
Grandover Village

GREENSBORO NC

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Open Now

Availability

- Small Shops - Suite J - Lease Out
- Phase II - 1,500- 1,700 s.f.
- Outparcels - 3.18 acres & 3.7 acres

336.299.9200
KOURYCORP.COM



SITE HIGHLIGHTS

- **Anchored by:** Publix Supermarket, LeBauer Health Care (Cone Health) 13,00 s.f. , PetSense, ABC, Chick-fil-a, Starbucks, Chipotle, Jersey Mikes
- Serving the affluent Grandover, Sedgefield, Adams Farm and Jamestown communities.
- Completed major realignment of Gate City Blvd. from I-73 to site and future Jamestown Bypass (under construction) to I-74 in High Point.
- Signalized intersection at W. Gate City Blvd. and Guilford College Rd. and two lighted signals at interior of Grandover Village Rd. for full access.
- Adjacent to over 10,000 daily students, faculty and staff including Guilford Technical Community College (GTCC), Ragsdale High School , Jamestown Middle School, Mills Elementary School and Haynes-Inman Education Center.
- Adjacent to Millis & Main, (312 units) and 8 West (230 units).



DEMOGRAPHICS



POPULATION DRIVE TIMES

5 minutes	13,022
10 minutes	78,366



POPULATION MILE RADIUS

1 mile	2,696
3 miles	34,384
5 miles	108,199

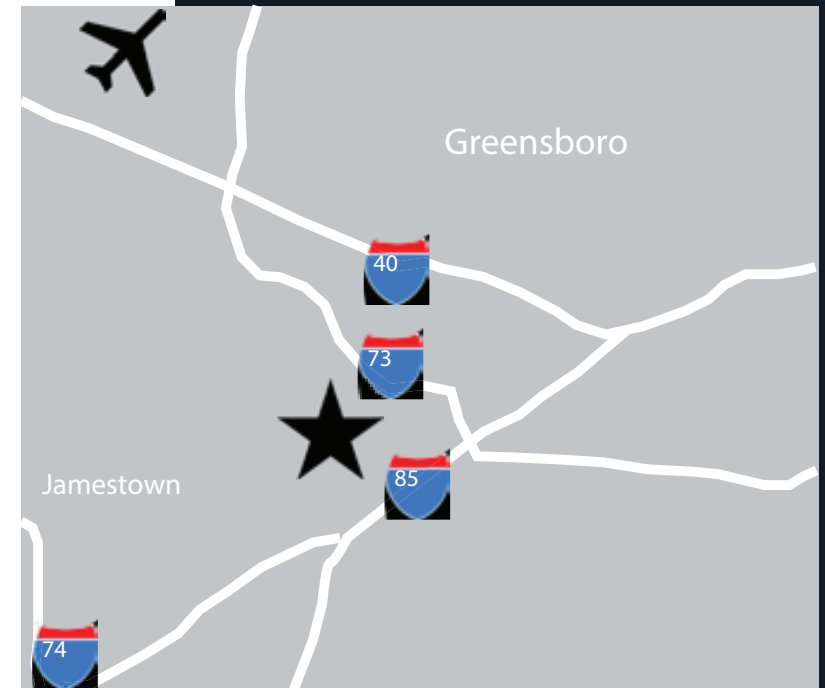


AVERAGE HH INCOME

1 mile	\$136,579
3 miles	\$97,897
5 miles	\$73,266

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VICINITY AERIAL



8th Hole of Grandover Resort West Golf Course

8 WEST APARTMENTS

Outparcel 3.7 Acres

Outparcel 3.18 Acres

Future Development



Leased

- 1 - Publix
- 2 - Chick-Fil-A
- 3 - Ghassans
- 4 - PetSense
- 5 - Venice Nails & Spa
- 6 - Great Clips
- 7 - Papa Johns
- 8 - Jersey Mikes
- 9 - ABC Liquor Store
- 10/11 - Cone Health (Under Construction)
- 12 - Starbucks
- 13 - Heartland Dental
- 15 - Chipotle
- 16 - State Employees Credit Union
- 17 - Lebauer HealthCare



