

# FOR LEASE HIGH VOLUME INTERSECTION

**KOTIS**  
PROPERTIES  
EST. 1958

## 815 S HOLDEN RD. | GREENSBORO, NC



### 4,400 SF AVAILABLE

- ▶ 15,335 SF Small Shop Center
- ▶ Holden Rd. & Spring Garden St. (59,659 ADT)
- ▶ Strong residential presence
- ▶ Retail nearby: Walgreens, CVS, Subway, Papa John's & Dunkin Donuts
- ▶ Less than 1-mile from UNC Greensboro (20,000 Students)

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### CONTACT US

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## TRAFFIC COUNTS

INTERSECTION		ADT
S Holden Rd	Peebles Dr	25,179
W Wendover Ave	S Holden Rd	34,480

Source: 2022 Costar

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Populations	9,604	89,922	208,999
Total Households	4,067	38,023	88,199
Average HH Income	\$60,001	\$64,828	\$69,368

Source: 2022 Costar

