FOR SALE Shops at Kirkwood 2415 Lawndale Drive Greensboro, NC 27408

100% Leased

\$4,300,000

17

GOODWILL

DONATIONS

ABC

LIQUOR STORE

~ []~



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2415 Lawndale Drive, Greensboro, NC 27408

Property Summary

- 100% Leased
- Three Tenants
 - The City of Greensboro Alcoholic Beverage Control Board Goodwill Industries Wicked Burger, Tacos and Brews
- Shadow anchored by Harris Teeter, Target and Petsmart
- Located at Lawndale Drive and Markland Drive
- Built in 1999
- Excellent condition
 - New roof March 2020 Eight new rooftop units - February 2020

Property Details

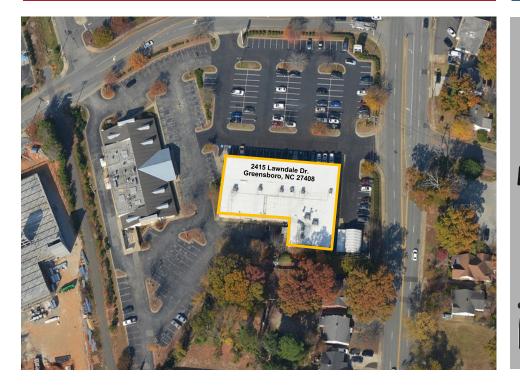
Sales Price: \$4,300,000

Acreage: 1.44 +/- acres

Square Feet: 15,101 +/- SF

Thriving retail corridor

100% occupied



| • | POPULATION | | | |
|-----|------------|---------|---------|--|
| • | 1 Mile | 3 Miles | 5 Miles | |
| ŤŤŤ | 7,414 | 79,507 | 215,501 | |

AVERAGE HH INCOME

| R | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| | \$96,817 | \$87,027 | \$49,278 |

TRAFFIC

Lawndale Drive & Colonial Avenue

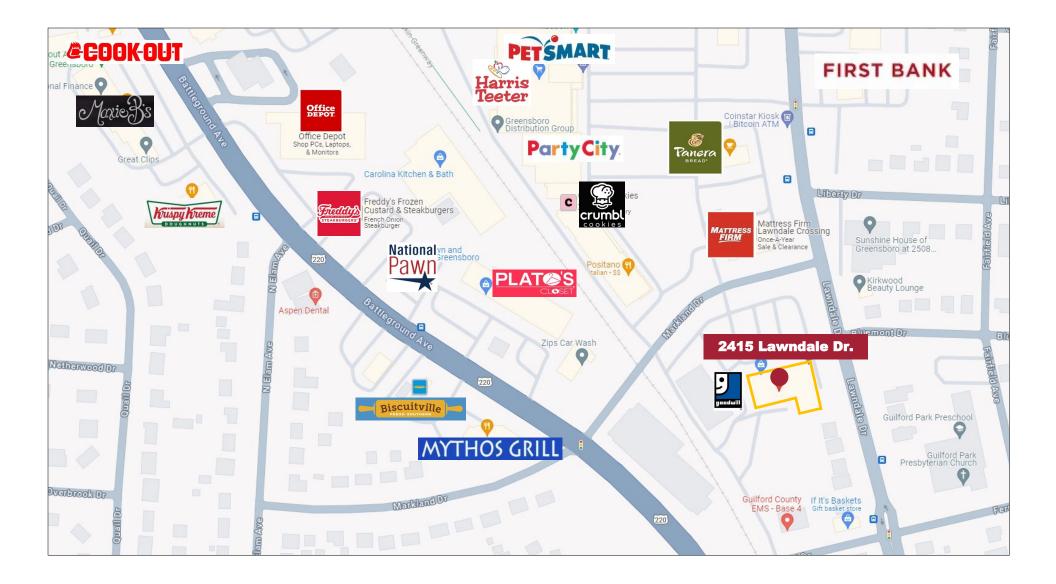
25,369 Vehicles Per Day





The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Variable commission for Brokers.







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