

# LEASE

4401 W. Wendover Ave. Ste. 104  
Greensboro, NC



- 2,427 sq ft
- Competitive Pricing
- Signage
- High Visibility
- Traffic Counts
- Ample Parking
- Former Window World Space
- Branded Co-Tenants
- Neighboring Retailers: Costco, Sam's Club, Starbucks, Chick-Fil-A, Home Depot
- Email [Carl@essainc.com](mailto:Carl@essainc.com) for lease rates and details

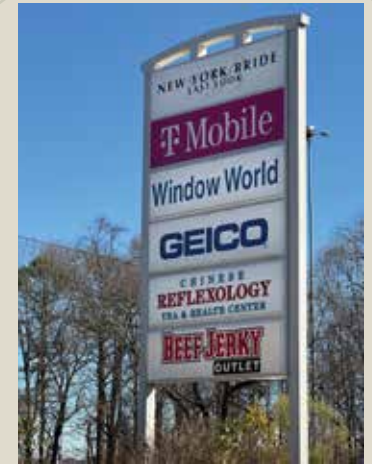


Essa Commercial Real Estate, Inc.  
1931 New Garden Road, Suite 200  
Greensboro, North Carolina 27410



Carl Essa, CCIM, President  
[Carl@essainc.com](mailto:Carl@essainc.com)  
[ESSAinc.com](http://ESSAinc.com)

Office (336) 297-1000  
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## Front Elevations



## Interior



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# SOLID LOCATION

Set at the West Wendover Avenue/Stanley Road intersection, this address sits in the heart of Greensboro's "power retail" and services cluster—where shoppers, commuters, and travelers overlap. The site benefits from immediate proximity to the I-40 on/off ramps and the I-40/I-73 interchange area, creating all-day traffic, high visibility, and fast regional connectivity.



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	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	6,912	66,585	138,855
Households	3,561	29,609	58,767
Families	1,616	15,647	33,227
Average Household Size	1.93	2.21	2.28
Owner Occupied Housing Units	1,651	13,394	32,509
Renter Occupied Housing Units	1,910	16,215	26,258
Median Age	32.6	32.9	34.4
<b>2021 Summary</b>			
Population	8,410	72,803	150,954
Households	4,353	32,384	63,870
Families	1,875	16,462	35,031
Average Household Size	1.92	2.20	2.28
Owner Occupied Housing Units	1,771	13,358	32,812
Renter Occupied Housing Units	2,582	19,026	31,058
Median Age	33.8	34.6	36.3
Median Household Income	\$53,706	\$51,699	\$55,366
Average Household Income	\$65,955	\$67,889	\$75,520
<b>2026 Summary</b>			
Population	9,070	76,000	157,705
Households	4,710	33,871	66,846
Families	1,995	17,007	36,373
Average Household Size	1.91	2.20	2.28
Owner Occupied Housing Units	1,924	14,084	34,847
Renter Occupied Housing Units	2,786	19,787	32,000
Median Age	34.4	35.2	37.1
Median Household Income	\$58,766	\$55,902	\$60,793
Average Household Income	\$72,759	\$75,357	\$84,508
<b>Trends: 2021-2026 Annual Rate</b>			
Population	1.52%	0.86%	0.88%
Households	1.59%	0.90%	0.91%
Families	1.25%	0.65%	0.75%
Owner Households	1.67%	1.06%	1.21%
Median Household Income	1.82%	1.58%	1.89%

