

FOR LEASE
Guilford County, NC

RETAIL PAD SITES AT PYRAMIDS VILLAGE

2725-2729 RING ROAD | GREENSBORO, NC 27405



**Advance
Auto Parts**

ZAXBY'S



Walmart

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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FOR LEASE

Guilford County, NC

AVAILABLE

Retail Pad Sites x4 (Build-to-Suit)

ZONING

C-H (Commercial-High)

TRAFFIC COUNT

44,500 AADT (N O Henry Blvd)

HIGHLIGHTS

- Multiple retail pad sites available (build-to-suit)
- Also available: 2.31 Acre \pm hotel site (4 levels, 120 keys)
- Also available: 15 Acre \pm multifamily residential site
- Located just off of N O Henry Blvd (Rt. 12): 44,500 cars/day
- Situated within The Shoppes at Pyramids Village (Walmart, Dollar Tree, IHOP, Rainbow, Zaxby's, Advance Auto Parts)
- Phase II to include 100,000 sf \pm medical/office building
- 8 min. drive to Downtown Greensboro
- Easy access to I-785, I-840, I-40 and Route 70



STREET VIEW

RETAIL PAD SITES

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405



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LOCAL BIRDSEYE

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405



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TRADE AREA

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405

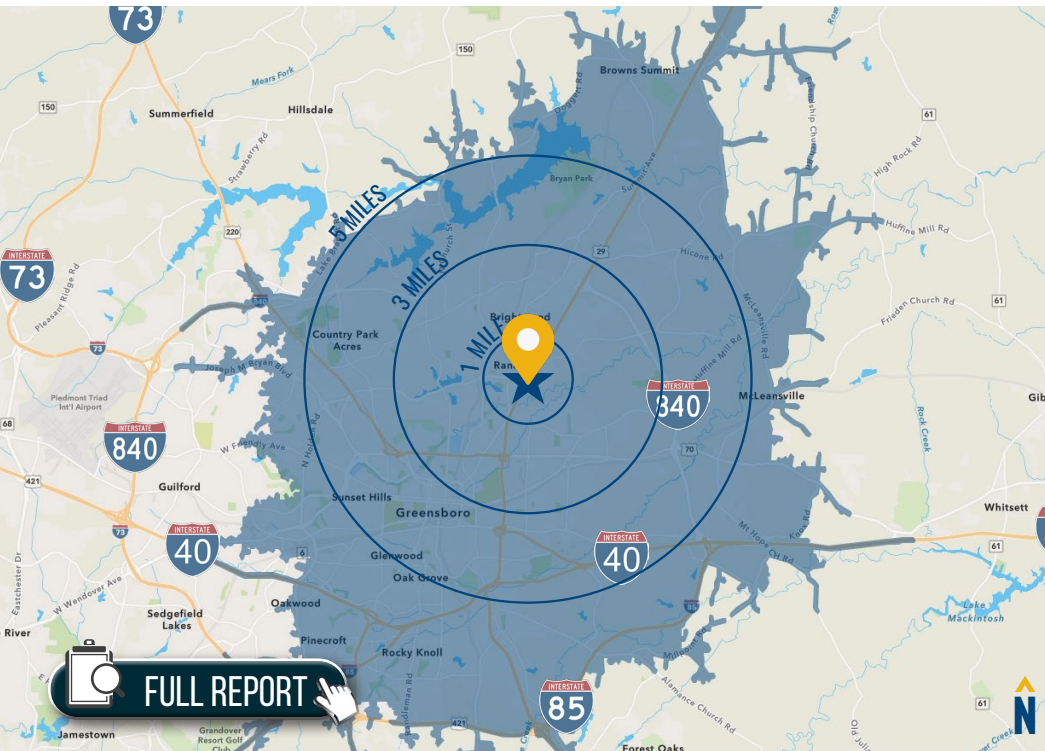


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LOCATION / DEMOGRAPHICS (2022)

PYRAMIDS VILLAGE | 2725-2729 RING ROAD | GREENSBORO, NORTH CAROLINA 27405



RESIDENTIAL POPULATION

9,143
1 MILE
68,172
3 MILES
151,407
5 MILES

NUMBER OF HOUSEHOLDS

3,489
1 MILE
25,410
3 MILES
57,650
5 MILES

AVERAGE HH SIZE

2.61
1 MILE
2.47
3 MILES
2.35
5 MILES

MEDIAN AGE

34.5
1 MILE
32.9
3 MILES
33.2
5 MILES

AVERAGE HH INCOME

\$45,123
1 MILE
\$72,493
3 MILES
\$79,628
5 MILES

EDUCATION (COLLEGE+)

51.4%
1 MILE
57.5%
3 MILES
65.2%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.6%
1 MILE
94.3%
3 MILES
94.6%
5 MILES

DAYTIME POPULATION

8,723
1 MILE
84,021
3 MILES
187,808
5 MILES

11%
MIDDLEBURG
15 MIN. DRIVE

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These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.75
AVERAGE HH SIZE
36.1
MEDIAN AGE
\$59,800
MEDIAN HH INCOME

7%
CITY COMMONS
15 MIN. DRIVE

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Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE
28.5
MEDIAN AGE
\$18,300
MEDIAN HH INCOME

6%
FAMILY FOUNDATIONS
15 MIN. DRIVE

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Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE
39.6
MEDIAN AGE
\$43,100
MEDIAN HH INCOME

6%
IN STYLE
15 MIN. DRIVE

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In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE
42.0
MEDIAN AGE
\$73,000
MEDIAN HH INCOME



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