Lease out for Signiture

- 14 - 1,500 SF



Phase 3



1.62 AC OUTPARCEL

1.63 AC OUTPARCEL

EVENT LAWN

CENTRAL GREEN

JAMESTOWN PKWY

Millis & Main Apartments

GRANDOVER VILLAGE RD

GRANDOVER VILLAGE RD

GUILFORD COLLEGE RD

W GATE CITY BLVD

W MAIN ST

W MAIN ST

SECU

publix

Lebauer Primary Care

GRANDOVER VILLAGE RD

GRANDOVER VILLAGE RD



CONE HEALTH
STARBUCKS COFFEE

ABC LIQUOR STORE
Jersey Mike's SUBS

HEARTLAND DENTAL
14
CHIPOTLE MEXICAN GRILL

W GATE CITY BLVD

TRUDYS WY



Leased

- 8 - Jersey Mikes
- 9 - ABC Liquor Store
- 10/11- Cone Health (Under Construction)
- 12 - Starbucks
- 13 - Heartland Dental

- 15 - Chipotle
- 16 - State Employees Credit Union
- 17 - Lebauer HealthCare



Lease Out for Signature

14 - 1,500 SF



W MAIN ST

JAMESTOWN PKWY

OUTDOOR DINING. TYP.

1.63 AC
OUTPARCEL

CENTRAL
GREEN

GATHERING SPACE
OUTDOOR DINING WITH
STRING LIGHTING

PERFORMANCE
SPACE

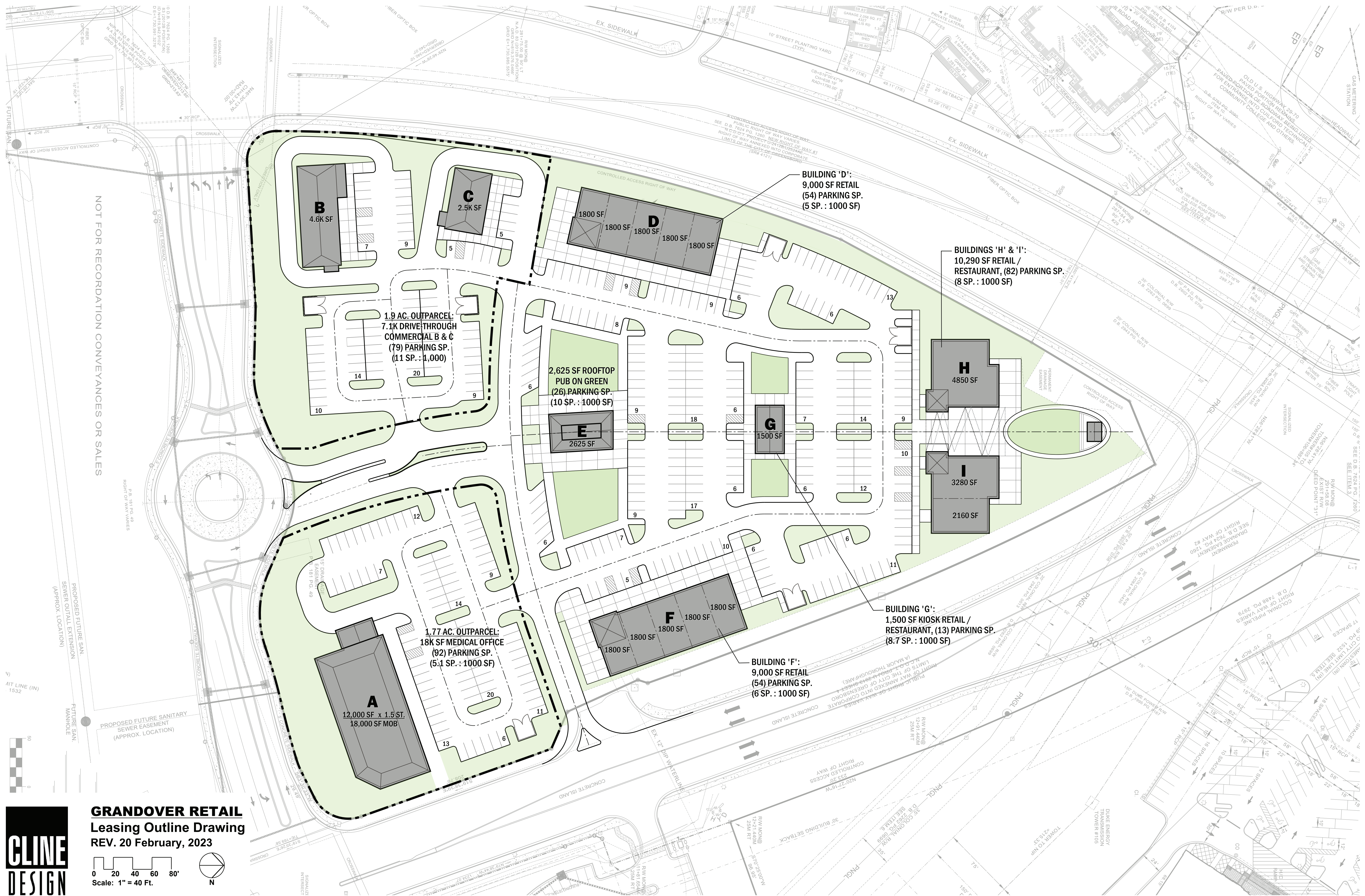
EVENT
