

5410
HORNADAY RD
GREENSBORO, NC



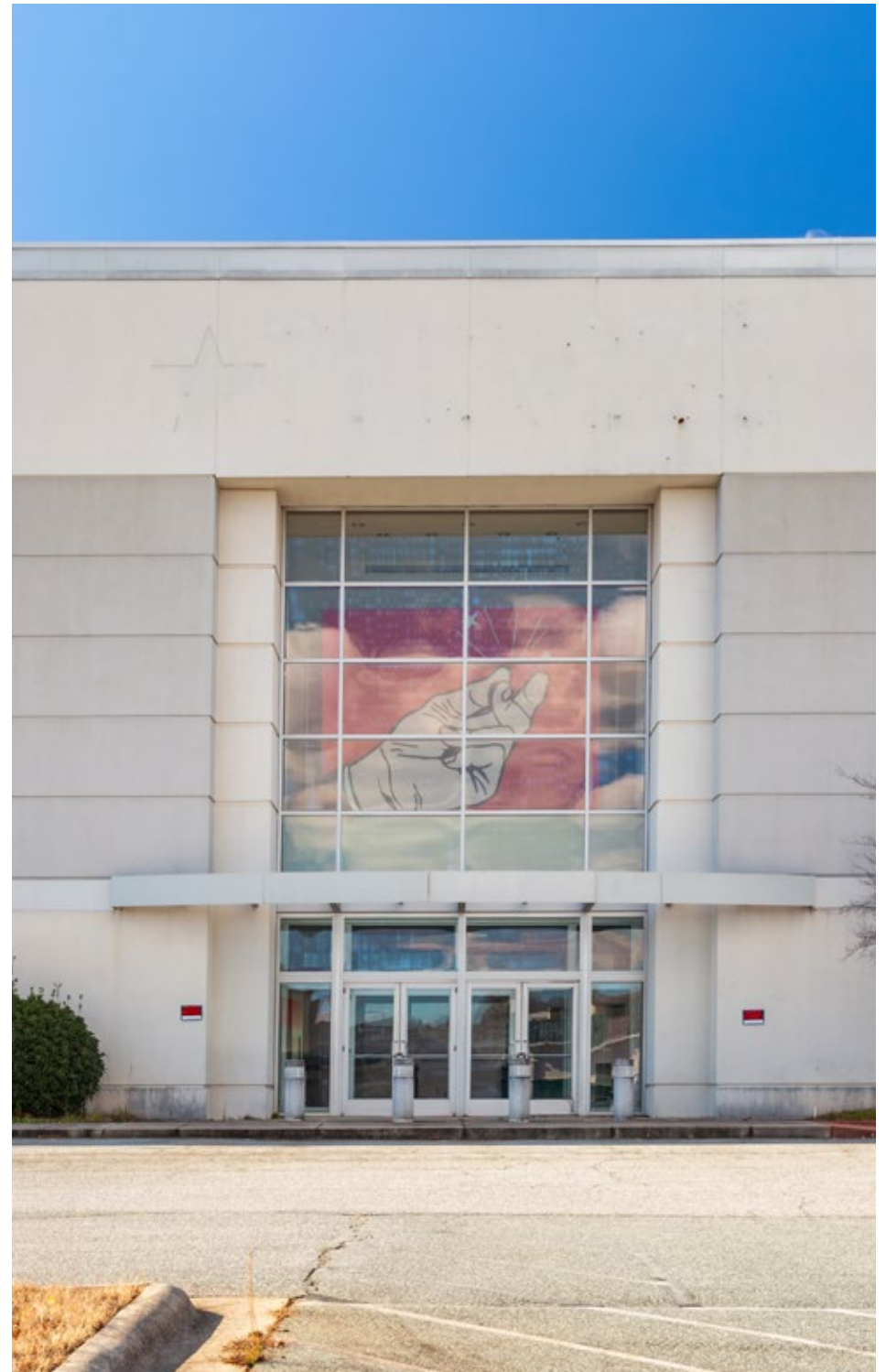
NAI Piedmont Triad

140,000 SF former Macy's building sitting at the center of Greensboro's busiest retail corridor.

