

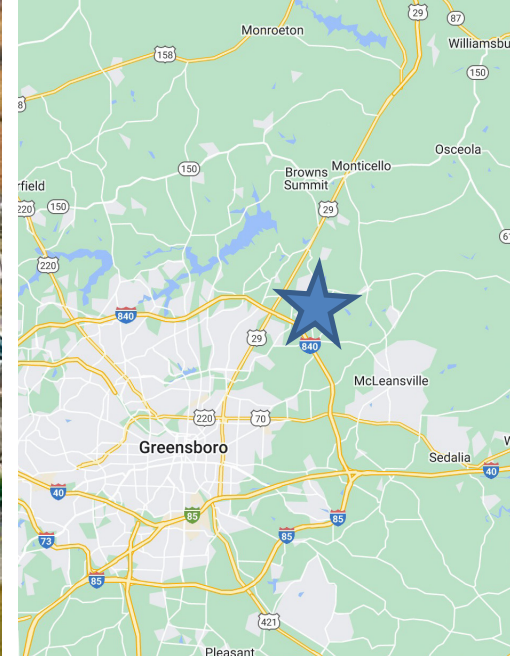
HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF OF RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS:

- ± 1,400 - 5,280 SF of retail space available for lease
- Anchored by Food Lion and CVS, ranked among the best in the state of North Carolina within their respective chains. Food lion (4th/480) and CVS (26th/299) lead their respective brands.
- Food Lion has been operating at the center for 32 years. CVS has been operating at the center for 22 years.
- Regional Access - The Greensboro Urban Loop (future I-840) will be a 44-mile bypass intended to provide a more direct route for traffic coming from south and east of the city, and traveling to points north and west of the city.
- Approximately 7 miles from Downtown Greensboro
- **Contact Brokers for Pricing**

BROKER CONTACT:

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SITE PLAN

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE

HICONE SHOPPING CENTER		
UNIT	TENANT	SF
1	CVS	10,125
2	Domino's Pizza	1,600
3	Queen Nails	1,600
4	Tobacco Shop	1,600
5	Rio Bravo Mexican Grill	3,920
6	COMING AVAILABLE	2,480
7	H&R Block	1,400
8	AVAILABLE	1,400
9	FOR SALE	4,557
10	Hicone Car Wash	1,864
11	Country Kitchen	3,200
12	Jade Chinese Restaurant	1,400
13	Food Lion	40,865
14	AVAILABLE	4,800
15	Petsense by Tractor Supply	6,400
16	Jersey Mike's	1,750
17	SECU	ATM
18	Hometown Ice	



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New South Properties
NEWSOUTHPROP.COM

Stokesdale

OSCEOLA

MONTICELLO

BROWNS SUMMIT

HWY 29 36,000 VPD

5 mi Radius

3 mi Radius

1 Mile 3 Mile 5 Mile

GREENSBORO CONNECTIVITY

SITE

MCLEANSVILLE

I-785 15,500 VPD

GIBSONVILLE

WHITSETT

SEDALIA

I-40 106,000 VPD

GREENSBORO

N

NORTH CAROLINA

RICHMOND

VIRGINIA BEACH

GREENSBORO

RALIGH

KNOXVILLE

CHARLOTTE

GREENVILLE

COLUMBIA

ATLANTA

MACON

CHARLESTON

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RETAILER OVERVIEW

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SITE PHOTOS

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LOCATION AERIAL

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#1

Hospital in
North Carolina



#7

City for Cost
of Doing Business



280

Daily Departures
& Landings



500+

Restaurants



5

Fortune 500
Companies



\$43B

Metro
GMP

A THRIVING HUB FOR BUSINESS & LIFESTYLE

Greensboro is a vibrant and growing city in North Carolina's Piedmont Triad, offering a diverse economy, award-winning healthcare, a thriving restaurant scene, and continued investment in redevelopment. Its central location and strong business climate make it a premier destination for employers, residents, and retailers.

GREENSBORO'S TOP EMPLOYERS



Bank of America.



