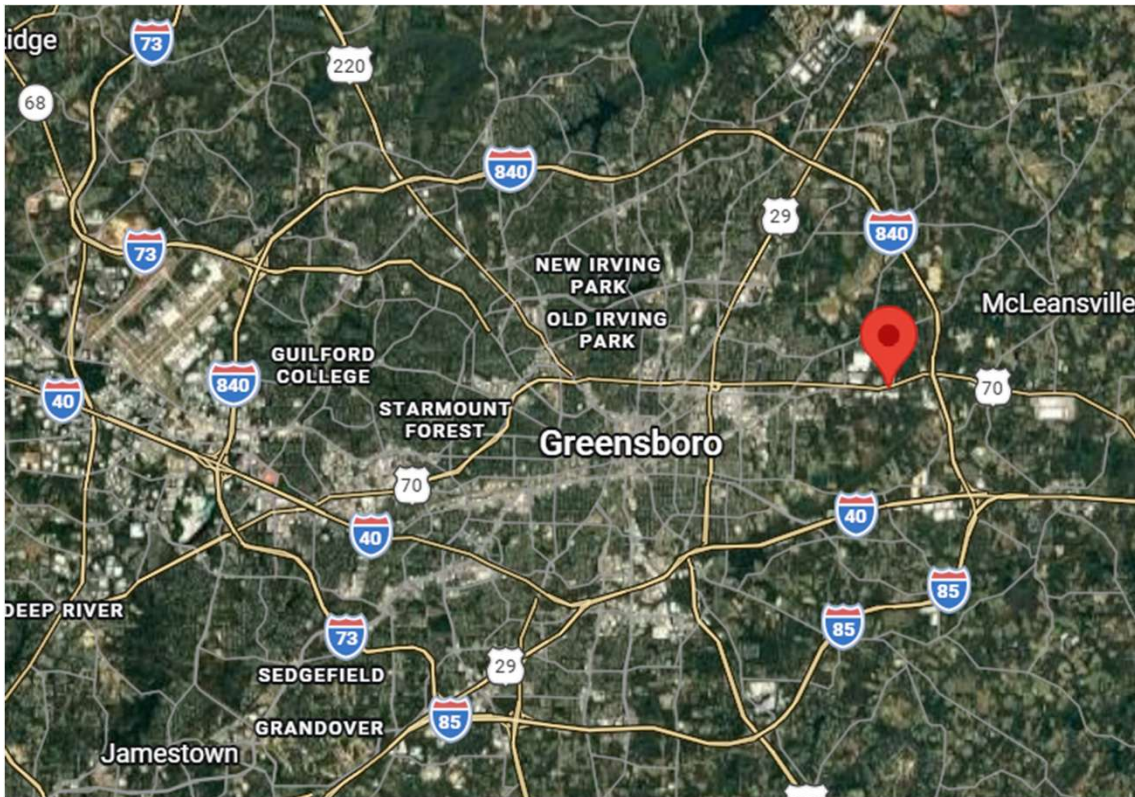


# Wendover Point Plaza Retail Space

4101 Burlington Road, Greensboro, NC



## DOWELL COMMERCIAL

### This Property Offers:

#### **Established Location, Growing Area:**

Located on Wendover Avenue / Highway 70 near I-84, this retail center receives 23,500 AADT (2024 NC DOT traffic counts). This center is near Guilford Technical Community College, two (2) one+ million SF industrial developments (NFI and Publix) and expanding residential developments.

#### **Building Facts**

**Building SF:** 16K SF.

**Construction:** 2005.

**Zoning:** CU-HB

(Highway Business)

**Co-Tenants:** Dollar General, Pizza Hut, and local users. Use

exclusions on certain foods and retail goods.

**Available SF:** 1,400 SF

**Lease Rate:** Contact Broker.

#### **Other Opportunity:**

Landlord has two other nearby retail centers and outparcels. Please inquire with all area interest.

