

FOR LEASE > ±45,176 SF FORMER TOYS R US

3728 W Gate City Boulevard/High Point Road
Greensboro, NC 27407



PROPERTY HIGHLIGHTS

- **Building SF** - ±45,176 SF
- **Acreage** - 4.80 Acres
- **Parking Spaces** - 200 Spaces
- **Parking Ratio** - 4.99/1,000
- **Zoning** - CU-C-M
Conditional District Commercial Medium
UDO District: CU-HB
- **Frontage** - 365' Along Gate City Blvd
- **TICAM** - \$1.50 PSF
- **Asking Rate** - Contact Broker



2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	10,456	79,283	173,465
DAYTIME POPULATION	12,430	81,598	209,162
HOUSEHOLDS	4,532	32,700	72,641
AVG. HOUSEHOLD INCOME	\$32,848	\$40,428	\$45,261

Click Here For Zoning Ordinance Details:

<https://www.greensboro-nc.gov/departments/planning/learn-more-about/zoning-rezoning/land-development-ordinance>

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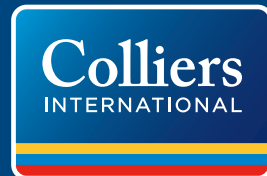
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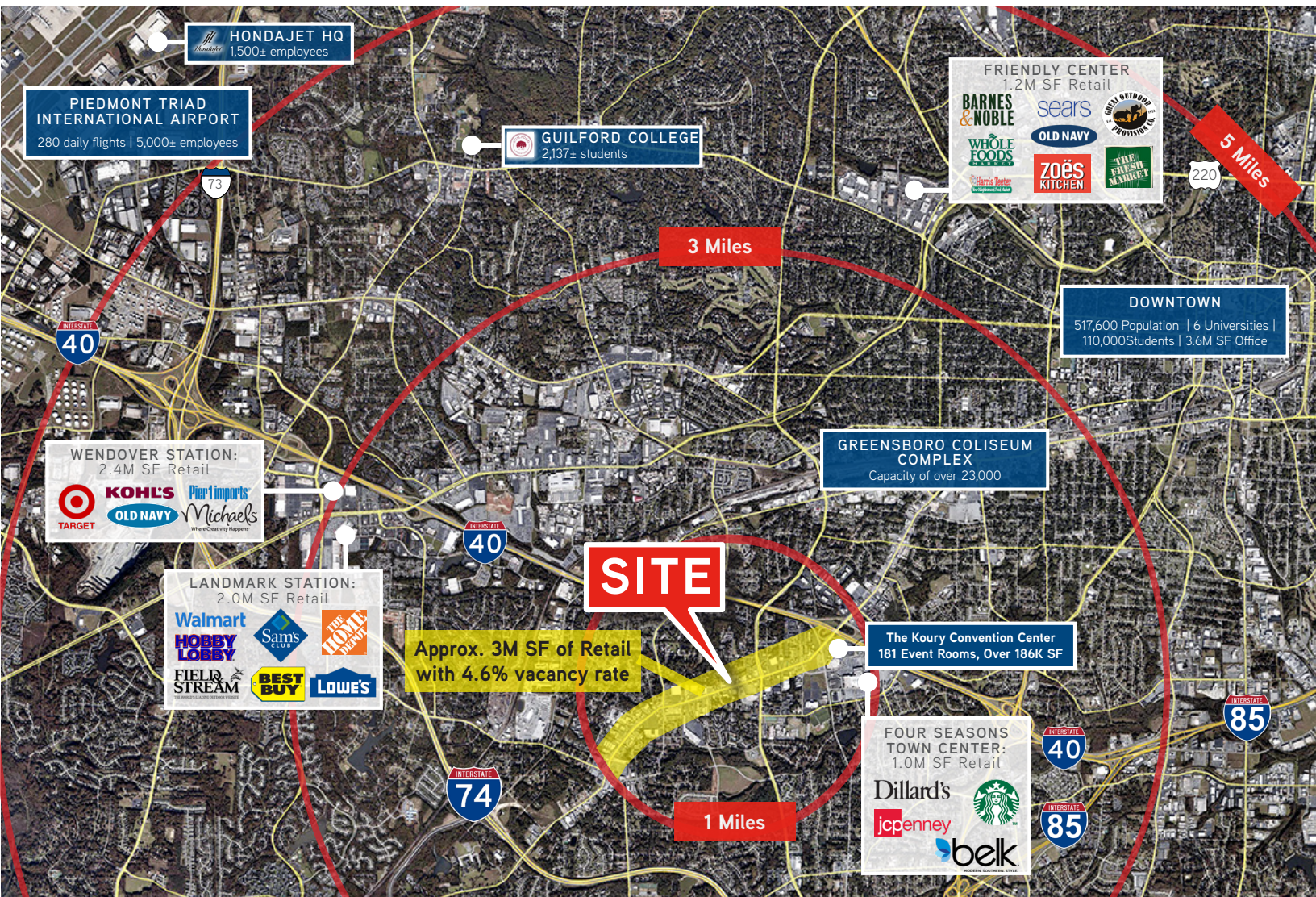
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> LOCATION MAP