	1 mile		3 miles		5 miles	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	390	5.6%	4,475	6.7%	8,365	6.0%
Age 5 - 9	297	4.3%	3,943	5.9%	8,004	5.8%
Age 10 - 14	288	4.2%	3,604	5.4%	7,669	5.5%
Age 15 - 19	348	5.0%	4,064	6.1%	10,322	7.4%
Age 20 - 24	816	11.8%	7,310	11.0%	15,161	10.9%
Age 25 - 34	1,623	23.5%	12,121	18.2%	21,112	15.2%
Age 35 - 44	961	13.9%	8,952	13.4%	18,194	13.1%
Age 45 - 54	794	11.5%	8,062	12.1%	17,938	12.9%
Age 55 - 64	685	9.9%	6,441	9.7%	15,209	11.0%
Age 65 - 74	358	5.2%	3,693	5.5%	8,695	6.3%
Age 75 - 84	208	3.0%	2,553	3.8%	5,721	4.1%
Age 85+	145	2.1%	1,367	2.1%	2,467	1.8%
2021 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	422	5.0%	4,312	5.9%	7,922	5.2%
Age 5 - 9	326	3.9%	3,967	5.4%	7,833	5.2%
Age 10 - 14	302	3.6%	3,848	5.3%	8,010	5.3%
Age 15 - 19	360	4.3%	4,446	6.1%	10,930	7.2%
Age 20 - 24	920	10.9%	6,948	9.5%	14,827	9.8%
Age 25 - 34	2,078	24.7%	13,459	18.5%	23,317	15.4%
Age 35 - 44	1,167	13.9%	10,037	13.8%	19,412	12.9%
Age 45 - 54	797	9.5%	7,983	11.0%	17,280	11.4%
Age 55 - 64	847	10.1%	7,356	10.1%	17,255	11.4%
Age 65 - 74	669	8.0%	5,653	7.8%	13,681	9.1%
Age 75 - 84	322	3.8%	3,020	4.1%	7,077	4.7%
Age 85+	202	2.4%	1,773	2.4%	3,410	2.3%
2026 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	461	5.1%	4,587	6.0%	8,373	5.3%
Age 5 - 9	340	3.7%	3,990	5.2%	7,915	5.0%
Age 10 - 14	320	3.5%	3,803	5.0%	7,984	5.1%
Age 15 - 19	384	4.2%	4,472	5.9%	11,067	7.0%
Age 20 - 24	975	10.8%	7,692	10.1%	15,867	10.1%
Age 25 - 34	2,169	23.9%	13,275	17.5%	22,897	14.5%
Age 35 - 44	1,295	14.3%	10,738	14.1%	21,090	12.4%
Age 45 - 54	845	9.3%	8,212	10.8%	17,589	11.2%
Age 55 - 64	850	9.4%	7,493	9.9%	17,114	11.0%
Age 65 - 74	756	8.3%	6,056	8.0%	14,786	9.4%
Age 75 - 84	439	4.8%	3,779	5.0%	9,082	5.8%
Age 85+	235	2.6%	1,901	2.5%	3,740	2.4%

	1 mile		3 miles		5 miles	
2021 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	175	4.0%	3,332	10.3%	6,456	10.1%
\$15,000 - \$24,999	324	7.4%	3,168	9.8%	5,753	9.0%
\$25,000 - \$34,999	634	14.6%	3,772	11.6%	6,419	10.1%
\$35,000 - \$49,999	851	19.5%	5,301	16.4%	9,827	15.4%
\$50,000 - \$74,999	902	20.7%	6,151	19.0%	11,948	18.7%
\$75,000 - \$99,999	667	15.3%	4,121	12.7%	8,264	12.9%
\$100,000 - \$149,999	605	13.9%	4,282	13.2%	9,160	14.3%
\$150,000 - \$199,999	148	3.4%	1,329	4.1%	3,235	5.1%
\$200,000+	46	1.1%	929	2.9%	2,810	4.4%
Median Household Income	\$53,706		\$51,699		\$55,366	
Average Household Income	\$65,955		\$67,889		\$75,520	
Per Capita Income	\$33,755		\$30,300		\$32,071	
2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	161	3.4%	3,035	9.0%	5,824	8.7%
\$15,000 - \$24,999	291	6.2%	2,897	8.6%	5,200	7.8%
\$25,000 - \$34,999	605	12.8%	3,678	10.9%	6,147	9.2%
\$35,000 - \$49,999	832	17.7%	5,237	15.5%	9,596	14.4%
\$50,000 - \$74,999	1,028	21.8%	6,555	19.4%	12,582	18.8%
\$75,000 - \$99,999	809	17.2%	4,618	13.6%	9,162	13.7%
\$100,000 - \$149,999	736	15.6%	5,066	15.0%	10,859	16.2%
\$150,000 - \$199,999	193	4.1%	1,692	5.0%	4,108	6.1%
\$200,000+	55	1.2%	1,092	3.2%	3,389	5.0%
Median Household Income	\$58,766		\$55,902		\$60,793	
Average Household Income	\$72,759		\$75,357		\$84,508	
Per Capita Income	\$37,362		\$33,693		\$35,938	

