

FOR SALE

+/- 2.7 ACRES

CLOSE PROXIMITY TO STARMOUNT / FRIENDLY CENTER

3701 W. FRIENDLY AVENUE, GREENSBORO, NC 27410



TRAFFIC COUNT:
22,000 +/- VPD

SITE

HAWTHORNE
AT FRIENDLY

ULTA

Harris
Teeter
Neighborhood Food & Pharmacy

REI

FRIENDLY
CENTER
the Shops
at Friendly Center

+/- 2.7 ACRES

3701 W. FRIENDLY AVE., GREENSBORO, NC 27410

Property Features

- Highly visible site on the corner of Friendly Avenue & Holden Rd- +/-22,000 vehicles per day
- Premier location in the heart of Greensboro
- Within close proximity to the Triad's largest retail shopping destination, Friendly Shopping Center
- Surrounded by the Starmount Forest and Hamilton Lakes neighborhood
- Current Zoning: RS-12

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2020 Population	33,185	214,842	399,797
Average HH Income	\$93,856	\$70,772	\$76,968
Households	14,481	90,816	161,666



+/- 2.7 ACRES

3701 W. FRIENDLY AVE., GREENSBORO, NC 27410

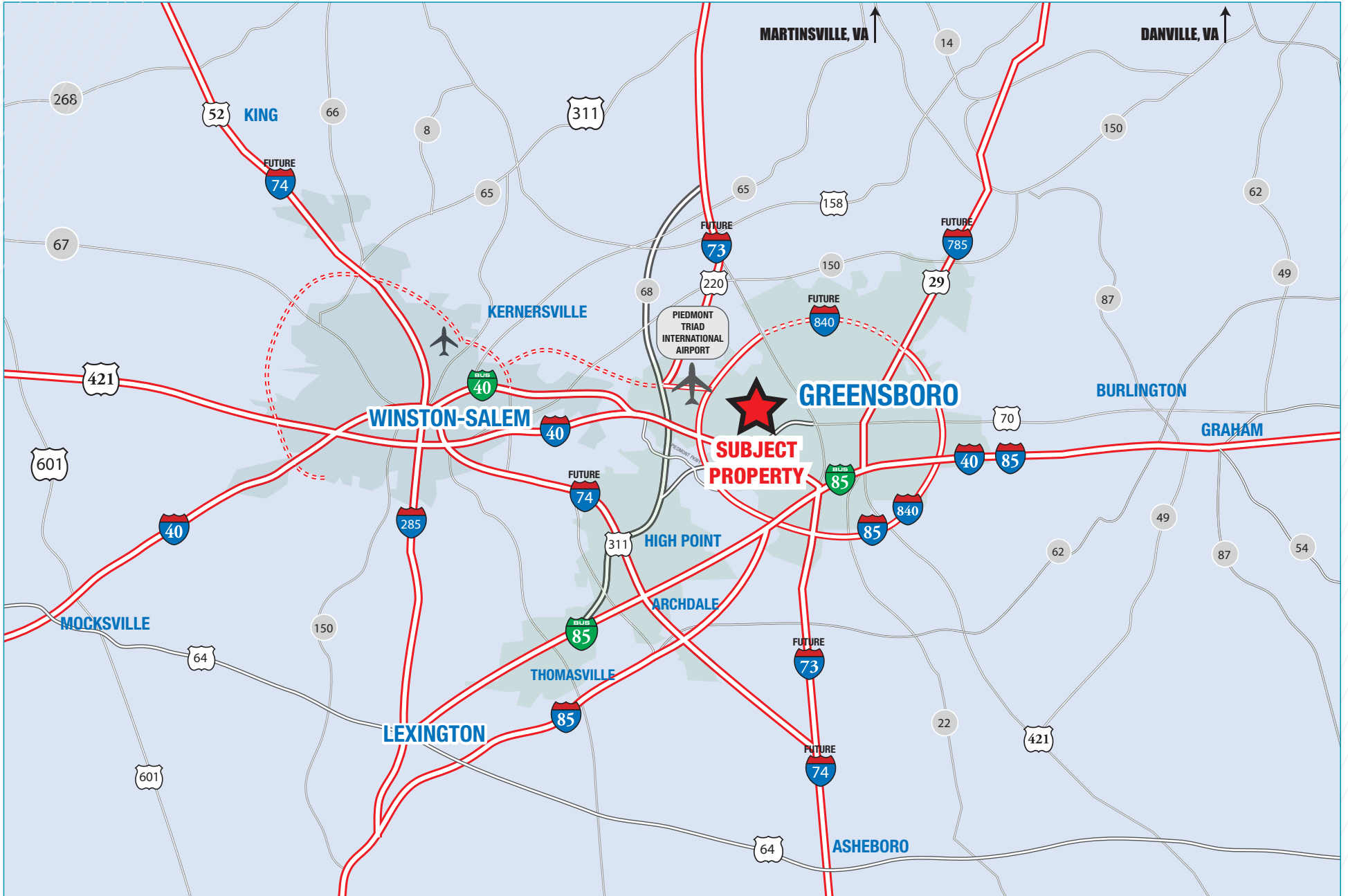
Aerial with Surrounding Amenities



+/- 2.7 ACRES

3701 W. FRIENDLY AVE., GREENSBORO, NC 27410

Location Map





**TRAFFIC COUNT:
22,000 +/- VPD**

FOR MORE INFORMATION, CONTACT:

RICHARD MONTANA
Director
+1 336 821 3831
richard.montana@cushwake.com

RYAN GIOFFRE
Director
+1 336 821 3822
ryan.gioffre@cushwake.com

©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

