

FREESTANDING BUILDING AT STOPLIGHT

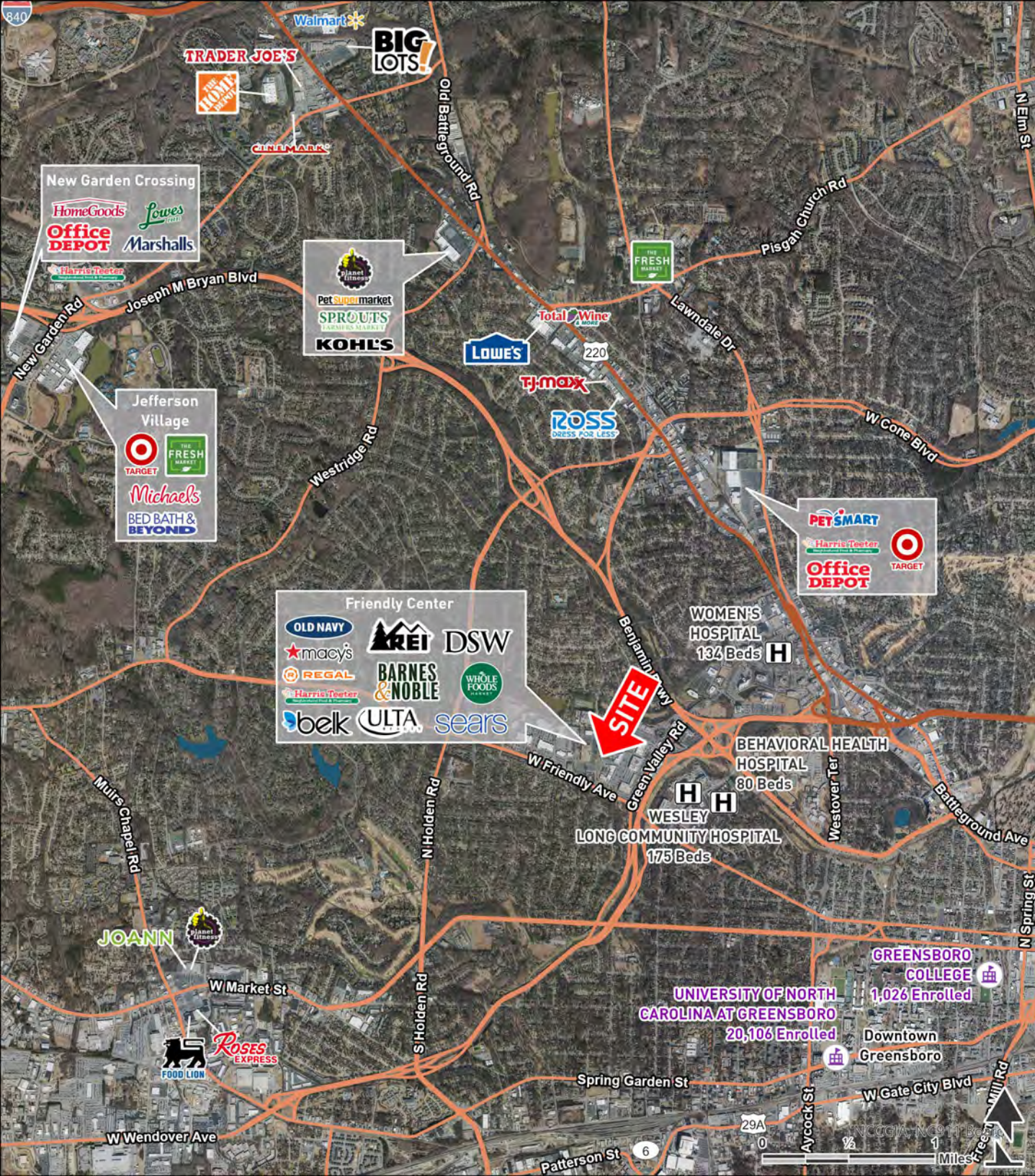
3134 KATHLEEN AVE, SUITE 120, GREENSBORO, NORTH CAROLINA 27408



EXCLUSIVE LEASING PACKAGE

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*SUBLEASE
OPPORTUNITY*



PROPERTY OVERVIEW

- Available: 2,943 SF
- Freestanding Building
- Stoplight Corner
- Located in most dominant regional shopping center in the MSA
- Co-Tenants include: Whole Foods, Apple, Chick-fil-A, Anthropologie, Cheesecake Factory

