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# Grandover Village

GREENSBORO NC

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Open Now

Availability

- Small Shops - Suite J - Lease Out
- Phase II - 1,500- 1,700 s.f.
- Outparcels - 3.18 acres & 3.7 acres



# SITE HIGHLIGHTS

- **Anchored by:** Publix Supermarket, LeBauer Health Care (Cone Health) 13,00 s.f. , PetSense, ABC, Chick-fil-a, Starbucks, Chipotle, Jersey Mikes
- Serving the affluent Grandover, Sedgefield, Adams Farm and Jamestown communities.
- Completed major realignment of Gate City Blvd. from I-73 to site and future Jamestown Bypass (under construction) to I-74 in High Point.
- Signalized intersection at W. Gate City Blvd. and Guilford College Rd. and two lighted signals at interior of Grandover Village Rd. for full access.
- Adjacent to over 10,000 daily students, faculty and staff including Guilford Technical Community College (GTCC), Ragsdale High School , Jamestown Middle School, Mills Elementary School and Haynes-Inman Education Center.
- Adjacent to Millis & Main, (312 units) and 8 West (230 units).



# DEMOGRAPHICS



## POPULATION DRIVE TIMES

5 minutes	13,022
10 minutes	78,366



## POPULATION MILE RADIUS

1 mile	2,696
3 miles	34,384
5 miles	108,199

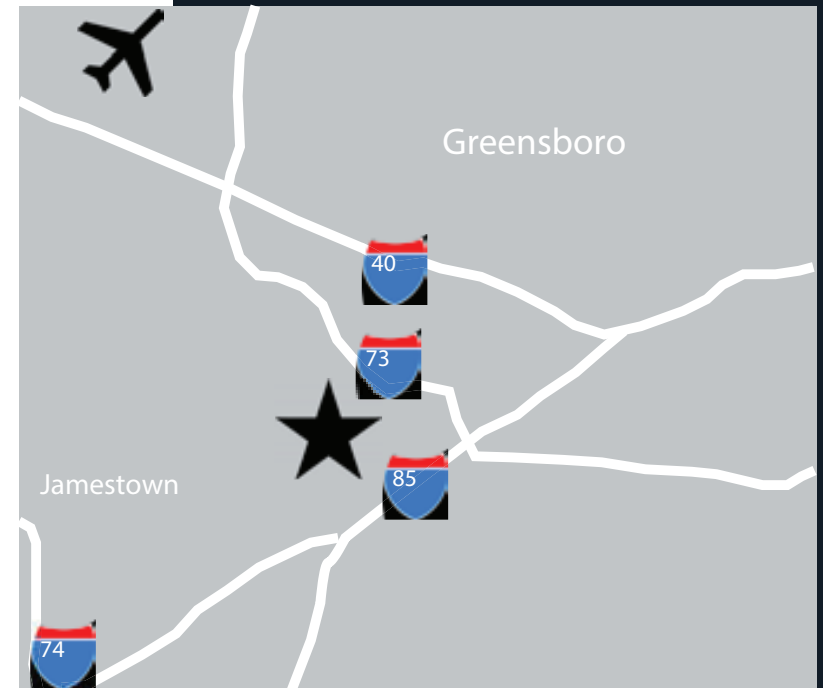


## AVERAGE HH INCOME

1 mile	\$136,579
3 miles	\$97,897
5 miles	\$73,266

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# VICINITY AERIAL



8th Hole of Grandover Resort West Golf Course

8 WEST APARTMENTS

Outparcel 3.7 Acres

Outparcel 3.18 Acres

Future Development

Leased

- 1 - Publix
- 2 - Chick-Fil-A
- 3 - Ghassans
- 4 - PetSense
- 5 - Venice Nails & Spa
- 6 - Great Clips
- 7 - Papa Johns
- 8 - Jersey Mikes
- 9 - ABC Liquor Store
- 12 - Starbucks
- 13 - Heartland Dental
- 15 - Chipotle
- 16 - State Employees Credit Union
- 17 - Lebauer HealthCare

Available

- 10/11 - 1,300-4,500 SF Available
- 14 - 1,500 SF Available

Phase 3



GRANDOVER VILLAGE RD

GRANDOVER VILLAGE RD



10 11

ABC LIQUOR STORE

HEARTLAND DENTAL

14

CHIPOTLE MEXICAN GRILL

W GATE CITY BLVD

TRUDYS WY



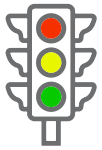
**Leased**

- 8 - Jersey Mikes
- 9 - ABC Liquor Store
- 12 - Starbucks
- 13 - Heartland Dental
- 15 - Chipotle
- 16 - State Employees Credit Union
- 17 - Lebauer HealthCare



**Available**

- 10/11 - 1,300-4,500 SF Available
- 14 - 1,500 SF Available



W MAIN ST

JAMESTOWN PKWY

1.63 AC  
OUTPARCEL

OUTDOOR DINING. TYP.