	1 mile		3 miles		5 miles	
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,784	54.7%	36,641	55.0%	83,125	59.9%
Black Alone	2,347	34.0%	20,184	30.3%	37,360	26.9%
American Indian Alone	24	0.3%	407	0.6%	760	0.5%
Asian Alone	305	4.4%	3,522	5.3%	7,494	5.4%
Pacific Islander Alone	3	0.0%	71	0.1%	99	0.1%
Some Other Race Alone	265	3.8%	3,724	5.6%	6,285	4.5%
Two or More Races	184	2.7%	2,035	3.1%	3,731	2.7%
Hispanic Origin (Any Race)	582	8.4%	7,240	10.9%	12,324	8.9%
2021 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,833	45.6%	34,047	46.8%	79,473	52.6%
Black Alone	3,306	39.3%	24,782	34.0%	45,080	29.9%
American Indian Alone	30	0.4%	462	0.6%	840	0.6%
Asian Alone	553	6.6%	5,584	7.7%	11,943	7.9%
Pacific Islander Alone	4	0.0%	88	0.1%	124	0.1%
Some Other Race Alone	397	4.7%	5,017	6.9%	8,222	5.4%
Two or More Races	286	3.4%	2,841	3.9%	5,271	3.5%
Hispanic Origin (Any Race)	879	10.5%	9,675	13.3%	16,223	10.7%
2026 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,754	41.4%	32,684	43.0%	77,634	49.2%
Black Alone	3,741	41.2%	26,734	35.2%	48,578	30.8%
American Indian Alone	33	0.4%	484	0.6%	872	0.6%
Asian Alone	703	7.8%	6,818	9.0%	14,668	9.3%
Pacific Islander Alone	4	0.0%	96	0.1%	137	0.1%
Some Other Race Alone	487	5.4%	5,865	7.7%	9,622	6.1%
Two or More Races	348	3.8%	3,318	4.4%	6,196	3.9%
Hispanic Origin (Any Race)	1,070	11.8%	11,229	14.8%	18,879	12.0%



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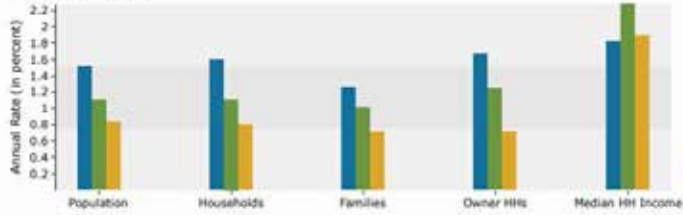
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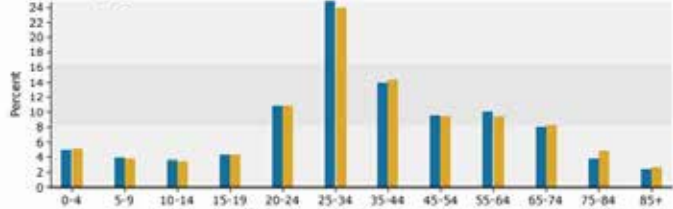


