

TOTAL WINE- SPACE FOR LEASE

3503 WEST GATE CITY BOULEVARD | GREENSBORO, NORTH CAROLINA

Video



ADVANTAGE
REAL ESTATE GROUP



SPACE FOR LEASE

Downtown Greensboro

The Four Seasons Town Center 

Vanstory Crossing



Subject Property



Intersection Traffic Counts
>> ± 52,000 ADT



ADVANTAGE
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EXECUTIVE SUMMARY

SPACE FOR LEASE!!

Advantage Real Estate Group is the exclusive advisor to the owner and is pleased to offer the Total Wine Space for Lease– a retail center located along W. Gate City Blvd. in Greensboro, North Carolina.



Oakwood Square is strategically located at one of the highest traffic intersections in central Guilford County, experiencing traffic counts of roughly 50k cars per day at W. Gate City Blvd. and Holden Rd. The property is located less than 0.5 miles west of Interstate 40, which carries over 100,000 cars daily, and sits adjacent to the Four Seasons Town Centre, a 1 million SF super regional mall, and the Sheraton Four Seasons, a 600,000 SF conference center and full service hotel which recently completed a multi-million dollar renovation in 2015.

Lease Amount:	\$16 Sq. Ft.
Available Date:	Jan, 31, 2027
Square feet available for lease:	15,000 Sq. Ft.



DEMOGRAPHICS

Population(1 mile, 3mile, 5 mile):

Population				^
2024	19,189	123,731	236,316	
2023	19,501	125,770	237,203	
2022	20,981	125,364	236,616	
2021	21,187	123,311	235,951	
2020	21,127	123,365	237,236	

1 mile

3 miles

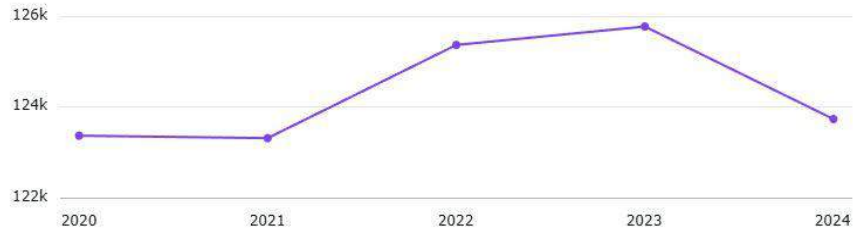
5 miles

Population

123.7k

0%
Compared to 123.4k in 2020

↓ 1%
Compared to 125.8k in 2023



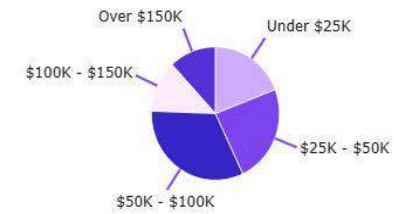
Household Income

\$59.1k

Median Income

\$62.3k
2029 Estimate

↑ 5%
Growth Rate





SPACE FOR LEASE

1 mile

3 miles

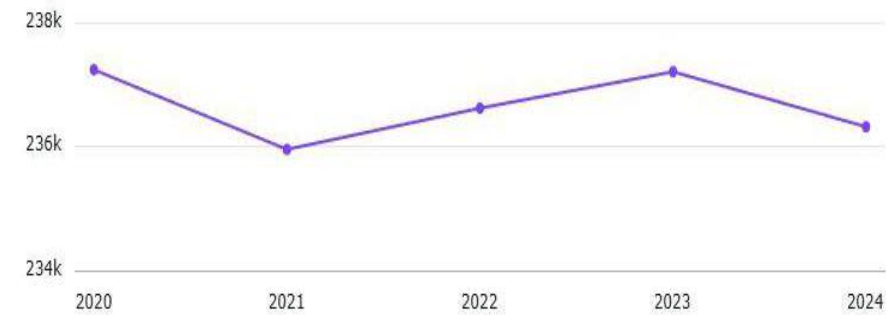
5 miles

Population

236.3k

0%
Compared to 237.2k in 2020

0%
Compared to 237.2k in 2023



Household Income

\$61.9k

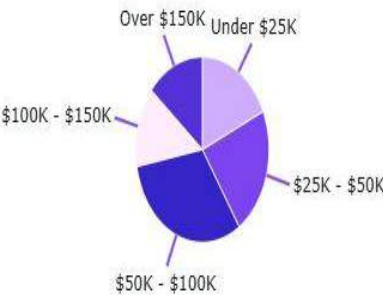
Median Income

\$68.2k

2029 Estimate

↑ 10%

Growth Rate



Demographics

Export to CSV



1 Mile

3 Miles

5 Miles

Age			
Employees			
Household Income			
2024 Median Income	\$41,744	\$59,109	\$61,910
Under \$25k	2,362	9,612	18,152
\$25k - \$50k	2,541	11,980	22,330
\$50k - \$100k	2,377	16,414	31,277
\$100k - \$150k	679	6,296	13,916
Above \$150k	516	5,967	13,875



