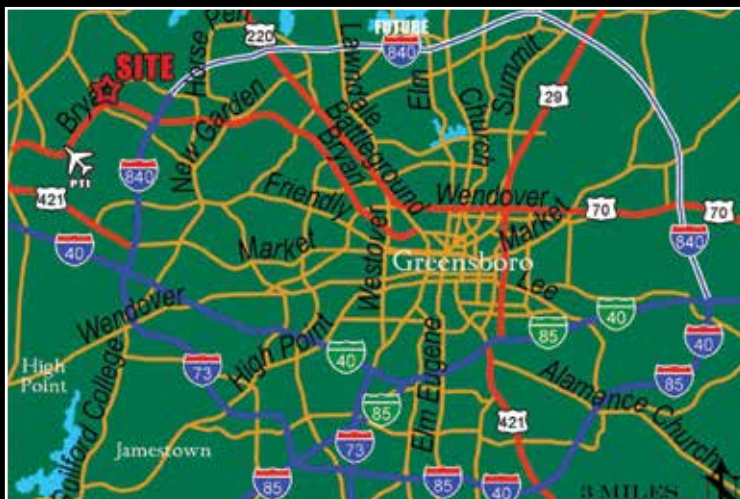


K O T I S

# GROCERY ANCHORED CENTER NEAR GREENSBORO AIRPORT

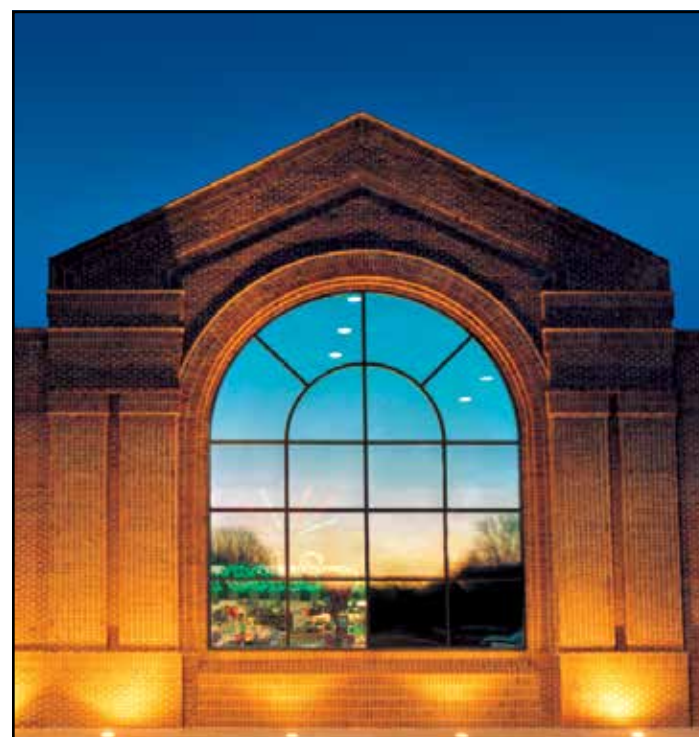
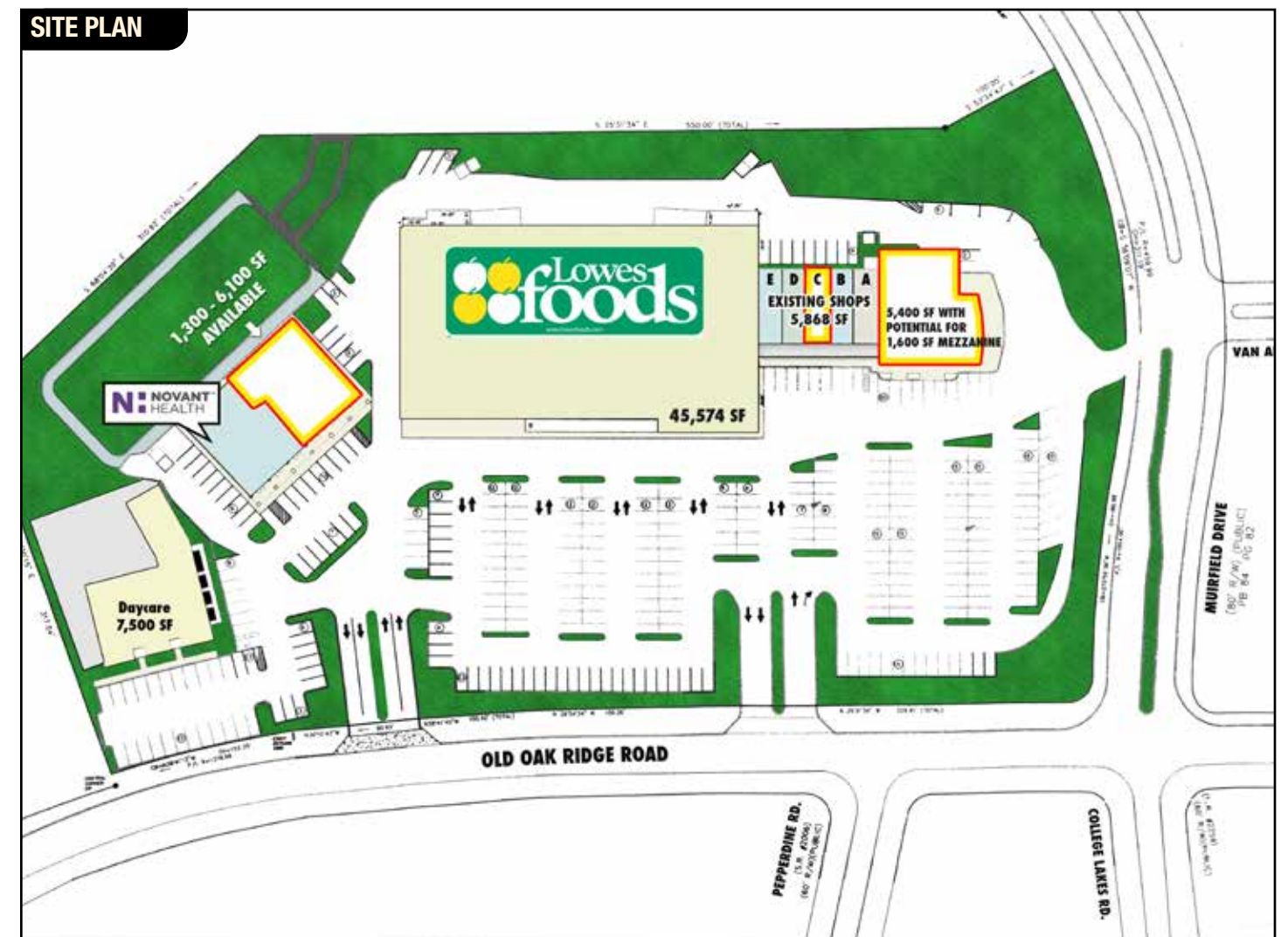
6310 OLD OAK RIDGE ROAD, GREENSBORO, NC 27410  
336.574.2000 • WWW.KOTIS.ORG