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> RETAIL COMPETITION MAP ALONG GATE CITY BLVD



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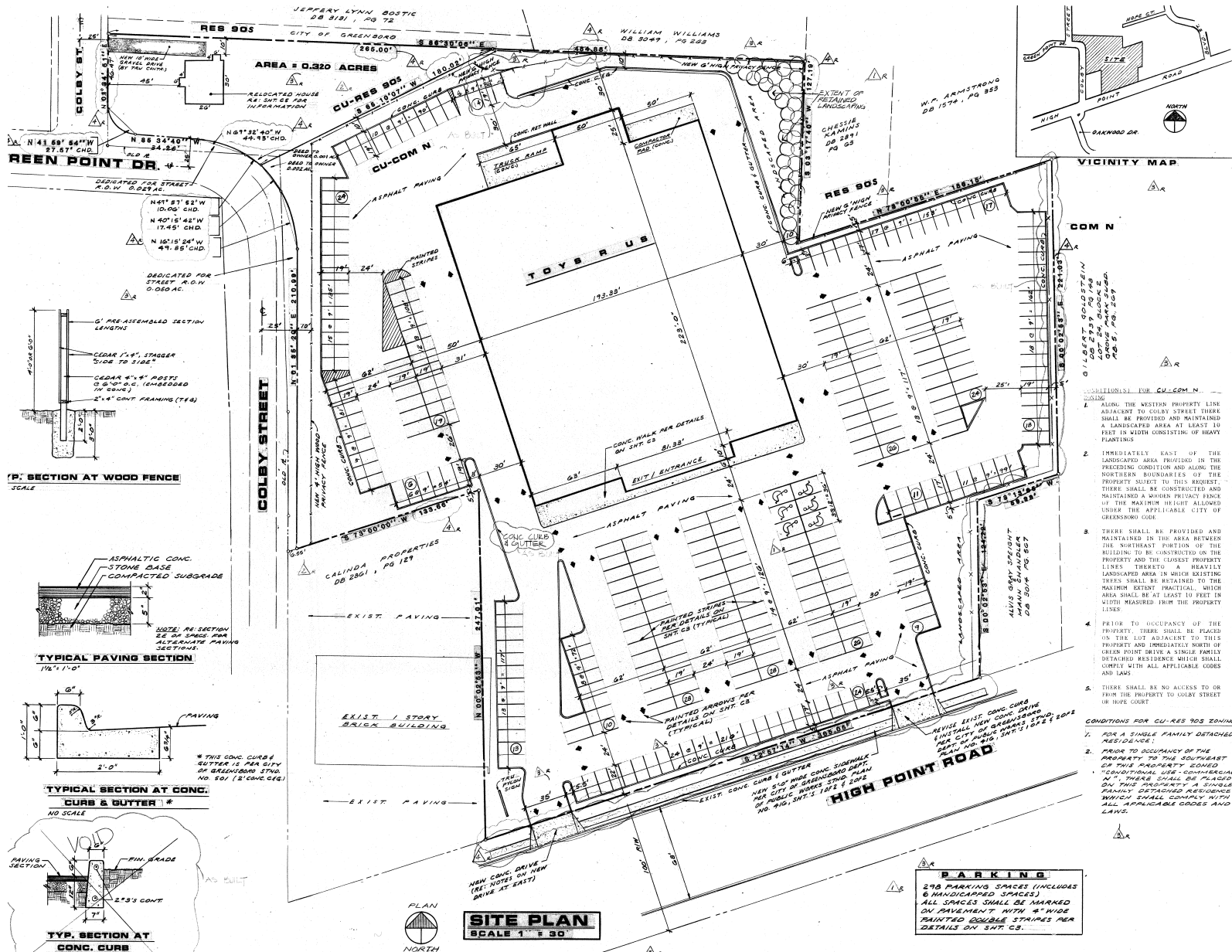
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> SITE PLAN