GATHERING SPACE  
OUTDOOR DINING WITH  
STRING LIGHTING

CENTRAL  
GREEN

PERFORMANCE  
SPACE

EVENT  
LAWN

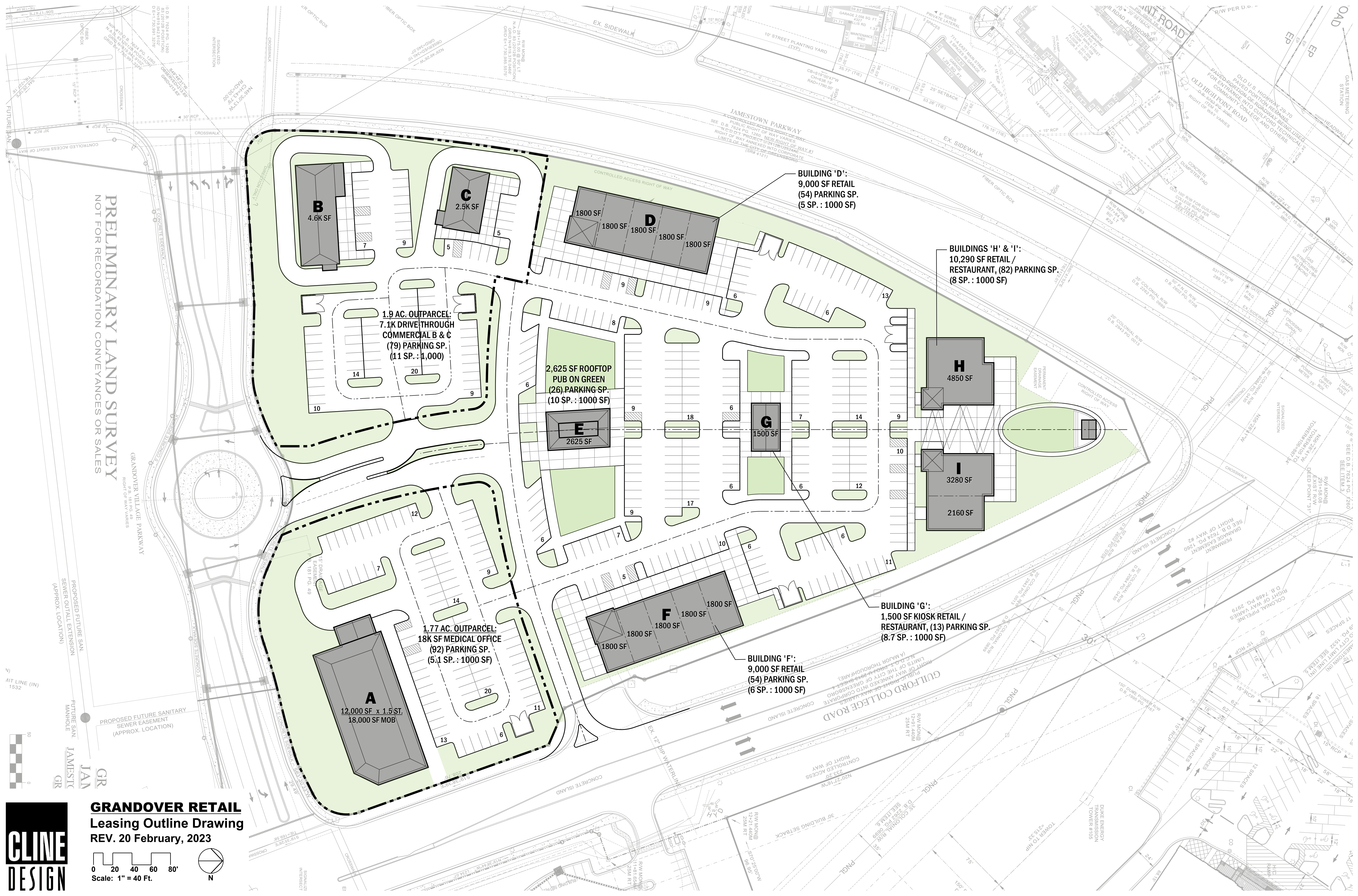


1.62 AC  
OUTPARCEL

GUILFORD COLLEGE RD



PRELIMINARY LAND SURVEY  
NOT FOR RECORDATION CONVEYANCES OR SALES



**B**  
4.6K SF

**C**  
2.5K SF

**D**  
1800 SF 1800 SF 1800 SF 1800 SF

**BUILDING 'D':**  
9,000 SF RETAIL  
(54) PARKING SP.  
(5 SP. : 1000 SF)

1.9 AC. OUTPARCEL:  
7.1K DRIVE-THROUGH  
COMMERCIAL B & C  
(79) PARKING SP.  
(11 SP. : 1,000)

2,625 SF ROOFTOP  
PUB ON GREEN  
(26) PARKING SP.  
(10 SP. : 1000 SF)

**E**  
2625 SF

**G**  
1500 SF

**H**  
4850 SF

**I**  
3280 SF  
2160 SF

**BUILDINGS 'H' & 'I':**  
10,290 SF RETAIL /  
RESTAURANT, (82) PARKING SP.  
(8 SP. : 1000 SF)

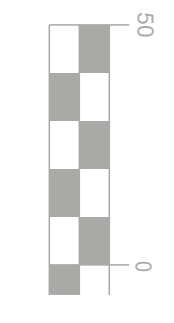
1.77 AC. OUTPARCEL:  
18K SF MEDICAL OFFICE  
(92) PARKING SP.  
(5.1 SP. : 1000 SF)

**F**  
1800 SF 1800 SF 1800 SF

**BUILDING 'G':**  
1,500 SF KIOSK RETAIL /  
RESTAURANT, (13) PARKING SP.  
(8.7 SP. : 1000 SF)

**A**  
12,000 SF x 1.5 ST.  
18,000 SF MOB

**BUILDING 'F':**  
9,000 SF RETAIL  
(54) PARKING SP.  
(6 SP. : 1000 SF)



**GRANDOVER RETAIL**  
Leasing Outline Drawing  
REV. 20 February, 2023

Scale: 1" = 40 Ft.



JAN  
GR