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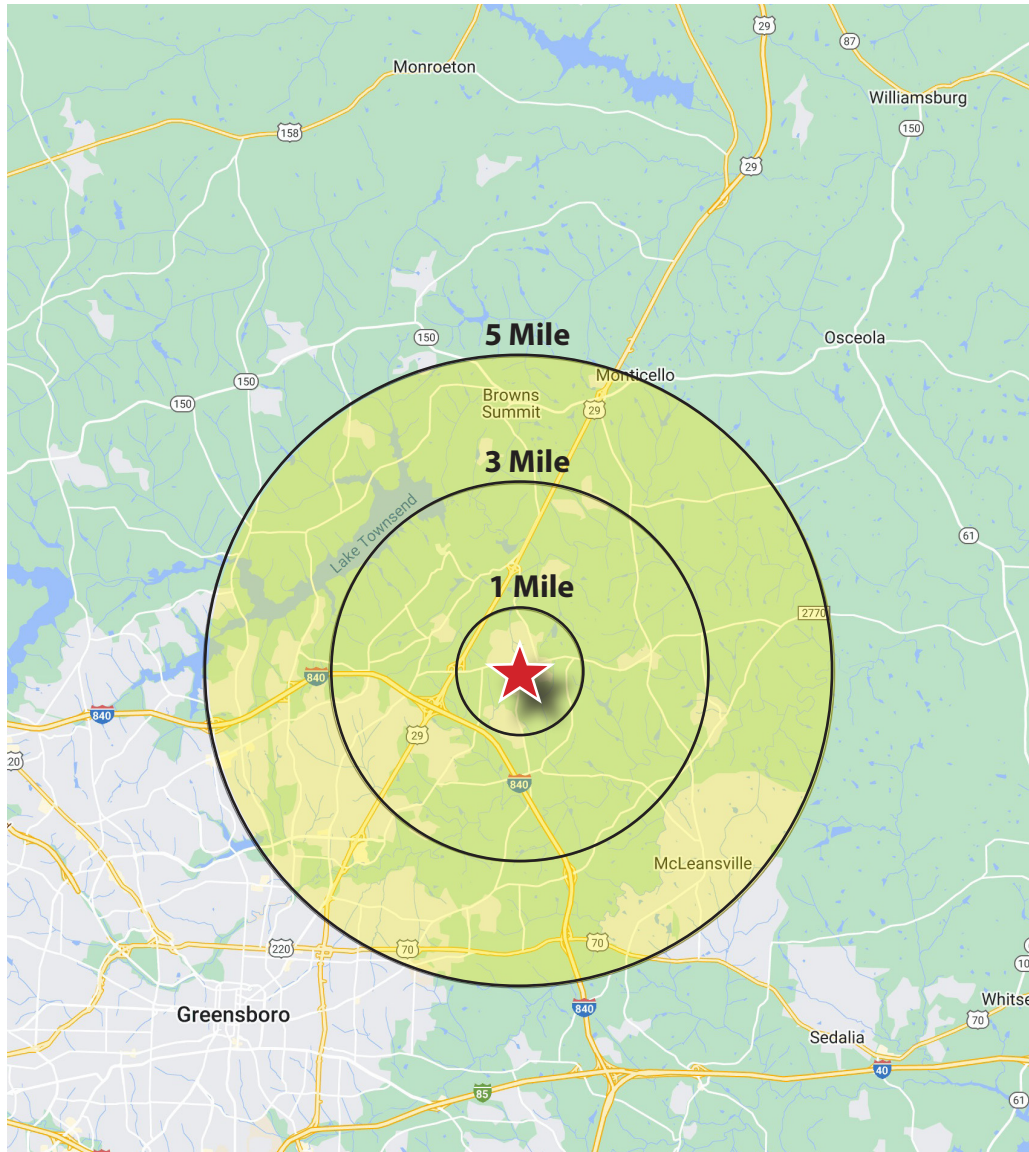
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	3,807	19,891	65,898
2030 Projected Population	4,072	21,078	67,177
Projected Annual Growth (2025-2030)	265 +1.4%	1,187 +1.2%	1,279 +0.4%

HOUSEHOLDS

2025 Estimated Households	1,379	7,444	25,609
2030 Projected Households	1,492	7,982	25,609

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$94,632	\$88,372	\$81,930
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BUSINESSES

2025 Estimated Total Businesses	125	538	1,897
2025 Estimated Total Employees	619	5,302	14,372

