

2800 LAWDALE DRIVE, GREENSBORO, NC 27408

KIRKWOOD PLACE



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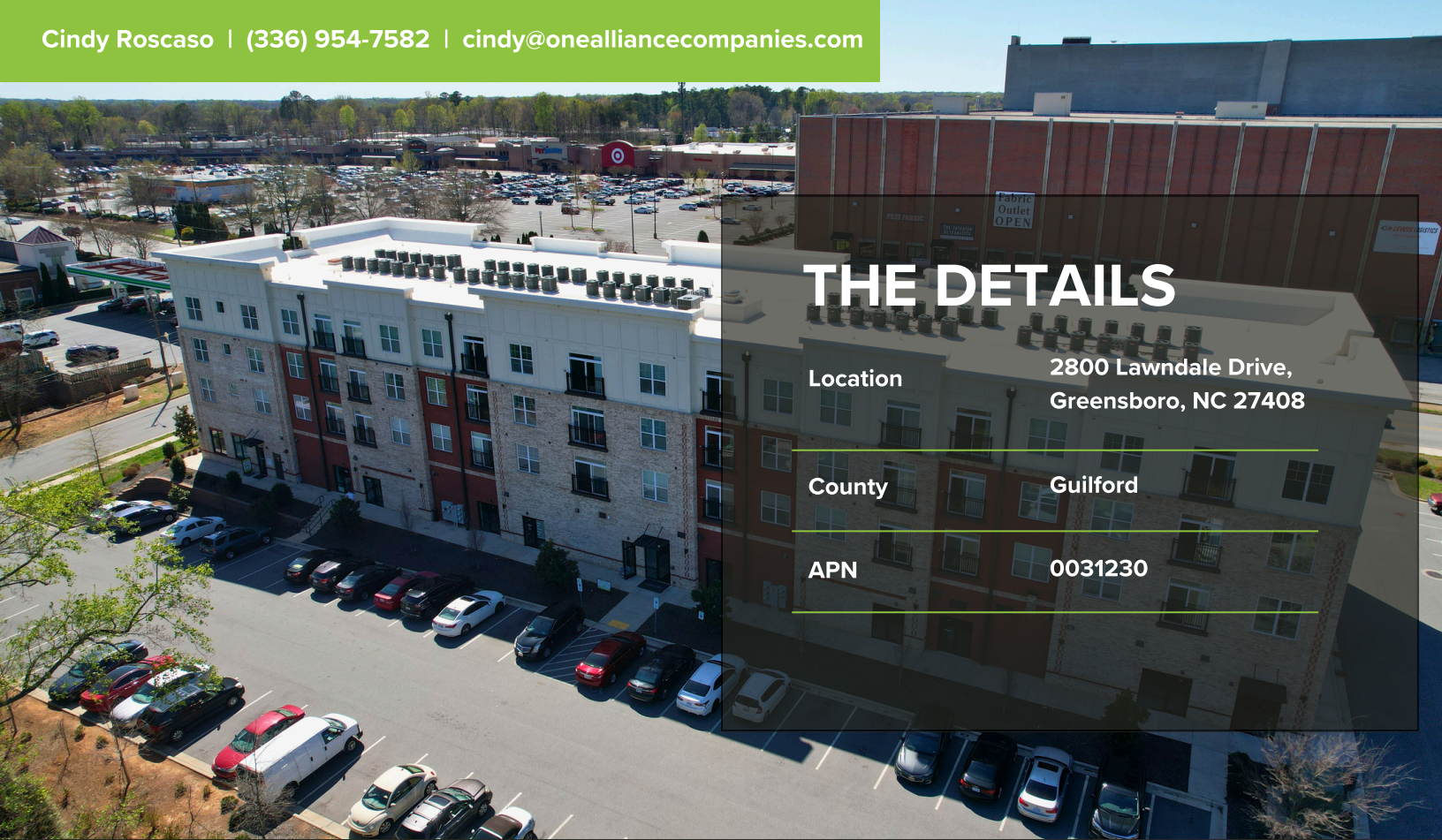
ABOUT THE SPACE

RETAIL SPACE FOR LEASE

- Prime mixed-use property featuring retail and office spaces on the ground floor, with 57 upscale residential units above.
- High visibility with 16,522 vehicles per day passing by, and located across from Lawndale Shopping Center.
- Excellent location within walking distance to Kirkwood neighborhood and minutes from Downtown Greensboro.
- Strong commercial presence with shadow anchors including Target, Harris Teeter, and PetSmart, plus a quality tenant mix.



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THE DETAILS

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

AVAILABLE SPACE

Suite	Floor	SF	Rent	Lease Type	Notes
102-103	1st Floor	+/- 1,685 - 3,370	\$21/SF TICAM \$5.41/SF	NNN	Space is demisable

PROPERTY FEATURES

Building SF	67,665
Land Acres	2.16
Year Built	2017
Zoning Type	CD-C-M
Building Class	A





GREENSBORO, NC

Greensboro, North Carolina is experiencing a historic economic transformation driven by unprecedented investment and job creation, positioning the city as a rising national powerhouse. In June 2025, JetZero announced plans to build its first commercial airplane manufacturing facility in Greensboro—a \$4.7 billion project that represents the largest economic development initiative in North Carolina’s history based on job commitment. Alongside Boom Supersonic’s completed Overture Superfactory at Piedmont Triad International Airport (PTI), these projects are projected to create more than 16,000 jobs and generate hundreds of billions of dollars in long-term economic impact.

These investments are rapidly establishing Greensboro as a major U.S. aerospace hub. JetZero’s advanced manufacturing and final assembly facility for its Z4 blended-wing-body aircraft is expected to break ground in early 2026, while Boom Supersonic is preparing for aircraft production with a planned rollout in 2029. This momentum is validating decades of infrastructure planning at PTI and attracting suppliers, logistics firms, and complementary industries to the region, accelerating growth across Guilford County and the broader Piedmont Triad.

Located between Charlotte and Raleigh, Greensboro benefits from strong regional connectivity and a diverse economic base. Once centered on textiles, tobacco, and furniture manufacturing, the Triad has successfully transitioned toward trade, transportation, utilities, and advanced manufacturing. Major employers such as Volvo Trucks of North America, Mack Trucks, Qorvo, Honda Aircraft Company, and Toyota North Carolina anchor the market, while the region’s industrial sector has led post-pandemic job recovery.

Greensboro is also emerging as a key player in the expanding “battery belt” and electrification economy. Toyota’s new automotive battery plant in nearby Randolph County began operations in summer 2025 and is expected to create more than 2,000 jobs, while Volvo Group continues to expand its electrified truck initiatives. The city’s strength in logistics—bolstered by FedEx and UPS expansions—combined with growing aerospace and biomanufacturing activity, is driving sustained demand for industrial, office, and research space.

This rapid growth is fueling significant demand for housing and supporting commercial infrastructure. With thousands of high-wage jobs coming online, Guilford County is projected to need more than 32,000 new housing units over the next five years, along with new retail, restaurant, and service-oriented developments. Supported by strong educational partnerships like Gateway Research Park—a collaboration between UNC Greensboro and North Carolina A&T—Greensboro is well-positioned for long-term, diversified economic growth.

