

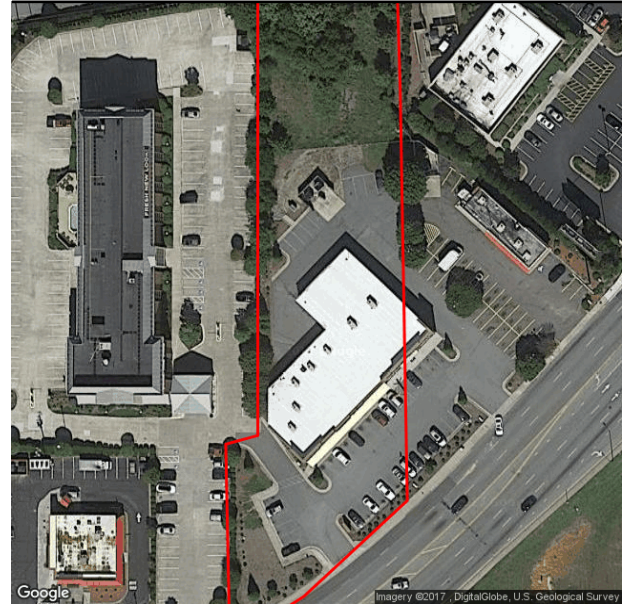
3208 West Gate City Boulevard

Procter Properties

P.O. Box 3484 Greensboro, NC 27402 | 336-254-1875

3208 West Gate City Boulevard

3208 W Gate City Blv Greensboro, NC 27407



Property Type	Retail	Building Size	11,747 SF
Property Subtype	Community Specialty	Office SF	
Zoning	HB	Industrial SF	
Building Status	Existing	Retail SF	
Occupancy Type		Floors	
Year Built	2007	Typical Floor SF	
Construction		Land Size	1.48 Acres
Class		Parking Ratio	
		Parking Total	

Owner (Legal)	
Owner (True)	3208 LLC
County	Guilford
Tax ID / APN	0053236

Type/Status	Floor / Suite	Available SF	\$/SF/Year	Lease Type	Agent
Retail For Lease		1,300 SF	Negotiable		Alice Dagny Procter
Retail For Lease		3,000 SF	Negotiable		Alice Dagny Procter
Retail For Lease		3,000 SF	Negotiable		Alice Dagny Procter



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Traffic Counts



SR 4121 (HIGH POINT RD) 1 W OF PINECROFT RD Year: 2013 29,000	PINECROFT RD 2 S OF KOURY BLVD Year: 2013 8,100	SR 1117 (S HOLDEN RD) 3 N OF SR 4121 HIGH POINT RD Year: 2013 17,000	SR 4121 (HIGH POINT RD) 4 N OF I-40 Year: 2013 30,000	SR 4121 (HIGH POINT RD) 5 W OF SR 1117 S HOLDEN RD Year: 2013 27,000
W MEADOWVIEW RD 6 W OF SR 4241 Year: 2013 11,000	W MEADOWVIEW RD 7 E OF SR 4241 Year: 2013 4,900	SR 4121 (HIGH POINT RD) 8 N OF W MEADOWVIEW RD Year: 2013 20,000	S HOLDEN RD 9 S OF OAKWOOD DR Year: 2013 19,000	



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Demographic Report



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Population

Distance	Male	Female	Total
1- Mile	3,714	3,812	7,526
3- Mile	28,975	30,507	59,483
5- Mile	66,546	72,788	139,334



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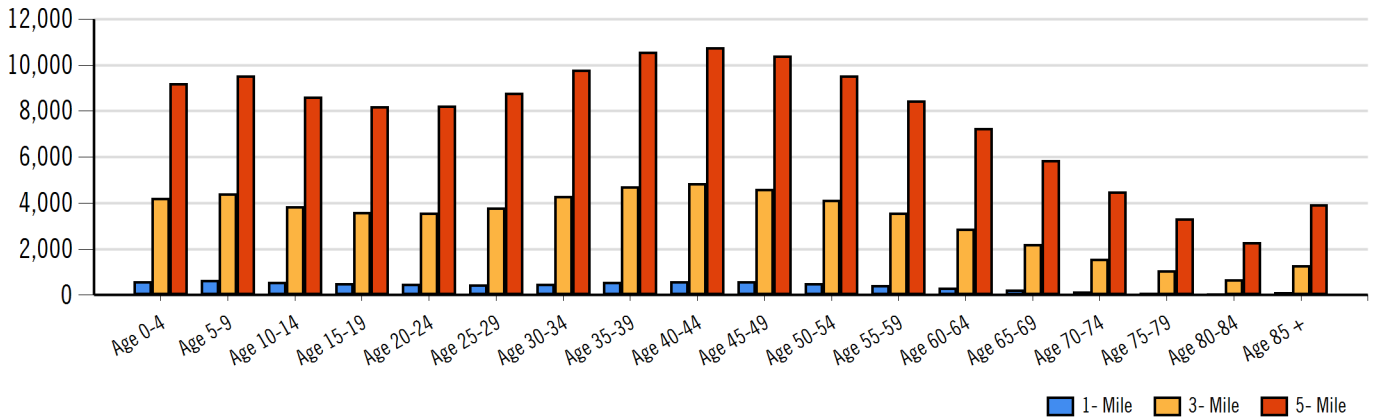