* Not to scale, for visual purposes only

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

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> GREENSBORO OVERVIEW

288,594

Population

\$45,703

Median Household
Income



12,442

Total Businesses



208,114

Total Employees

35.0

Median Age

POPULATION	1-MILE	3-MILE	5-MILE
2000 Population	9,456	66,901	149,263
2010 Population	9,609	71,217	162,034
2018 Population	10,456	76,283	173,465
2023 Population	10,962	79,529	181,186
2000-2010 Annual Rate	0.16%	0.63%	0.82%
2010-2018 Annual Rate	1.03%	0.84%	0.83%
2018-2023 Annual Rate	0.95%	0.84%	0.87%
Daytime Population	12,430	81,598	209,162
2018 Median Age	32.7	33.5	34.4
HOUSEHOLDS			
2000 Households	3,895	27,757	61,673
2010 Households	3,841	29,553	68,035
2018 Total Households	4,179	31,602	72,641
2023 Total Households	4,385	32,954	76,035
2000-2010 Annual Rate	-0.14%	0.63%	0.99%
2010-2018 Annual Rate	1.03%	0.82%	0.80%
2018-2023 Annual Rate	0.97%	0.84%	0.92%
2018 Average Household Size	2.49	2.38	2.27
HOUSING			
2018 Total Housing Units	4,944	35,768	80,978
2018 Owner Occupied Housing Units	1,277	13,321	33,677
2018 Renter Occupied Housing Units	2,902	18,281	38,964
2018 Vacant Housing Units	765	4,166	8,337

MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2018 Median Household Income	\$36,049	\$40,875	\$45,261
2023 Median Household Income	\$38,945	\$45,151	\$50,644
2018-2023 Annual Rate	1.56%	2.01%	2.27%
AVERAGE HOUSEHOLD INCOME			
2018 Average Household Income	\$46,022	\$56,678	\$65,412
2023 Average Household Income	\$51,499	\$62,840	\$72,284
2018-2023 Annual Rate	2.27%	2.09%	2.02%
PER CAPITA INCOME			
2018 Per Capita Income	\$18,628	\$23,730	\$27,987
2023 Per Capita Income	\$20,823	\$26,263	\$30,893
2018-2023 Annual Rate	2.25%	2.05%	2.00%
EDUCATION			
Associate's Degree	6.9%	8.0%	7.5%
Bachelor's Degree	15.1%	21.0%	25.1%
Graduate/Professional Degree	3.8%	10.1%	14.6%
RACE/ETHNICITY			
White Alone	26.6%	39.5%	46.5%
Black Alone	42.5%	40.7%	39.2%
Hispanic Origin	25.6%	14.1%	9.5%
AGE			
18+	58.1%	59.3%	58.0%
55+	19.5%	23.1%	25.5%
EMPLOYMENT			
Total Employees	8,8512	54,878	139,545
Total Establishments	695	4,211	9,540

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