

Sedgefield Crossing Shopping Center

Greensboro, NC 27407



LOCATION 4605-4611 High Point Road
Greensboro, NC 27407

AVAILABLE GLA: 110,000
Available SF: 13,000
Acreage: 9.4 Acres

SALE PRICE \$4,000,000

ANCOR TENANTS USPS, Family Dollar,
Cinema D, Anna's Linens

DETAILS

The 12/31/2011 rent roll includes Hancock Fabrics, Family Dollar, U.S. Post Office, and Kid Zone. Year end 2011 occupancy was 88% presenting a value add opportunity. Property exited receivership in December and is now bank owned. Property is in the process of stabilization with proforma NOI of \$450,000. Subject is located on the NE corner of High Point Rd and Groometown Rd. Exit 217 of I-40 and Four Seasons Town Center a 928,000 SF regional mall is located 1.6 miles north on High Point Rd.

PARKING RATIO 4 / 1,000 SF

TRAFFIC COUNTS 23,000 CPD on High Point Rd.

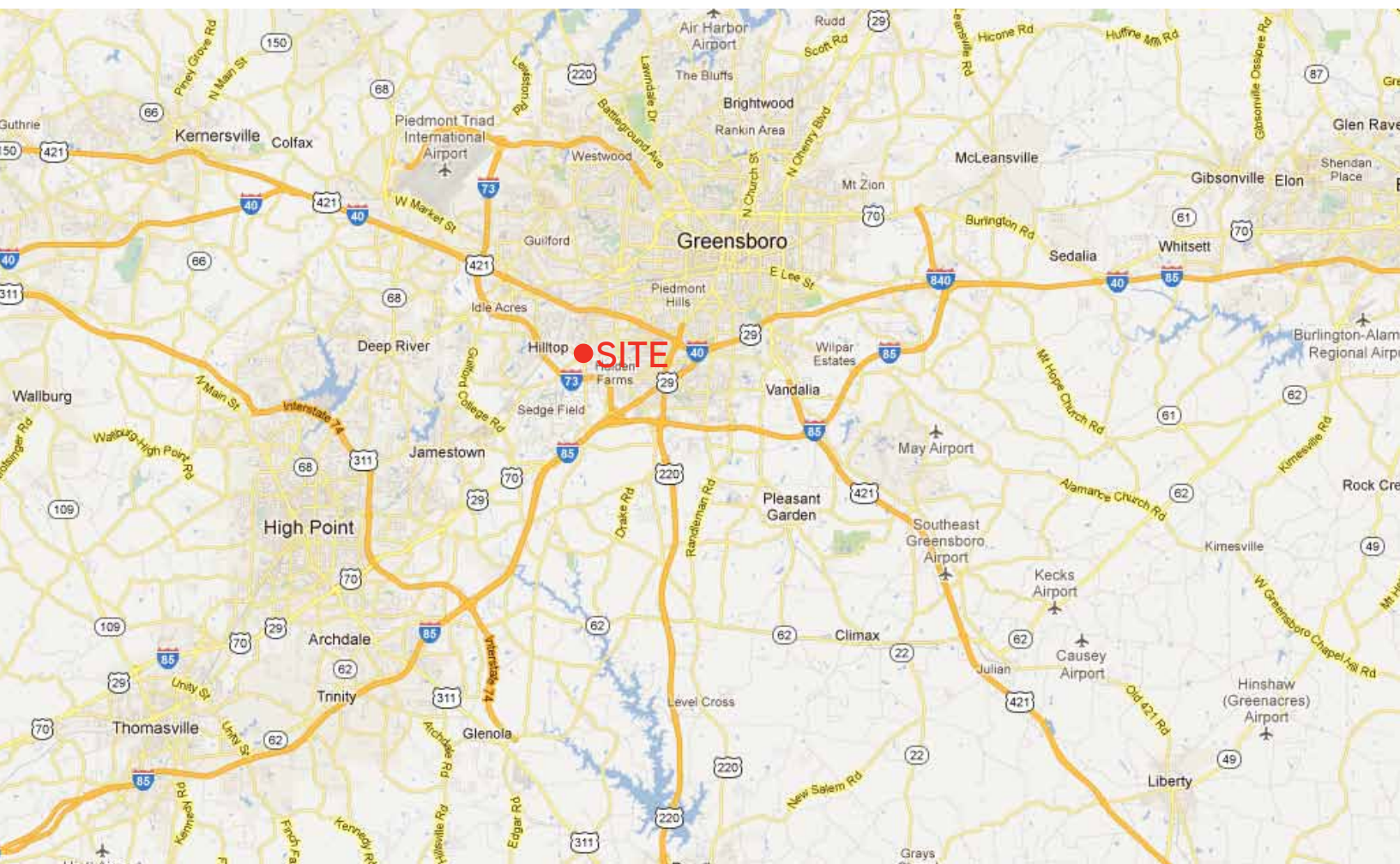
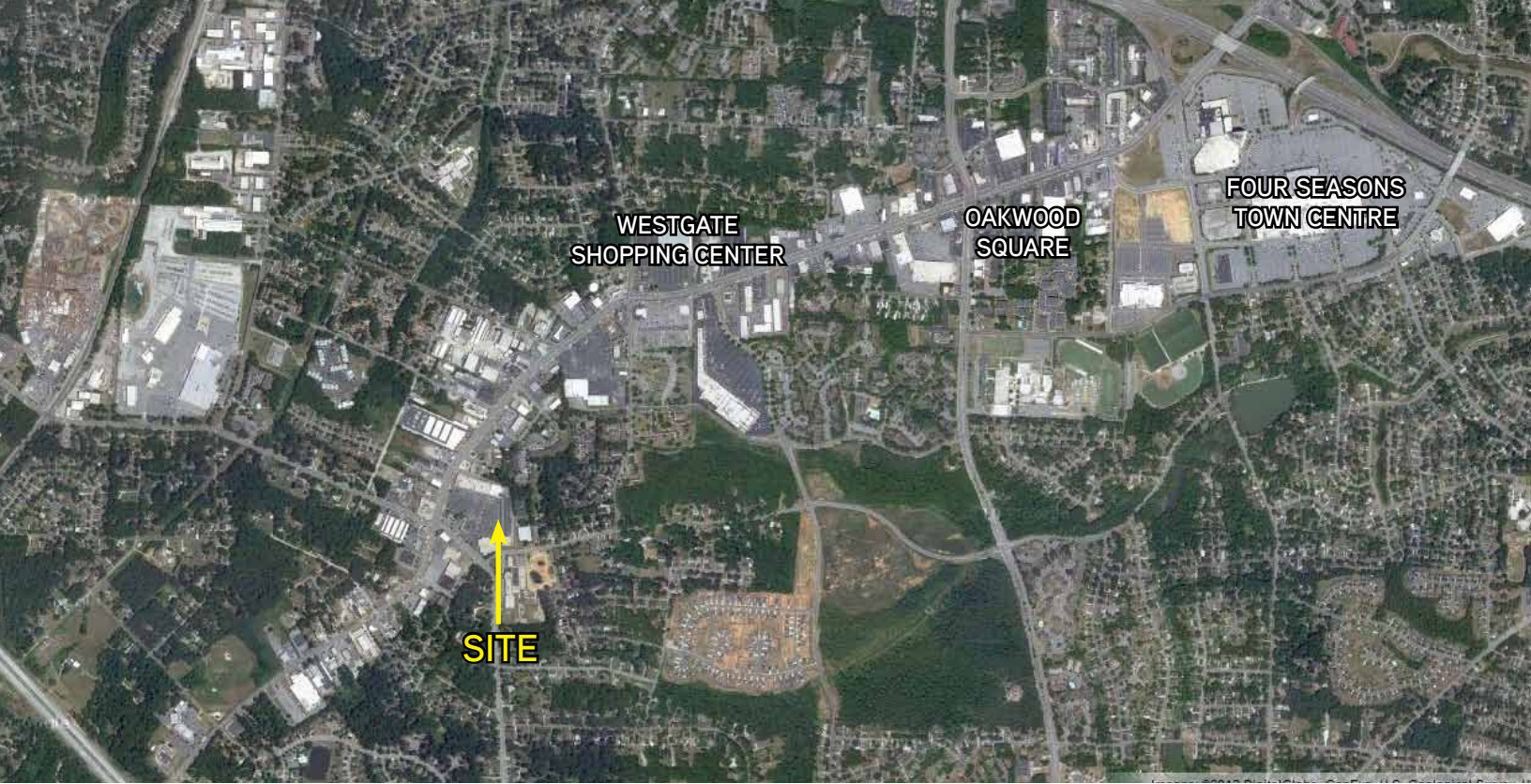
DEMOGRAPHICS

5 Mile Radius - 2011

- > Total Population 148,883
- > % Population Growth 1990-2011 34.38%
- > Median Age 40
- > Average Household Income \$62,817

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