GREENSBORO TRADE AREA

5-MILE RADIUS



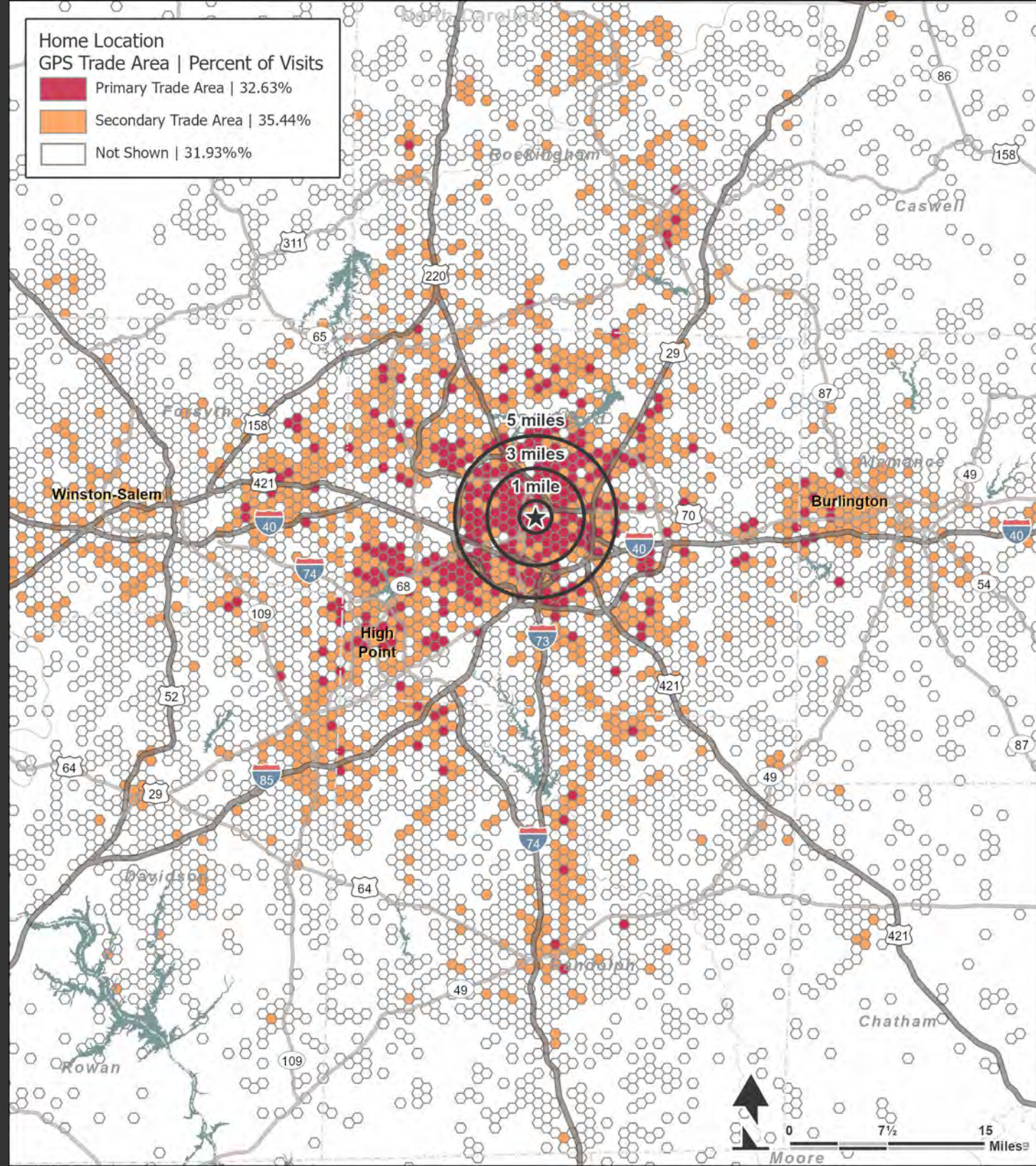
2020 POPULATION
227,503



2020 DAYTIME POPULATION
259,602



2020 AVERAGE HOUSEHOLD INCOME
\$70,439



HAND + STONE
Sport Clips
my eye care
ULTA **DSW**
ZOË'S KITCHEN
EUROPEAN WAX CENTER

VICTORIA'S SECRET **Hallmark**
at&t **VERSONA**
aerie **SEPHORA**
Buckle **THE CHILDREN'S PLACE**
Sola **Caribou COFFEE**
COLD STONE **CHUCK E. CHEESE**
TORRID **BANANA REPUBLIC**

OLD NAVY **W**
BARNES & NOBLE **GameStop**
five BELOW **OshKosh Bigosh**
GNC **LIVE WELL**

