

WESTOVER GALLERY OF SHOPS

1410 Westover Terrace, Greensboro, NC 27408

PROPERTY HIGHLIGHTS

- 7-phase, 100,000 SF specialty center
- Architecturally superior structures and intricate design
- Large display windows and illuminated, covered walkways
- Located at the intersection of Westover Terrace (34,000 ADT) and Wendover Ave (51,000 ADT) with easy access to Battleground Ave (45,000 ADT)
- Adjacent to Green Valley Office Park (1.5 million SF) and high income Irving Park
- Close to downtown, all 3 area hospitals & UNC-G (23,000)

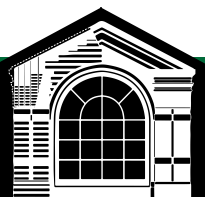
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ADDITIONAL
PHOTOS

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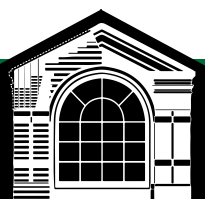


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LEASE RATE | Negotiable



			UNAVAILABLE		AVAILABLE	
SUITE	TENANT	SIZE	TYPE	RATE		
Former Gigi's Cupcakes (1310 Westover Terrace)	Available	1,440 SF	NNN	Negotiable		
Fully Equpped Nail Salon (1500 Mill St)	Available	1,300 SF	NNN	Negotiable		
Former Potbelly's Sandwich Shop (1310 Westover Terrace)	Available	2,290 SF	NNN	Negotiable		
1310 Westover Terrace	Available	8,400 SF	NNN	Negotiable		



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AVAILABLE SPACES

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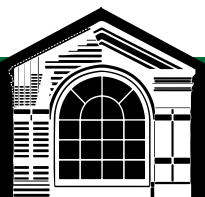


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RETAILER MAP

MARTY KOTIS

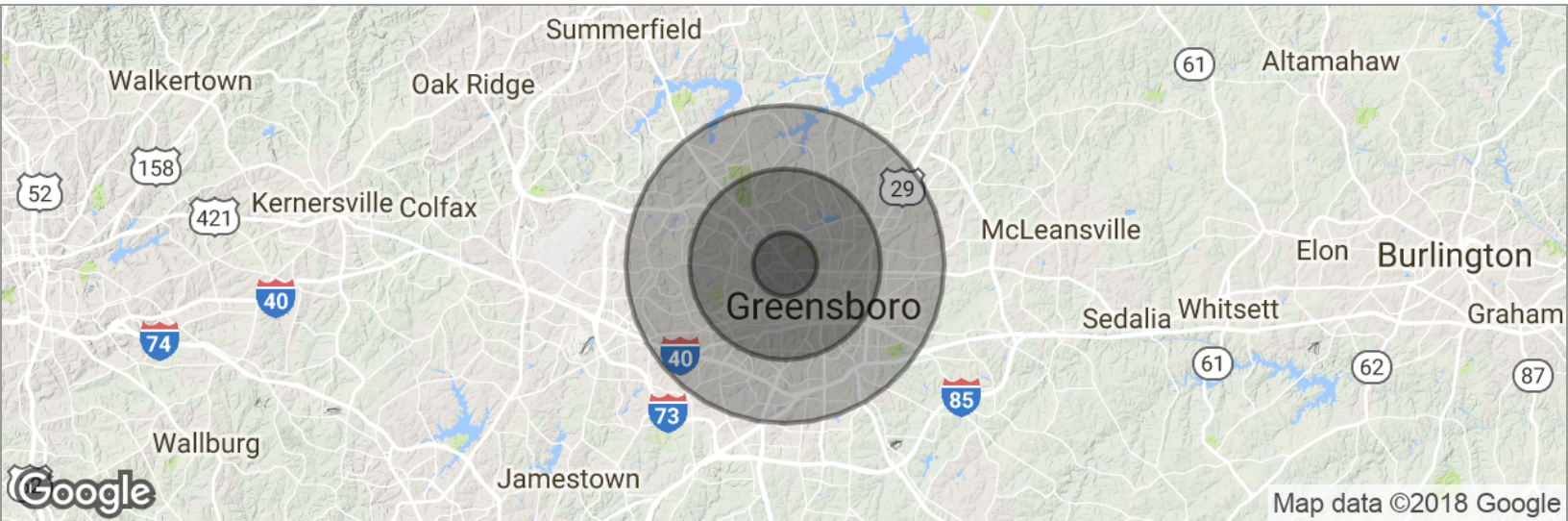
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	7,546	83,121	207,853
Median age	39.0	35.5	35.1
Median age (Male)	38.0	34.6	33.7
Median age (Female)	40.6	36.6	36.5

HOUSEHOLDS & INCOME

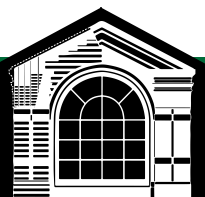
1 MILE

3 MILES

5 MILES

Total households	3,445	33,739	84,426
# of persons per HH	2.2	2.5	2.5
Average HH income	\$98,507	\$69,194	\$60,986
Average house value	\$296,834	\$248,441	\$211,057

** Demographic data derived from 2010 US Census*



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DEMOGRAPHICS MAP

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