

K O T I S

# DRY CLEANER ENDCAP AVAILABLE

1610 FRIENDLY AVENUE, GREENSBORO, NC 27403  
336.574.2000 • WWW.KOTIS.ORG



- Rent: \$2,650/month NNN
- Size: 1,962 sq ft
- Covenants include State Farm, Hungry Howie's, & NC Nails
- In a strong, neighborhood oriented retail district
- Located on Friendly Ave. (22,000 ADT) at intersection with Westover Ter.
- Only 2 blocks from UNC-G (23,000 students) & Greensboro College (1,200 students), as well as less than 1 mile from downtown

PO BOX 9296, GREENSBORO, NC 27429  
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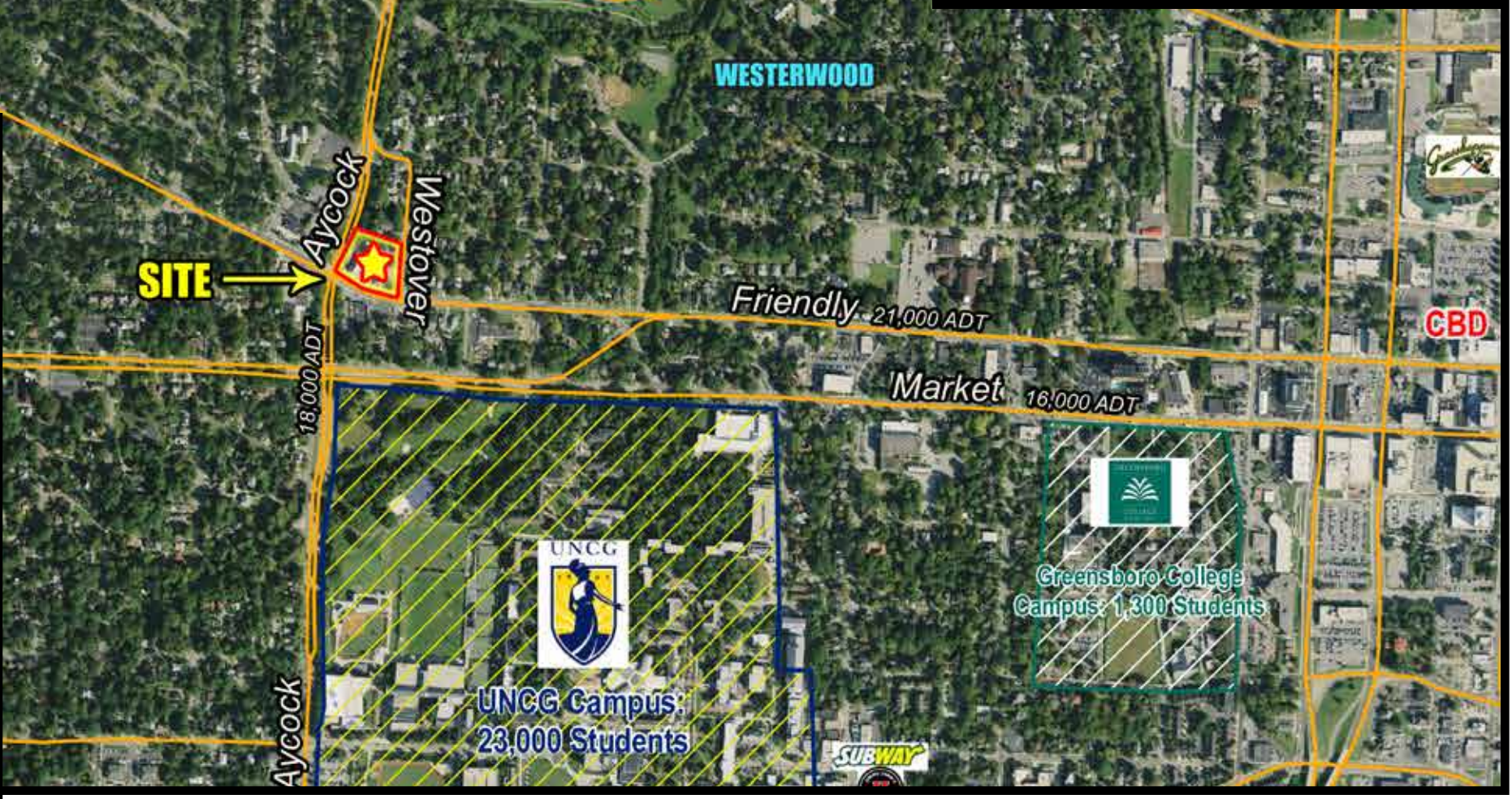
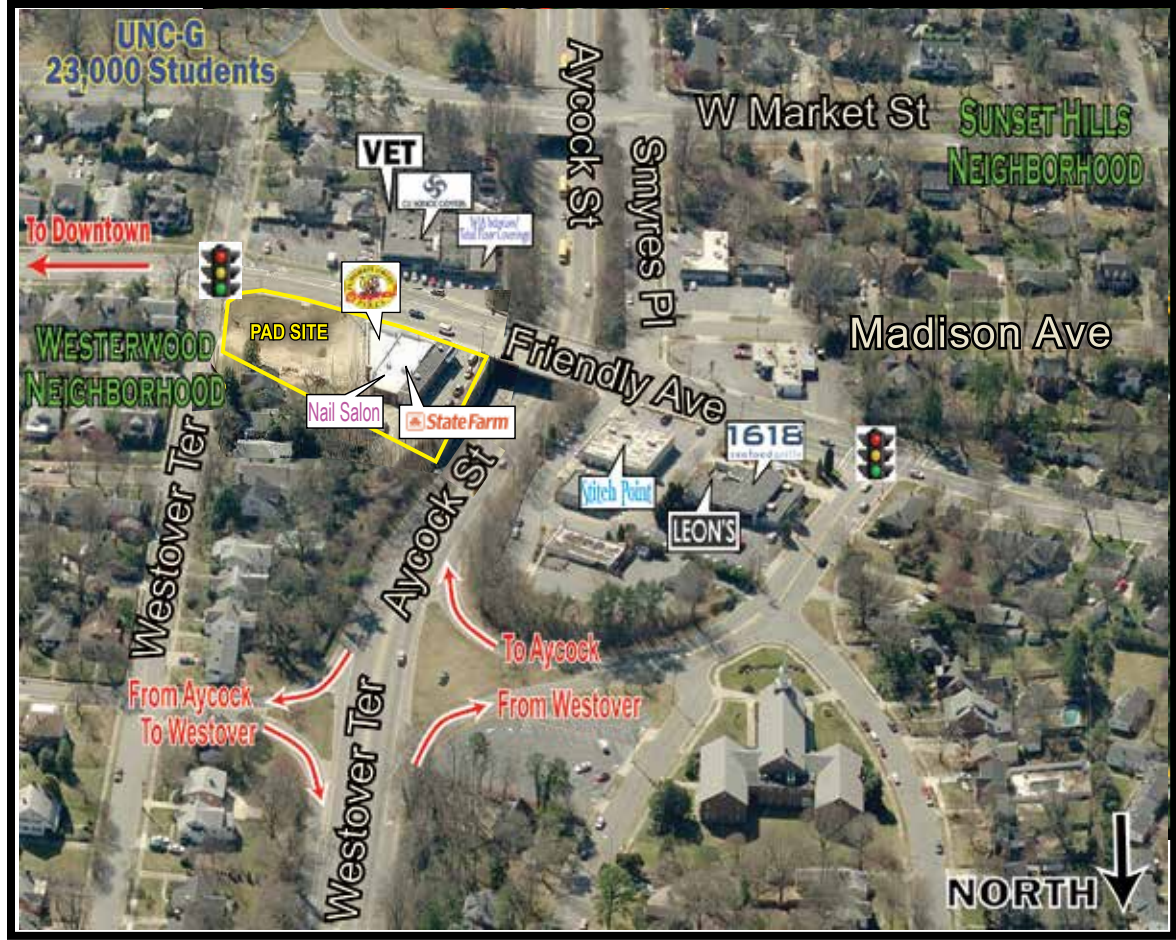