STRONG RETAIL BOX ABSORPTION ALONG WEST GATE CITY BOULEVARD CORRIDOR

- Neighboring Walmart Neighborhood Market backfilled 35,000 SF Borders in 2013
- Ashley Furniture backfilled 30,000 SF regional Shoe Wearhouse in 2018
- Deluxe Corporation backfilled 65,000 Roses grocery store in 2016



CRITICAL 50,000 ADT INTERSECTION





STRONG POPULATION GROWTH OF 22% WITHIN 1-MILE RADIUS

The population within a 1-mile radius has increased by an impressive 22% since the 2010 census. Population within the trade area (5-miles) is 177,000 and has increased by more than 10% since the 2010 census. Greensboro is the 3rd most populous city in the State of North Carolina and ranked #79 in the U.S.

52,000 AVERAGE DAILY TRAFFIC, IMMEDIATE ACCESS TO I-40

Located at the highly trafficked intersection of West Gate City Boulevard and Holden Road, which experiences average daily traffic counts approaching 50,000 ADT. Additionally, West Gate City Boulevard connects with I-40 less than 0.5 miles to the east, which carries in excess of 50,000 ADT.

22% POPULATION GROWTH (SINCE 2010)



AVAILABLE SPACE FOR LEASE - (Soon to be Ex Total Wine Location)

RENTROLL

TENANT	LEASE START	LEASE END	GLA (SF)	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT/SF	RENT INCREASES	OPTIONS	LEASE TYPE
Total Wine & More	Available	Available	15,564	\$249,024	\$20,752	\$16.00	None	None	NN
Totals			15,564	\$249,024	\$20,752				



PHYSICAL DESCRIPTION

BUILDING & SITE PROFILE

Property Name	Total Wine & More
Address	3503 West Gate City Boulevard Greensboro, NC 27407
Assessor's Parcel Number (APN)	00-48349
Zoning	CU-GB
Gross Leasable Area	± 15,564 SF
Lot Size	± 3.96 Acres (172,498 SF)
Year Built	1995
Number of Stories	1
Number of Buildings	1
Parking Spaces	± 230 Surface Spaces
Parking Ratio	5.03 : 1,000 SF



+24.04%

2010 - 2019 Estimated
Households Growth
(1-Mile Radius)



Four Seasons Town Center 


Sheraton
HOTELS & RESORTS

Vanstory Crossing
 


THE GRAND
THEATRE


Hampton
Inn & Suites


DRURY
INN & SUITES


FedEx Office
Print & Ship Services


Chick-fil-A


Shell


Bank of America


Badcock
HOME FURNITURE
& more

**Subject
Property**


Walmart
Neighborhood Market


POPEYES
LOUISIANA KITCHEN


Conn's
HomePlus


SMOKEY BONES
Bar & Fire Grill


ZAXBY'S


Wendy's


WELLS
FARGO


McDonald's


Walgreens

**Intersection Traffic Counts
>> ± 52,000 ADT**


FIREHOUSE
SUBS
FOUNDED BY FIREMEN


Sprint


Krispy Kreme
DOUGHNUTS



TOTAL WINE & MORE

Private

www.totalwine.com

# of Locations	± 197
# of Employees	± 4,000
Headquartered	Bethesda, MD
Year Founded	1991

OVERVIEW

Total Wine & More is the largest independent retailer of fine wine, beer, and spirits in the U.S., operating 193 superstores across 23 states. As the nation's leading retailer of wine, spirits, and beer, Total Wine & More stores feature an impressive selection of these beverages. The company's typical store carries more than 8,000 different wines from every wine-producing region in the world, more than 2,500 beers from America's most popular brands and hard-to-find microbrews and imports, and more than 3,000 types of spirits in every style and price range. To ensure its stores are stocked with the highest quality items at the most reasonable prices, Total Wine & More has established exclusive relationships with producers, importers and wholesalers.