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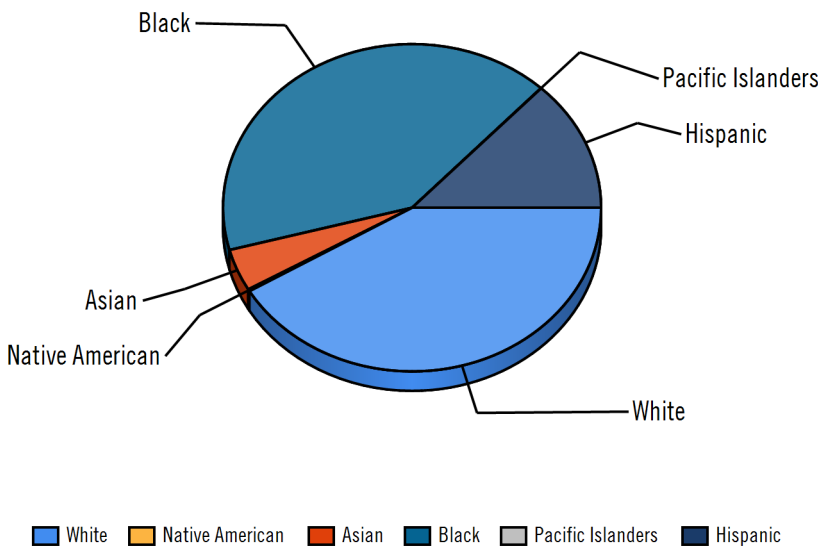
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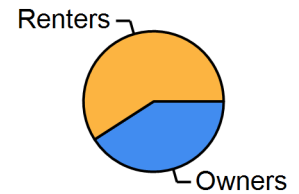
Population by Distance and Age (2015)



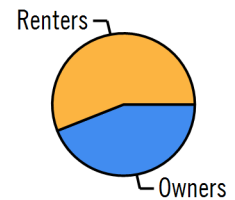
Ethnicity within 5 miles



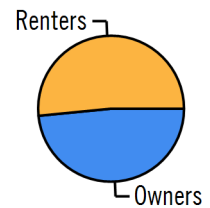
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,700	212	2.69 %
3-Mile	31,275	1,177	2.77 %
5-Mile	73,355	2,812	3.35 %



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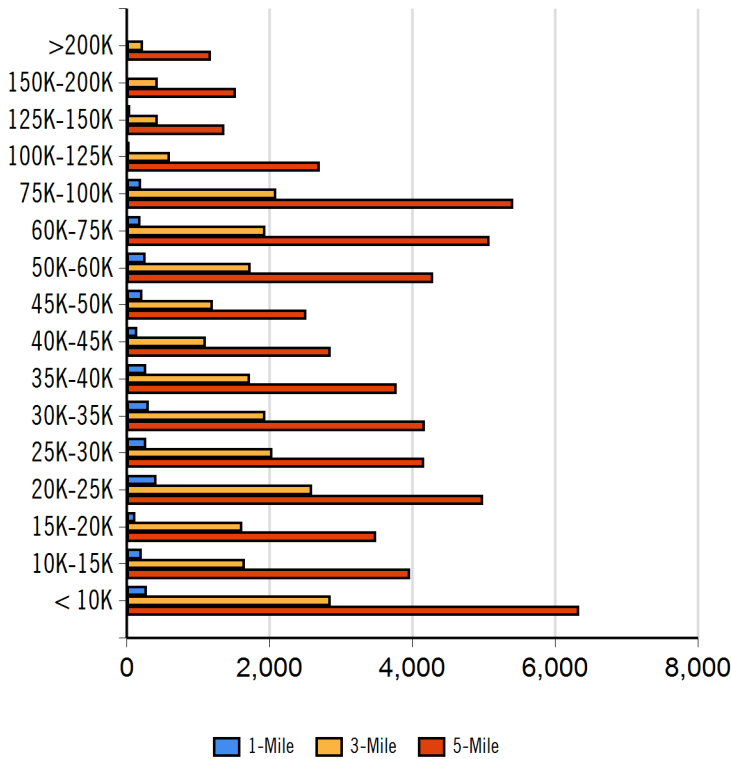
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	342	476	142	464	168	83	197	540	807	52	364
3-Mile	2	0	2,787	3,979	989	4,508	1,334	791	2,242	6,411	4,451	718	2,199
5-Mile	80	0	4,498	8,774	2,486	9,568	4,089	2,346	5,892	16,922	9,206	1,780	4,992

Household Income



Radius	Median Household Income
1-Mile	\$34,578.50
3-Mile	\$39,979.90
5-Mile	\$44,883.29

Radius	Average Household Income
1-Mile	\$39,381.00
3-Mile	\$47,515.77
5-Mile	\$52,516.13

Radius	Aggregate Household Income
1-Mile	\$111,658,910.82
3-Mile	\$1,078,107,140.03
5-Mile	\$2,979,754,563.31

