

FRIENDLY CENTER - 147,766 SF SEARS BOX AVAILABLE

3200 W.FRIENDLY AVE | GREENSBORO, NC



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**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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FOR LEASE
In Partnership with  **JLL**

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PROPERTY / LEASE INFORMATION

This anchor space is part of the Friendly Center, which is one of the largest open air shopping centers in the Triad.

The property is located within the 126 acre development which included over 90 best in class retailers.

The total size of the project is over 1 million square feet.

Anchor tenants at the shopping center include Whole Foods, Macy's, Flemings, REI, Lululemon, Old navy, Chic Fil A, Apple Store, and others.

PROPERTY HIGHLIGHTS

147,766 SF Sears on 2 levels

Existing auto service center can be leased

Property can be leased to a single tenant or split for multiple users.

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	6,073	85,616	228,064
AVERAGE HH INCOME	\$140,135	\$89,684	\$71,441
MEDIAN HH INCOME	\$104,894	\$67,213	\$56,884
BUSINESS ESTABLISHMENTS	899	6,976	12,650
DAYTIME EMPLOYMENT	17,222	79,484	142,081

2020 TRAFFIC COUNTS (NCDOT)

18,500 VPD on W Friendly Ave



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