Executive Summary

5410 Hornaday Rd is a 140,000 SF former Macy's building sitting at the center of Greensboro's busiest retail corridor — and at the edge of the biggest economic story in North Carolina. The site is directly across I-40 from TopGolf Greensboro, minutes from Piedmont Triad International Airport, and 8 miles from where JetZero just broke ground on a \$4.7 billion aircraft-manufacturing campus expected to bring 14,500 jobs to the Triad over the next decade.

For a retailer, entertainment operator, medical user, or mixed-use developer, that combination is rare: an anchor-scale, flexible box already built for heavy foot traffic, in a corridor that's about to see a decade of population, income, and housing growth stack on top of the traffic it already carries. This is a ground-floor opportunity to plant a flag in a market before that growth shows up in the rent roll.



Property Overview

Location:	5410 Hornaday Rd. Greensboro, NC
Lot Size:	9.51 Acres
Leasable Area:	Up to 140,000 SF
Use:	Flex/Retail
Lease Terms:	Call for Pricing
Parking:	641 Spaces
Power:	480V, 2000 amps
Zoning:	CD-C-M
Column Spacing:	28'x28'

CEILING HEIGHTS

GROUND FLOOR

Ceiling Tile:	12'
Roof Drain:	13'
Bottom of Joist:	14' 9"
Bottom of Deck:	17'

SECOND FLOOR

Ceiling Tile:	12'
Bottom of Ductwork:	15' 4"
Bottom of Joist:	18' 3"
Bottom of Roof:	20'



Key Highlights

- **High-Visibility Location:** Situated directly off I-40, with 113,000 vehicles passing daily — one of the busiest highways in the region.
- **Prime Retail Corridor:** Located in the heart of the Wendover Avenue retail corridor, one of Greensboro's most vibrant commercial hubs, anchored by Costco, Target, Walmart, Sam's Club, Home Depot, and Lowe's.
- **Top Destination Neighbor:** Directly across the street from TopGolf, a major entertainment anchor that opened in 2024 and draws heavy daily and weekend traffic.
- **JetZero Tailwind:** 8 miles from Piedmont Triad International Airport, where JetZero is building a \$4.7 billion, 14,500-job aircraft manufacturing campus — the largest job announcement in North Carolina history, with hiring beginning in 2027.
- **Built-In Flexibility:** Up to 140,000 SF of flex/retail space, 641 parking spaces, and column spacing suited to retail, medical, entertainment, or mixed-use tenants.

Wendover Ave Retail Corridor



Area Growth & Momentum

Greensboro isn't just a strong retail market today — it's a market with a decade of documented growth already funded and underway, most of it within a five-minute drive of 5410 Hornaday Rd.

AN ENTERTAINMENT ANCHOR RIGHT ACROSS THE HIGHWAY

TopGolf Greensboro opened in September 2024 directly across I-40 from 5410 Hornaday Rd — a 0.6-mile, 3-minute drive. The 72-bay venue anchors a broader planned development that will add more dining, entertainment, and hospitality nearby, giving this site a built-in stream of cross-shopping visitors day and night.

Traffic: 113,000 VPD on I-40, 37,000 VPD on Wendover Avenue, 22,068 VPD on Guilford College Rd.

Airport momentum: PTI passenger traffic is up 4% year-to-date and closing in on its pre-pandemic high — a sign of rising activity in the immediate area even before JetZero's workforce arrives.

THE JETZERO EFFECT

In June 2026, Governor Josh Stein joined state and local officials to break ground on JetZero's first commercial aircraft manufacturing facility at Piedmont Triad International Airport — 8 miles from this property. It's the largest job-creation announcement in North Carolina history.

WHAT IT MEANS FOR RETAIL: Thousands of new, above-average-income households moving into the Triad over the next decade — plus JetZero's own supply chain and administrative staff relocating locally — translate directly into rising demand for retail, dining, and services along corridors like Wendover Avenue.

