCATION ATTAINMENT

HS and Associates Degrees	3,859 52.5%	26,785 54.7%	63,005 53.3%
Bachelor's Degree or Higher	2,377 32.4%	15,656 31.9%	42,108 35.6%

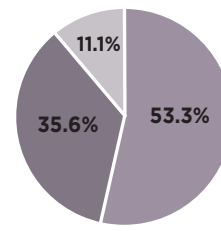
1-MILE



3-MILE



5-MILE



- NO HIGH SCHOOL DEGREE
- HIGH SCHOOL OR ASSOC.
- BACHELORS DEGREE OR HIGHER

COLLEGES & UNIVERSITIES FAST FACTS

5 TOTAL

COLLEGES & UNIVERSITIES

- NORTH CAROLINA A&T STATE UNIVERSITY
- UNIVERSITY OF NORTH CAROLINA, GREENSBORO
- GREENSBORO COLLEGE
- GUILFORD COLLEGE
- BENNETT COLLEGE

32,845

STUDENT POPULATION

12,000+

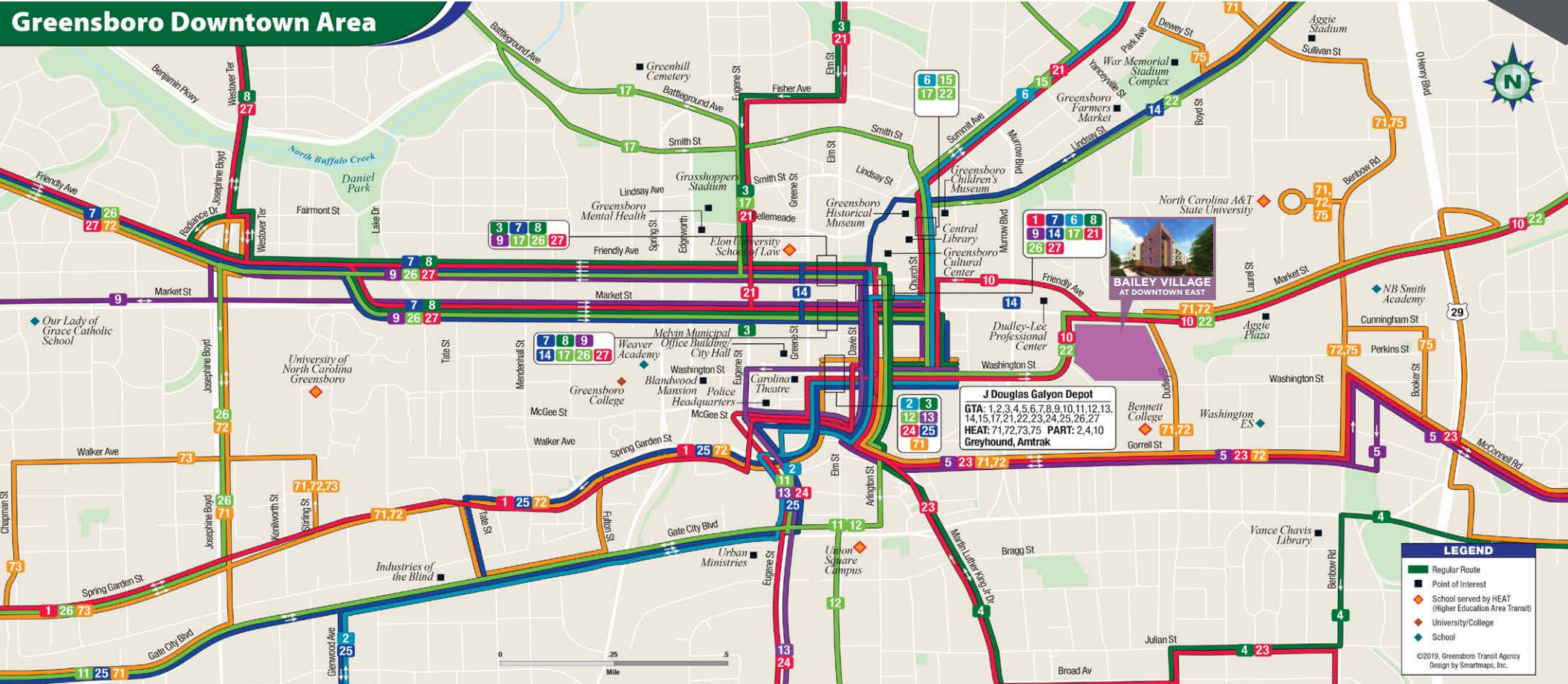
UNIVERSITY EMPLOYEES

GRADUATE, TECHNICAL & REMOTE PROGRAMS IN GREENSBORO

- ELON UNIVERSITY LAW SCHOOL
- GUILFORD TECHNICAL COMMUNITY COLLEGE
- STRAYER UNIVERSITY

LOCATION OVERVIEW

PUBLIC TRANSPORTATION MAP



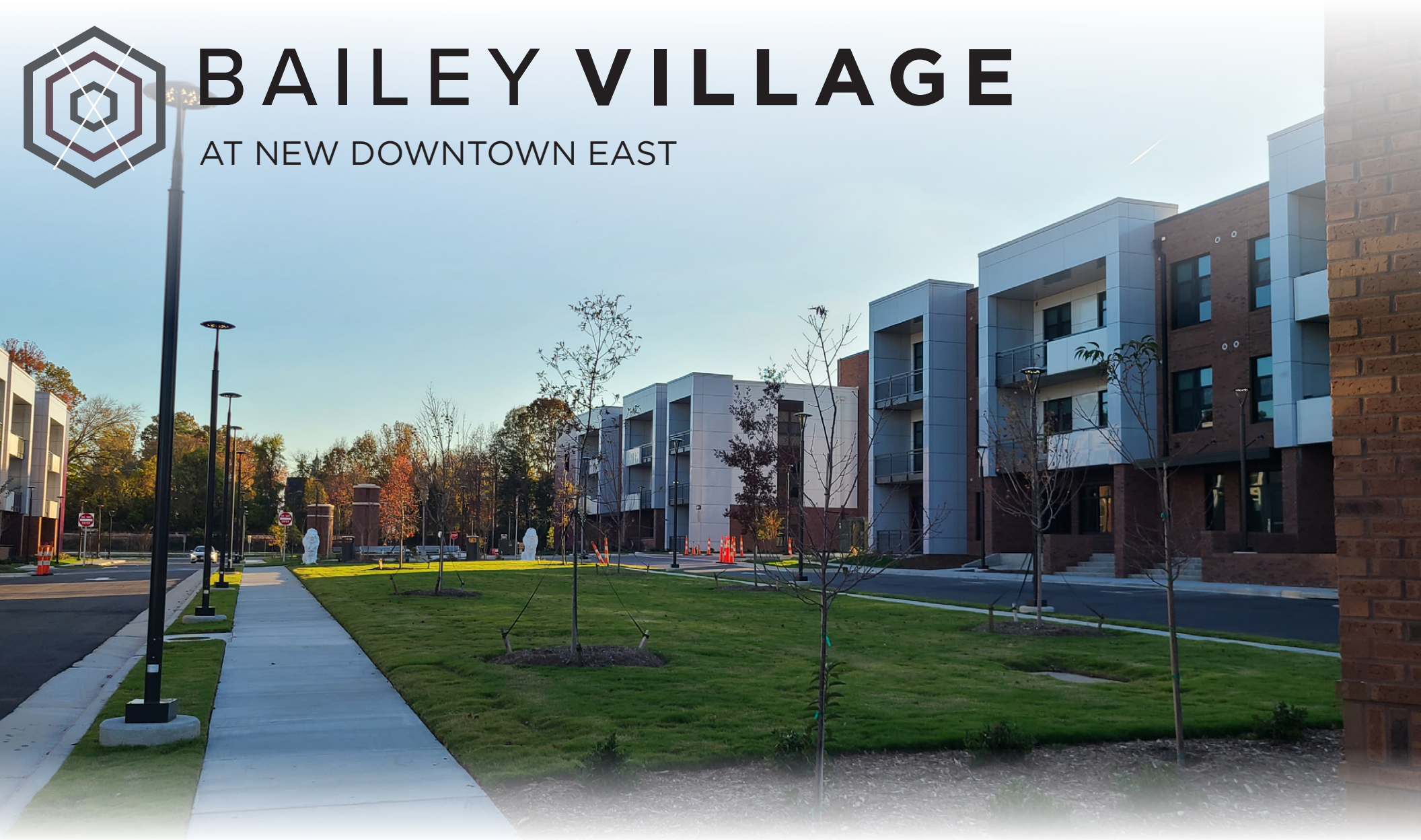
PUBLIC TRANSPORTATION OFFERS EASY ACCESS TO BAILEY VILLAGE AT DOWNTOWN EAST





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