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# Four Seasons Station

GREENSBORO NC

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Strategically Positioned Regional Opportunity

Sites Available

- From 1 Acre to 7.01 Acres

# SITE FEATURES

- Development of up to 7.01 acres within Four Seasons Station.
- Up to 100,000 s.f. of Retail Space
- At the intersection of W. Gate City Boulevard and Interstate 40.
- Anchored by the AmStar Cinemas, an 18 screen state of the art facility.
- Directly across from the 1000 room Sheraton Greensboro Hotel and the 250,000 square foot Koury Convention Center.
- Across the street from the 1.1 million square foot Four Seasons Town Centre.



# DEMOGRAPHICS



## DRIVE TIMES

5 minutes	34,480
10 minutes	168,652
15 minutes	314,675



## POPULATION

1 mile	12,166
3 miles	81,651
5 miles	184,776



## AVERAGE HH INCOME

1 mile	\$46,193
3 miles	\$58,191
5 miles	\$68,278



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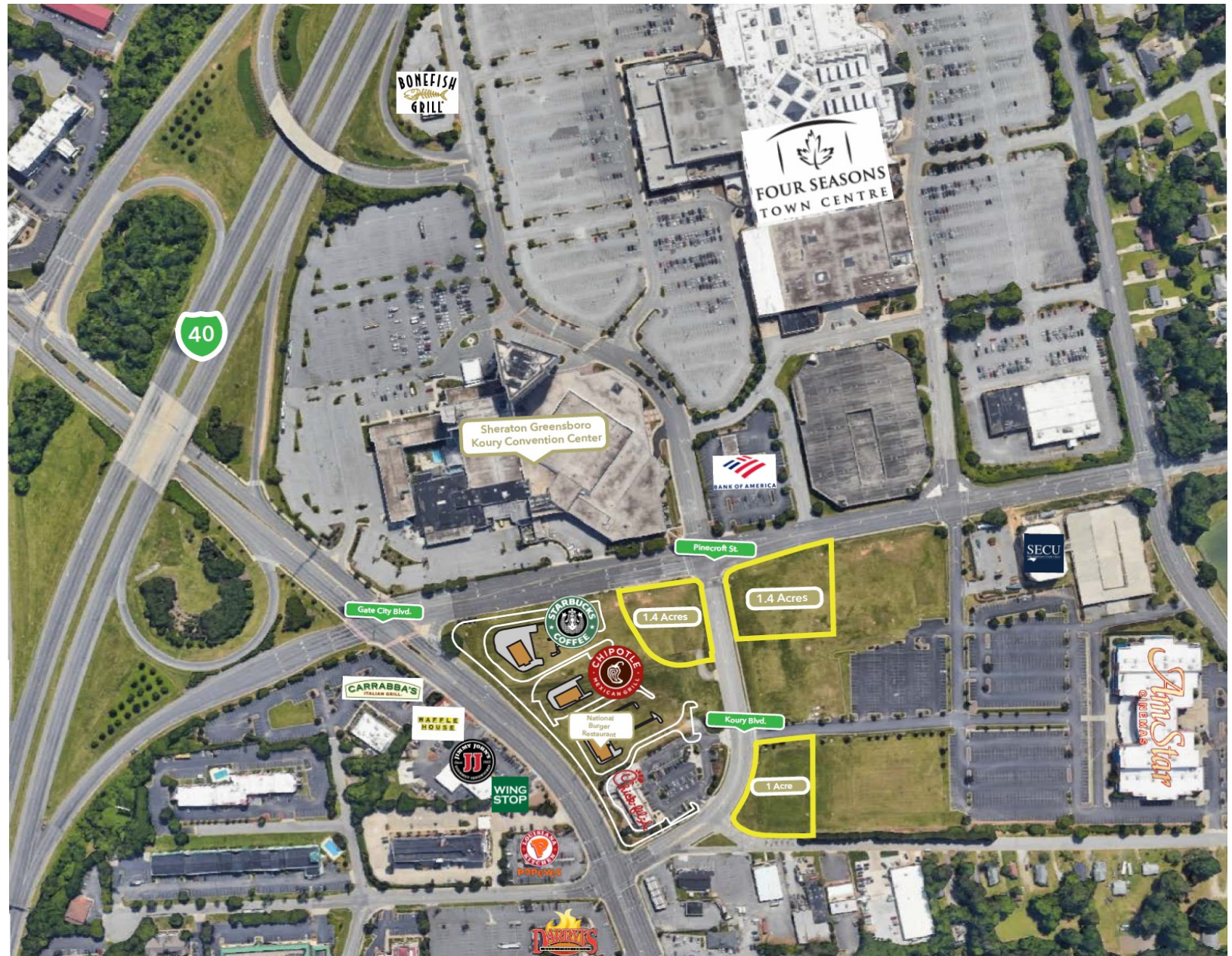
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**KOURY**  
CORPORATION  
BUILDER & DEVELOPER