Harris Teeter
T-Mobile
REGAL
Fleming's
P.F. Chang's
BRavo
Mimi's

sears
QDOBA
WHOLE FOODS MARKET

Jason's deli
Brooks Brothers **KENDRA SCOTT**
CHOPT **SUN TAN CITY**
PANDORA **CLEAN JUICE**
LANE BRYANT **chico's**
JOHNSTON & MURPHY
WHITE HOUSE BLACK MARKET **REI**
Madewell **Soft Surroundings**
DRY GOODS **lululemon**
J.Jill **Soma**
ALTAR'Q STATE
TALBOTS francesca's
SHRED415 **NOTHING BUT CAKES**

west elm **Apple**
CALIFORNIA CLOSETS **WILLIAMS SONOMA**
ANTHROPOLOGIE

FIVE GUYS **LOFT**
MR. TIRE **Mr. Clean**
The Cheesecake Factory **BRUEGGER'S BAGELS**
The UPS Store **ATHLETA**
Kirkland's **Great Clips**
HARPER'S **ORVIS EXPRESS**

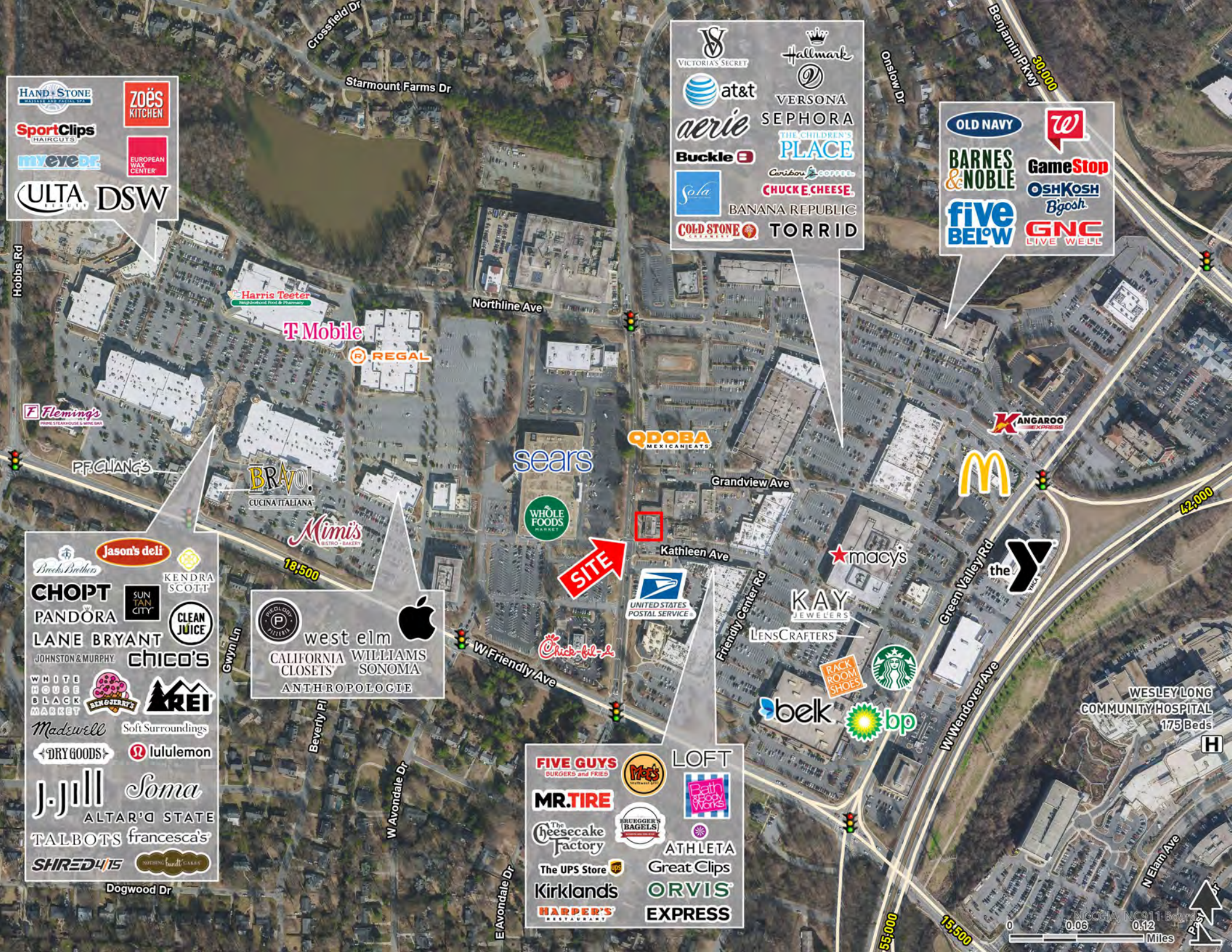
UNITED STATES POSTAL SERVICE

macy's
KAY JEWELERS
LENSCRAFTERS
STARBUCKS
rack room shoes
bek **bp**

McDonald's

the Y

WESLEY LONG COMMUNITY HOSPITAL
 175 Beds





Grandview Ave

Pembroke Rd

MR.TIRE

SUBWAY

Newk's SATERY

SITE

FIVE GUYS BURGERS and FRIES

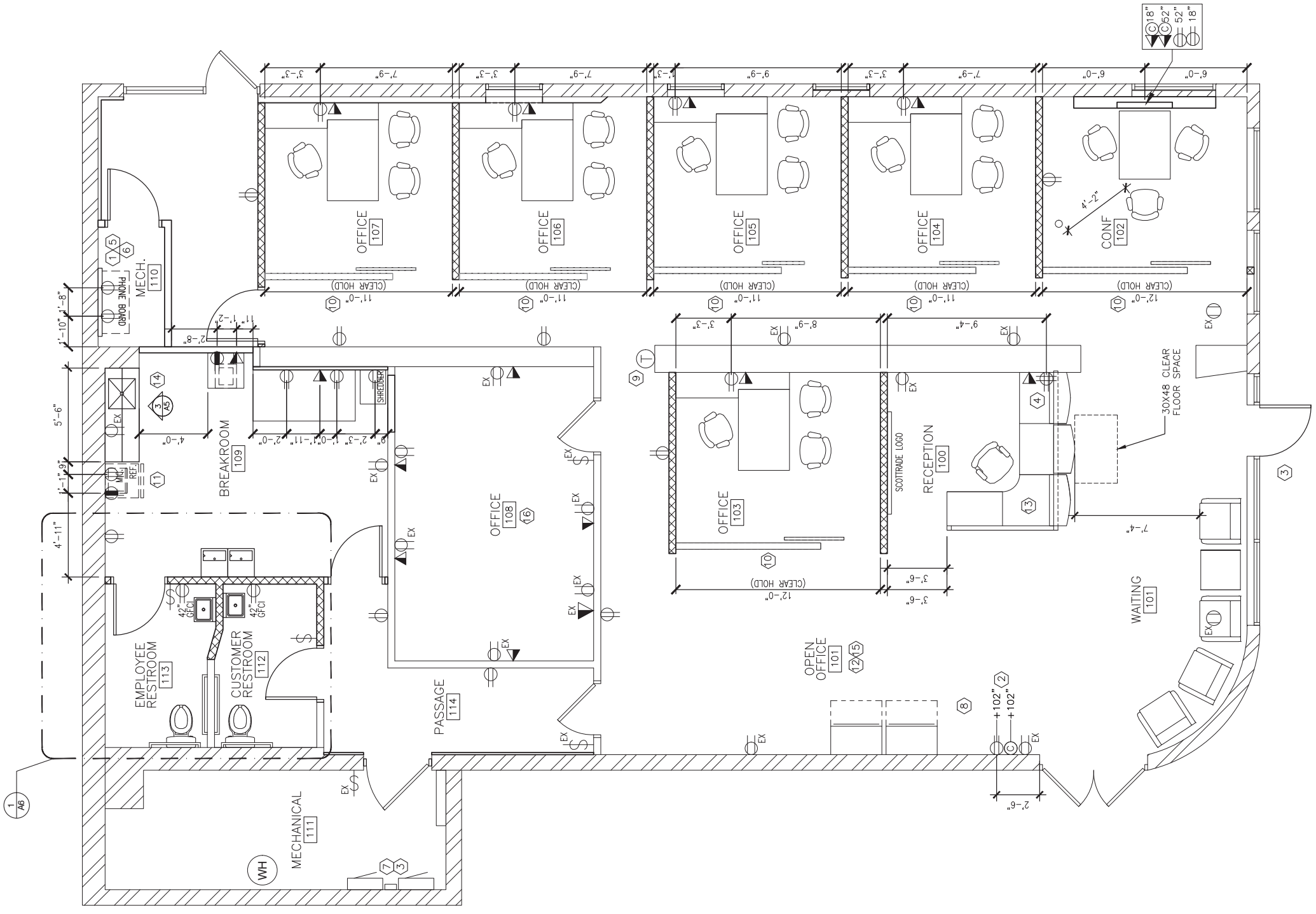
Kathleen Ave

The UPS Store

Great Clips

0 0.01 0.01 Miles







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