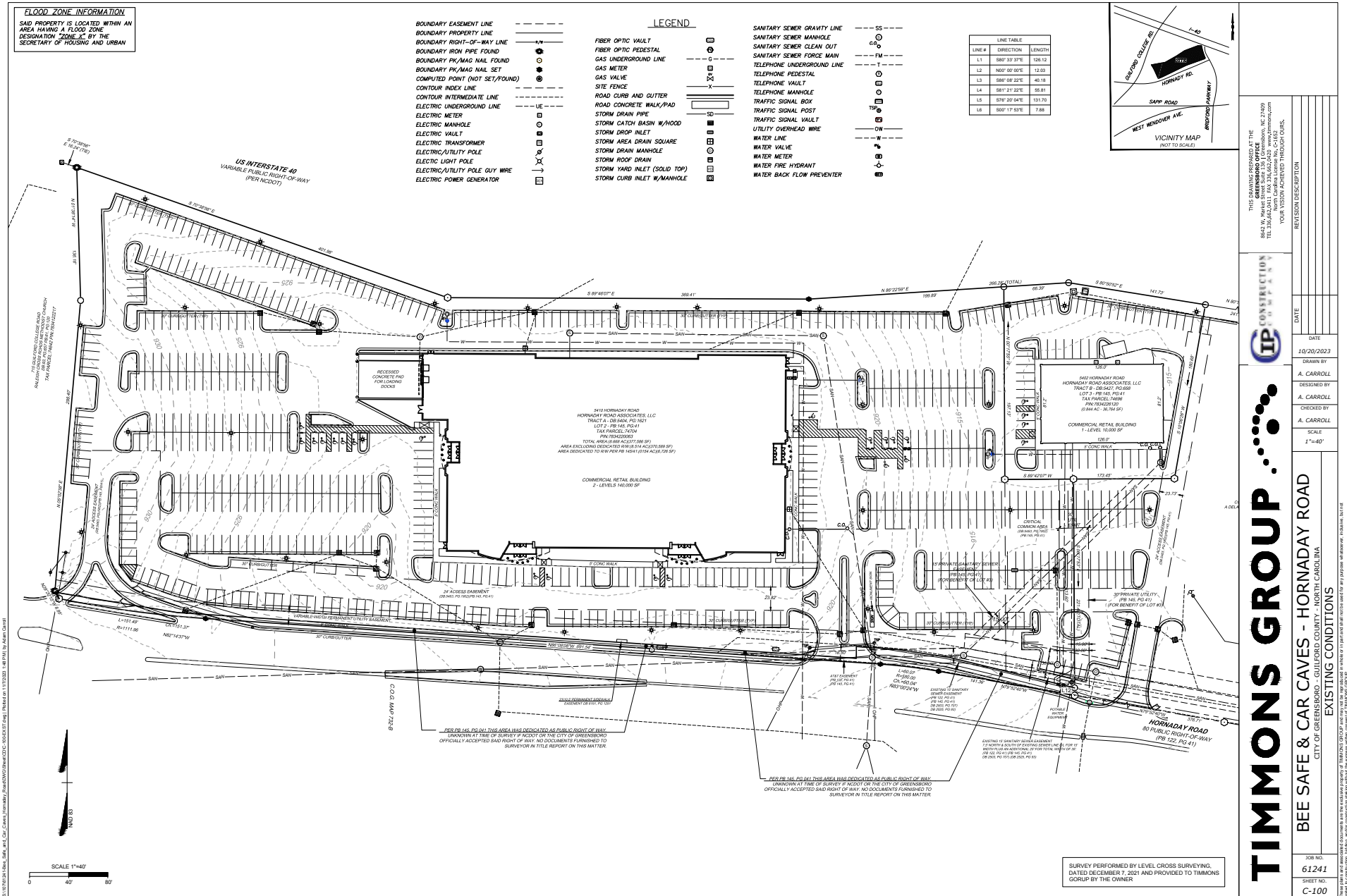
WHAT IT MEANS FOR HOUSING: State and local officials are already planning for a wave of housing construction across Greensboro to house the incoming workforce, which further compounds population and spending growth near the airport.







Site Plan





BROKERAGE DEVELOPMENT INVESTMENTS

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