# VICINITY AERIAL

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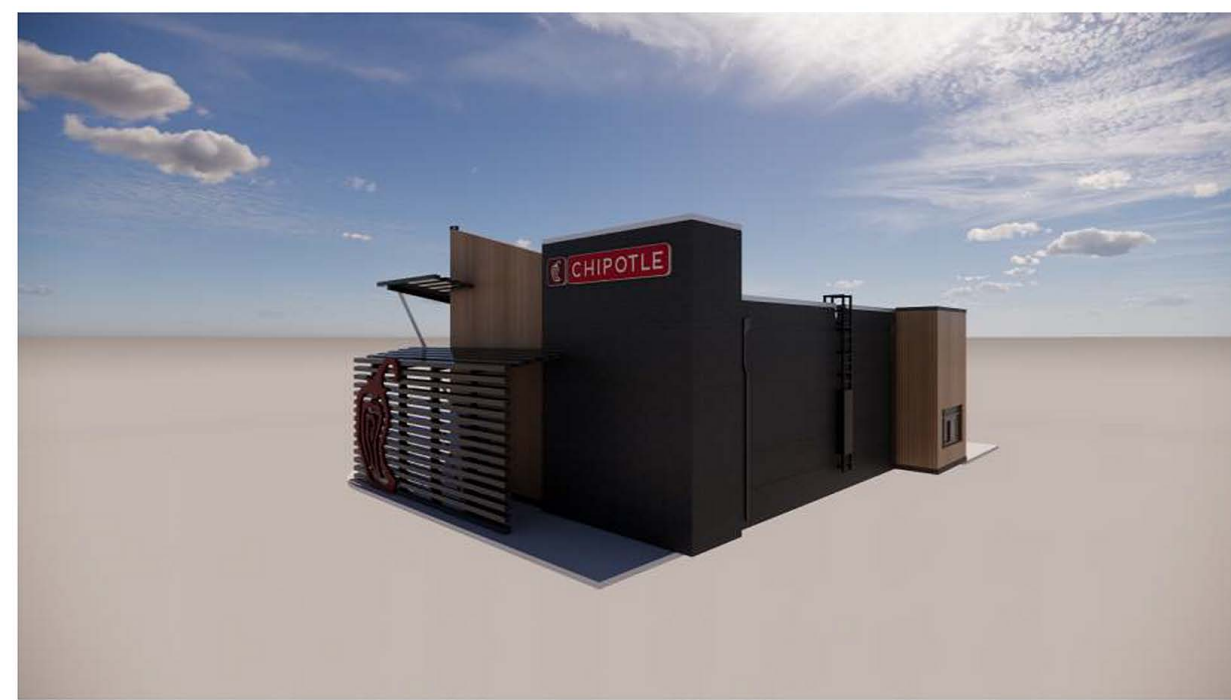
# SITE PLAN





# CHIPOTLE RENDERINGS

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STARBUCKS RENDERINGS



# NATIONAL BURGER RESTAURANT RENDERING

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