

# SHOPPES ON WEST MARKET

4640 W. Market St, Greensboro, NC 27407

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Located at the intersection of W Market St Muirs Chapel Rd in Greensboro, NC



### PROPERTY HIGHLIGHTS

- Available Anchor Space - 61,408 SF & 2.04 AC
- Co-Tenants: JoAnn Fabrics & Planet Fitness
- Pylon signage located on W Market St & Muirs Chapel Rd
- Multiple property access points, including access via lighted intersection off Montrose Dr
- Traffic Counts: W Market St - 16,000 AADT & Muirs Chapel Rd - 17,000 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	6,697	72,265	114,216
2019 Daytime Population	9,668	91,180	126,879
2019 Median HH Income	\$50,654	\$44,401	\$45,969

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	JOANN	19,175 SF
2	Planet Fitness	30,420 SF
3	Available	61,408 SF
OP-1	Available	2.04 Acres

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