- **Size and Type:** 68,702 SF Neighborhood Center
- **Location:** Bryan Blvd. & Old Oak Ridge Rd. (43,000 ADT)
- **Tenants:** Lowe's Foods, Pizza Restaurant, Japanese Restaurant, Chinese Restaurant
- **Residential Nearby:** Sits at main entrance to high-income Cardinal Country Club
- **Office Nearby:** FedEx Hub, Honda Jet, TIMCO
- **Other Nearby:** Piedmont Triad International Airport
- **Features:** Only grocery-anchored center with access to Bryan Blvd. in submarket



# GROCERY ANCHORED CENTER NEAR GREENSBORO AIRPORT



DEMOGRAPHIC SUMMARY			
	FULL PROFILE AVAILABLE ON REQUEST		
<b>POPULATION</b>			
GREENSBORO, NC	277,080		
GUILFORD COUNTY	500,879		
<b>CARDINAL CENTER</b>			
	1 MILE	3 MILES	5 MILES
POPULATION	4,946	24,790	73,464
EMPLOYEES	2,736	13,052	37,890
MEDIAN AGE	37.0	40.3	38.5
% EMPLOYED	90.8	94.0	92.4
<b>HOUSEHOLDS</b>			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,868	10,253	32,554
MEDIAN HH VALUE	\$188,672	\$197,958	\$207,671
AVERAGE HH INCOME	\$71,067	\$66,971	\$57,139

TENANT LIST		
TENANT NAME	UNIT NUMBER	SQUARE FOOTAGE
Available Finish to Suit	6310-A	5,400 Square feet ±
	With Mezzanine	1,600 Square feet ±
Asian Wok	6310-B	1,200 Square feet ±
Gold Nails II	6310-C	1,200 Square feet ±
Kiha of Japan	6310-D/E	2,400 Square feet ±
Georges Pizza	6310-F	1,200 Square feet ±
Lowes Foods	6310	45,574 Square feet ±
Daycare	6320	7,528 Square feet ±
Novant Health	6312-1	3,500 Square feet ±
Available Space	6312	1,300-6,100 Square feet ±



# 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**