LEASE SUMMARY

Tenant Trade Name	Total Wine & More
Lessee Name	Greensboro West Fine Wine, Inc.
Guarantor	Retail Services & Systems, Inc.
Guarantor Entity Type	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Term Remaining	± 5 Years
Lease Commencement Date	6/18/2002
Lease Expiration Date	4/30/2024
Increases	None
Options	None

MARKET AREA & LOCATION



GREENSBORO, NORTH CAROLINA

Greensboro is the 3rd most populous city in North Carolina and part of the state's Piedmont Triad Region consisted of Greensboro, Winston-Salem, and High Point. Historically known as the "Gate City" for its proximity to and from all the major cities in North Carolina, Greensboro has reinvented itself as a transportation, distribution and logistics hub for the southeast. Situated at the intersection of four interstates – I-40, I-85, I-73, I-77, and future I-785, the city is strategically located halfway between New York and Miami as well as Washington, D.C. and Atlanta, providing easy access to more than half of the U.S. population and major markets. Dubbed as North Carolina's University City, Greensboro is also home to seven colleges and universities, including two branches of the UNC system that educate more than 40,000 students annually. Over 1.4M visitors travel to Greensboro each year, drawn to the 170 well-kept public parks and gardens in the city and a vibrant downtown that hosts more than 100 events each year.

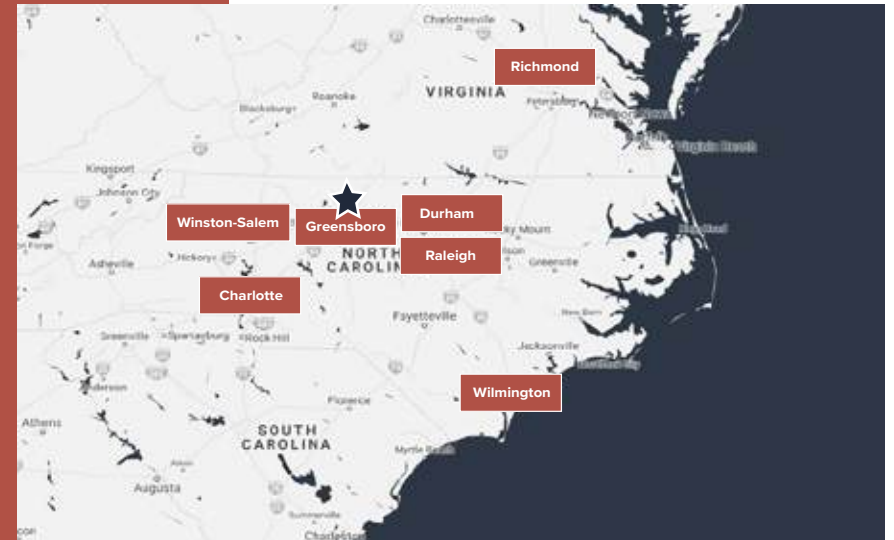
ECONOMIC SNAPSHOT

As the crossroads of commerce in the Southeast, Greensboro claims one of the most robust transportation networks in the nation. The region is home to hub facilities for mail services giants FedEx and United Parcel Service (UPS). With a nurturing business climate that encourages innovation and sustainable growth, Greensboro's major industries have shifted from the tradition textile, tobacco, and furniture sectors to the emerging nanotechnology, higher education, health care, transportation, and global logistics sectors. This shift is indicative of Greensboro's rapidly developing economy, which, combined with the city's talented workforce drawn from local institutions, is attracting more and more businesses to the area.



DOWNTOWN DEVELOPMENT

Downtown Greensboro is the city's center of economic and cultural growth. In recent years, the downtown area has seen a development boom with \$235M of investment under construction and over \$190M of investment anticipated in the coming future. There are numerous projects in the works for the business corridor, including three hotels, two parking decks, a performing arts center, and an office tower. Demand for downtown living is also on the rise given the surge in the number of people relocating to the area; there is a significant number of apartment units under construction in downtown.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	11,954	80,493	189,904
2019 Estimate	11,312	77,783	182,252
Growth 2010- 2019	22.32%	6.94%	11.87%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	4,775	32,534	79,352
2019 Estimate	4,509	31,419	76,032
Growth 2010 - 2019	24.04%	6.70%	12.11%
INCOME	1-MILE	3-MILE	5-MILE
2019 Est. Average Household Income	\$43,642	\$53,766	\$61,290

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