For More Details, Contact Sean Dowell of Dowell Commercial Realty

Office: (336) 378-5067

[Sean@DowellCommercial.com](mailto:Sean@DowellCommercial.com)

[www.dowellcommercial.com](http://www.dowellcommercial.com)

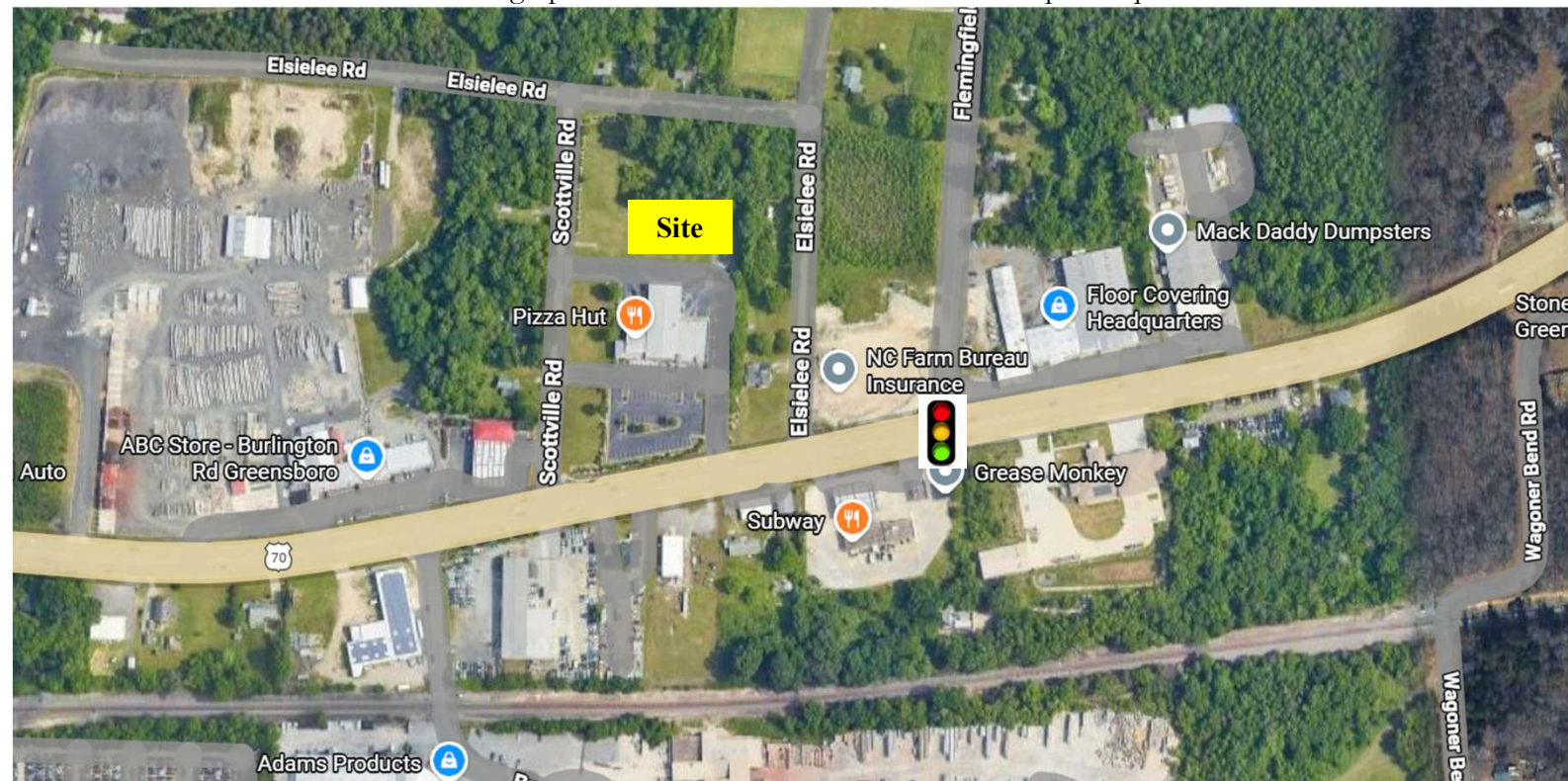
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**COMMERCIAL**



One intersection from GTCC to the west and from I-840 to the east, this asset is in a high traffic, mixed product corridor. Full demographic and trade area details are available upon request.