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# SHOPS AT WESTOVER & FRIENDLY



DEMOGRAPHIC SUMMARY			
FULL PROFILE AVAILABLE ON REQUEST			
<b>POPULATION</b>			
GREENSBORO, NC	277,080		
GUILFORD COUNTY	500,879		
<b>1610 W FRIENDLY</b>			
	1 MILE	3 MILES	5 MILES
POPULATION	13,082	85,135	212,220
EMPLOYEES	6,501	36,705	95,651
MEDIAN AGE	23.7	31.7	33.8
% EMPLOYED	88.3	86.8	88.3
<b>HOUSEHOLDS</b>			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,043	34,067	88,228
MEDIAN HH VALUE	\$188,210	\$162,634	\$145,717
AVERAGE HH INCOME	\$31,369	\$34,359	\$37,962



# ABOUT KOTIS

We develop prime retail space and shopping centers throughout North Carolina and South Carolina. We combine attractive architecture with high profile locations. As the largest retail developer in North Carolina headquartered in Greensboro, we have a large portfolio of properties.

[www.Kotis.org](http://www.Kotis.org)



Our website provides access to additional detail on all of our current properties, and robust search tools:

- Complete property profile including site description, demographics, traffic, detailed maps, etc.
- Downloadable/printable brochures for each property
- Instant mapping and directions
- Competitive mapping
- Photo and video galleries of the property
- Architectural plans



## Other Kotis Properties



810  
Spring Lane  
Sanford, NC



501  
Village  
Myrtle Beach, SC



809  
Green Valley Rd.  
Greensboro, NC



Westover  
Gallery  
Greensboro, NC



2414  
Battleground  
Greensboro, NC



Summerfield  
Renaissance  
Summerfield, NC



**KOTIS**