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,779	40,209	96,452
High School Grad	1,406	10,504	21,732
Some College	1,200	9,676	21,630
Associates	196	2,625	5,825
Bachelors	686	6,859	21,860
Masters	119	1,980	7,133
Prof. Degree	24	356	1,407
Doctorate	11	305	1,028

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	53 %	76 %	82 %
Teen's	51 %	69 %	75 %
Expensive Homes	0 %	9 %	26 %
Mobile Homes	3 %	23 %	18 %
New Homes	39 %	53 %	74 %
New Households	63 %	104 %	115 %
Military Households	5 %	4 %	13 %
Households with 4+ Cars	57 %	59 %	59 %
Public Transportation Users	14 %	26 %	42 %
Young Wealthy Households	17 %	102 %	99 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	101,991,218		903,509,970		2,307,257,628	
Average annual household	38,492		40,239		42,037	
Food	5,271	13.69 %	5,449	13.54 %	5,658	13.46 %
Food at home	3,533		3,567		3,670	
Cereals and bakery products	495		499		513	
Cereals and cereal products	176		176		180	
Bakery products	319		323		333	
Meats poultry fish and eggs	755		755		773	
Beef	181		183		188	
Pork	144		140		143	
Poultry	143		144		146	
Fish and seafood	118		120		123	
Eggs	56		55		57	
Dairy products	350		360		372	
Fruits and vegetables	683		690		712	
Fresh fruits	104		106		110	
Processed vegetables	133		132		135	
Sugar and other sweets	130		130		134	
Fats and oils	109		109		112	
Miscellaneous foods	655		664		685	
Nonalcoholic beverages	321		319		326	
Food away from home	1,738		1,882		1,988	
Alcoholic beverages	265		291		310	
Housing	14,635	38.02 %	15,007	37.29 %	15,539	36.97 %
Shelter	8,743		9,046		9,381	
Owned dwellings	4,689		5,029		5,351	
Mortgage interest and charges	2,306		2,537		2,726	
Property taxes	1,496		1,594		1,689	
Maintenance repairs	887		897		935	
Rented dwellings	3,571		3,420		3,390	
Other lodging	483		597		639	
Utilities fuels	3,670		3,610		3,703	
Natural gas	370		368		379	
Electricity	1,503		1,465		1,492	
Fuel oil	131		133		139	
Telephone services	1,135		1,117		1,150	
Water and other public services	528		525		542	
Household operations	862	2.24 %	928	2.31 %	977	2.32 %
Personal services	239		268		288	
Other household expenses	617		652		682	
Housekeeping supplies	517		534		551	
Laundry and cleaning supplies	143		144		147	
Other household products	286		297		308	
Postage and stationery	87		93		95	
Household furnishings	841		886		925	
Household textiles	44		57		61	
Furniture	159		161		161	
Floor coverings	6		5		5	
Major appliances	137		131		134	
Small appliances	79		82		84	
Miscellaneous	414		451		477	
Apparel and services	1,189	3.09 %	1,240	3.08 %	1,278	3.04 %
Men and boys	227		248		260	
Men 16 and over	184		200		211	
Boys 2 to 15	43		48		49	
Women and girls	448		476		492	



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Women 16 and over	367	397	411
Girls 2 to 15	81	79	81
Children under 2	86	87	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	101,991,218		903,509,970		2,307,257,628	
Average annual household	38,492		40,239		42,037	
Transportation	5,320	13.82 %	5,376	13.36 %	5,602	13.33 %
Vehicle purchases	944		936		980	
Cars and trucks new	162		144		149	
Cars and trucks used	728		745		784	
Gasoline and motor oil	1,917		1,901		1,965	
Other vehicle expenses	2,141		2,162		2,254	
Vehicle finance charges	164		166		176	
Maintenance and repairs	679		706		738	
Vehicle insurance	976		929		968	
Vehicle rental leases	258		282		300	
Public transportation	318		377		401	
Health care	3,252	8.45 %	3,226	8.02 %	3,351	7.97 %
Health insurance	1,986		1,945		2,015	
Medical services	587		603		641	
Drugs	356		351		366	
Medical supplies	99		101		106	
Entertainment	2,160	5.61 %	2,258	5.61 %	2,378	5.66 %
Fees and admissions	337		410		446	
Television radios	914		901		929	
Pets toys	719		747		786	
Personal care products	490		519		543	
Reading	57		59		62	
Education	757		972		1,014	
Tobacco products	398		379		380	
Miscellaneous	630	1.64 %	666	1.66 %	696	1.66 %
Cash contributions	1,148		1,185		1,247	
Personal insurance	3,139		3,830		4,194	
Life and other personal insurance	152		164		176	
Pensions and Social Security	2,986		3,665		4,018	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	721	648	10.00 %	238	423	308	412	112
3-Mile	2015	617	570	6.62 %	194	341	289	327	91
5-Mile	2015	620	574	6.42 %	209	338	315	305	88
1-Mile	2020	807	648	23.33 %	266	473	347	460	107
3-Mile	2020	678	570	16.88 %	213	374	318	359	103
5-Mile	2020	670	574	15.00 %	226	366	339	331	113



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