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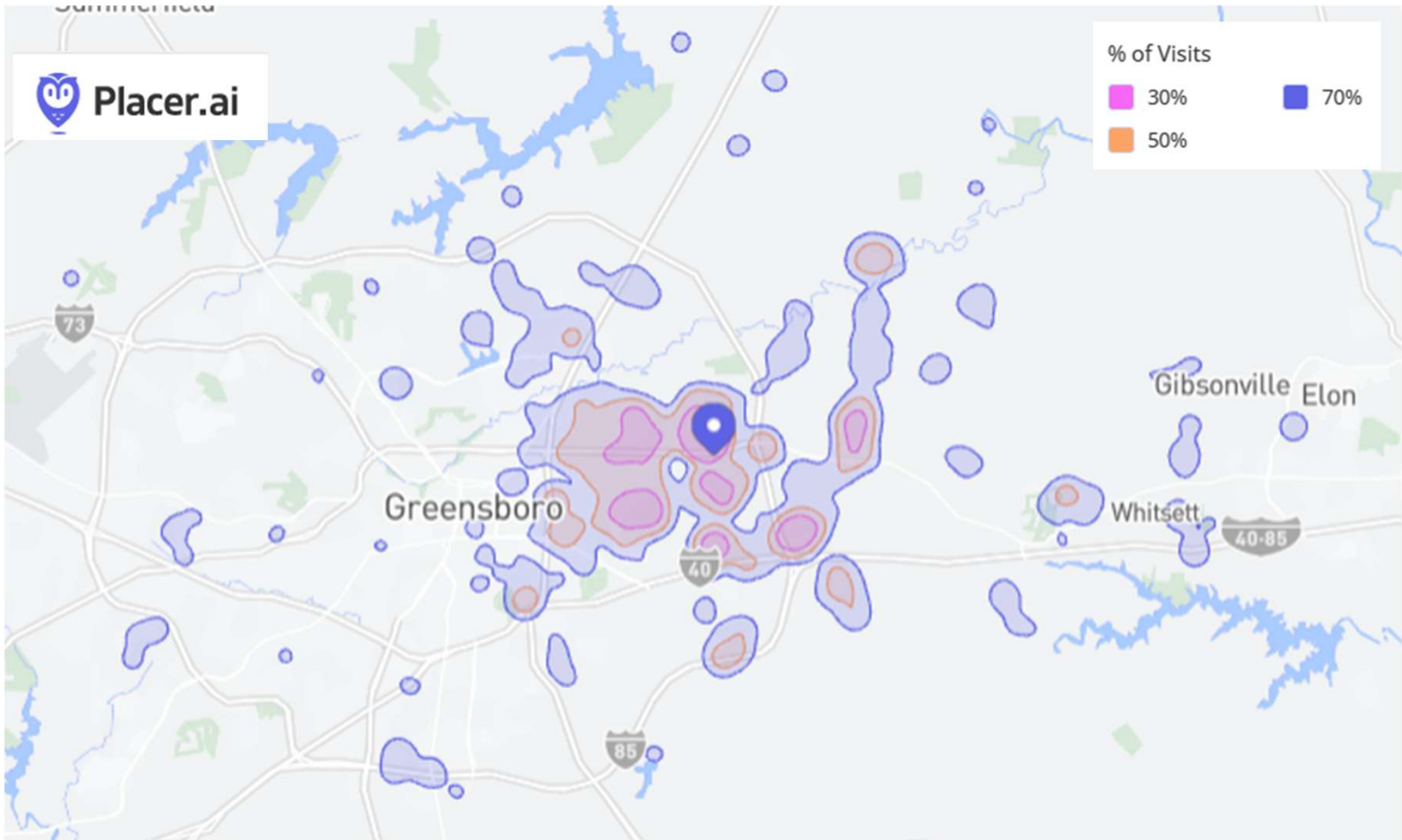
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**COMMERCIAL**



● 30 % of Visits

● 50 % of Visits

● 70 % of Visits

## Demographic Summary

|  | 30 % of Visits | 50 % of Visits | 70 % of Visits |
|--|----------------|----------------|----------------|
| Population                               | 1,500          | 17,324         | 79,885         |
| Population 5 Years Forecast              | 1,625          | 18,030         | 83,792         |
| 5 Year Projected Population Growth %     | (8.3%)         | (4.1%)         | (4.9%)         |
| Households                               | 533            | 6,658          | 31,625         |
| Persons per Household                    | 2.77           | 2.57           | 2.46           |
| Households with Children                 | 135 (25.3%)    | 1,690 (25.4%)  | 8,828 (27.9%)  |
| Household Median Income                  | \$36,931.43    | \$41,885.98    | \$54,095.51    |
| 5 Year Projected Household Median Income | \$44,332.47    | \$49,483.84    | \$64,729.94    |
| Household Average Income                 | \$54,709.11    | \$66,174.06    | \$74,774.7     |

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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