LAWN



1.62 AC
OUTPARCEL

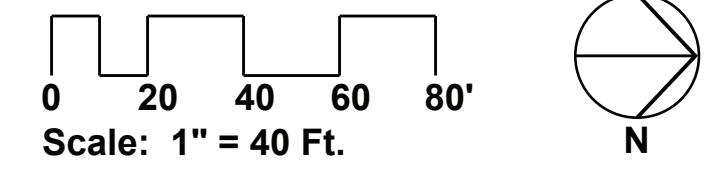
GUILFORD COLLEGE RD





NOT FOR RECORDCATION CONVEYANCES OR SALES

GRANDOVER RETAIL
Leasing Outline Drawing
 REV. 20 February, 2023



BUILDING 'D':
 9,000 SF RETAIL
 (54) PARKING SP.
 (5 SP. : 1000 SF)

BUILDINGS 'H' & 'I':
 10,290 SF RETAIL /
 RESTAURANT, (82) PARKING SP.
 (8 SP. : 1000 SF)

BUILDING 'G':
 1,500 SF KIOSK RETAIL /
 RESTAURANT, (13) PARKING SP.
 (8.7 SP. : 1000 SF)

BUILDING 'F':
 9,000 SF RETAIL
 (54) PARKING SP.
 (6 SP. : 1000 SF)

1.77 AC. OUTPARCEL:
 18K SF MEDICAL OFFICE
 (92) PARKING SP.
 (5.1 SP. : 1000 SF)

1.9 AC. OUTPARCEL:
 7.1K DRIVE-THROUGH
 COMMERCIAL B & C
 (79) PARKING SP.
 (11 SP. : 1,000)

**2,625 SF ROOFTOP
 PUB ON GREEN**
 (26) PARKING SP.
 (10 SP. : 1000 SF)

B
 4.6K SF

C
 2.5K SF

D
 1800 SF 1800 SF 1800 SF 1800 SF

E
 2625 SF

G
 1500 SF

H
 4850 SF

I
 3280 SF
 2160 SF

F
 1800 SF 1800 SF 1800 SF

A
 12,000 SF x 1.5 ST.
 18,000 SF MOB