1 mile

Trends 2021-2026



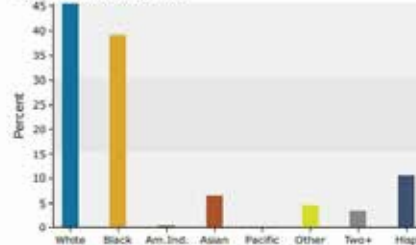
Population by Age



2021 Household Income

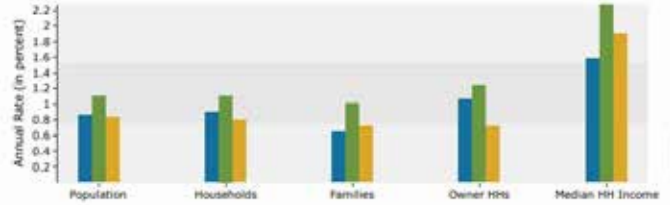


2021 Population by Race

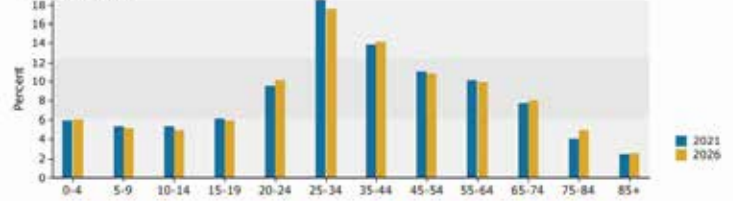


3 miles

Trends 2021-2026



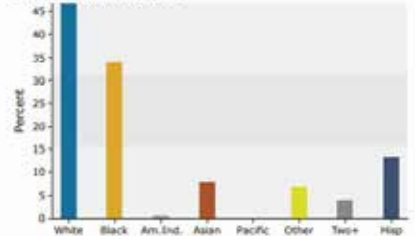
Population by Age



2021 Household Income

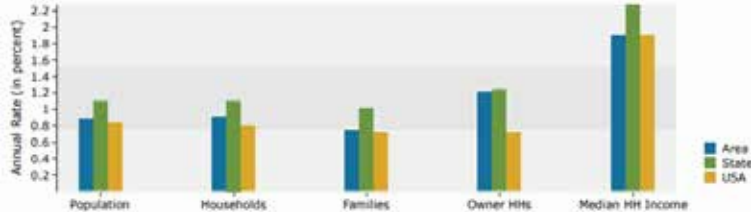


2021 Population by Race

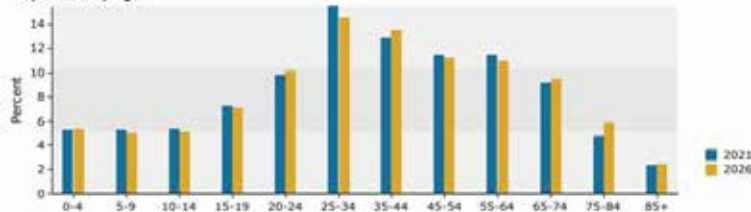


5 miles

Trends 2021-2026



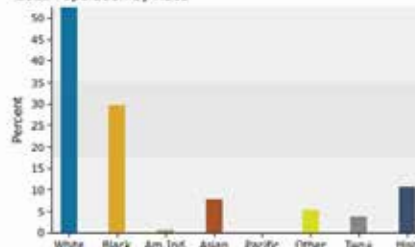
Population by Age



2021 Household Income



2021 Population by Race



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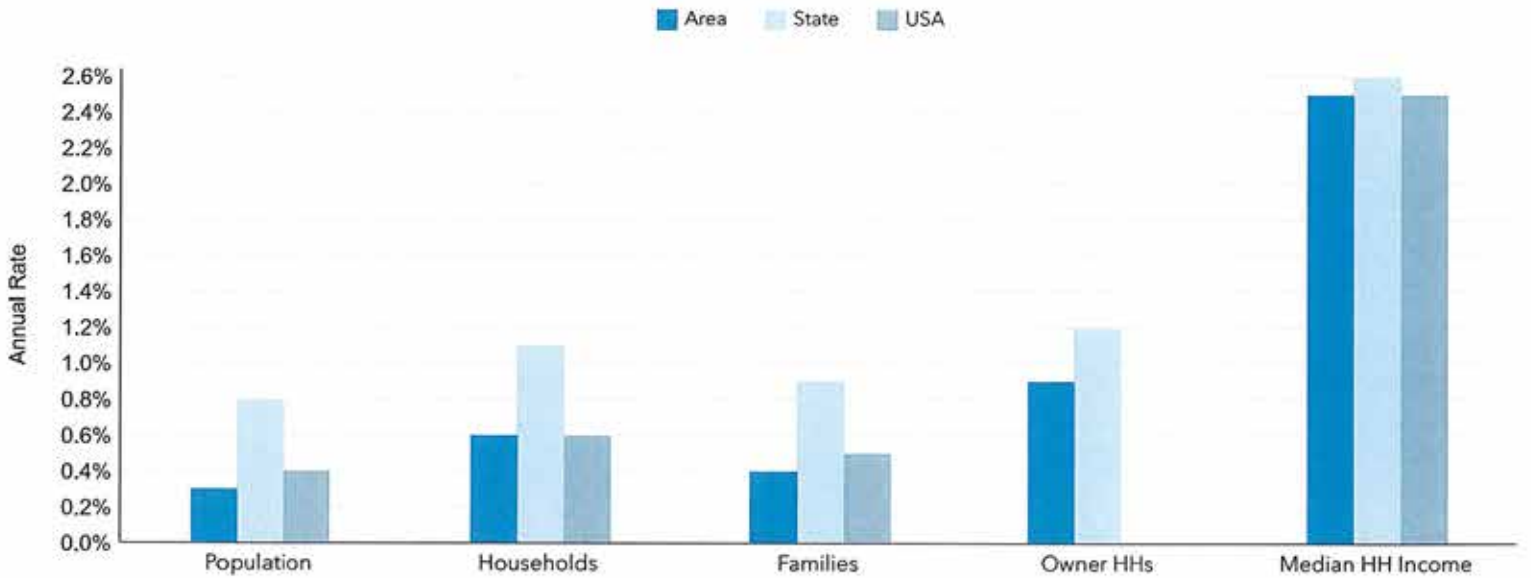
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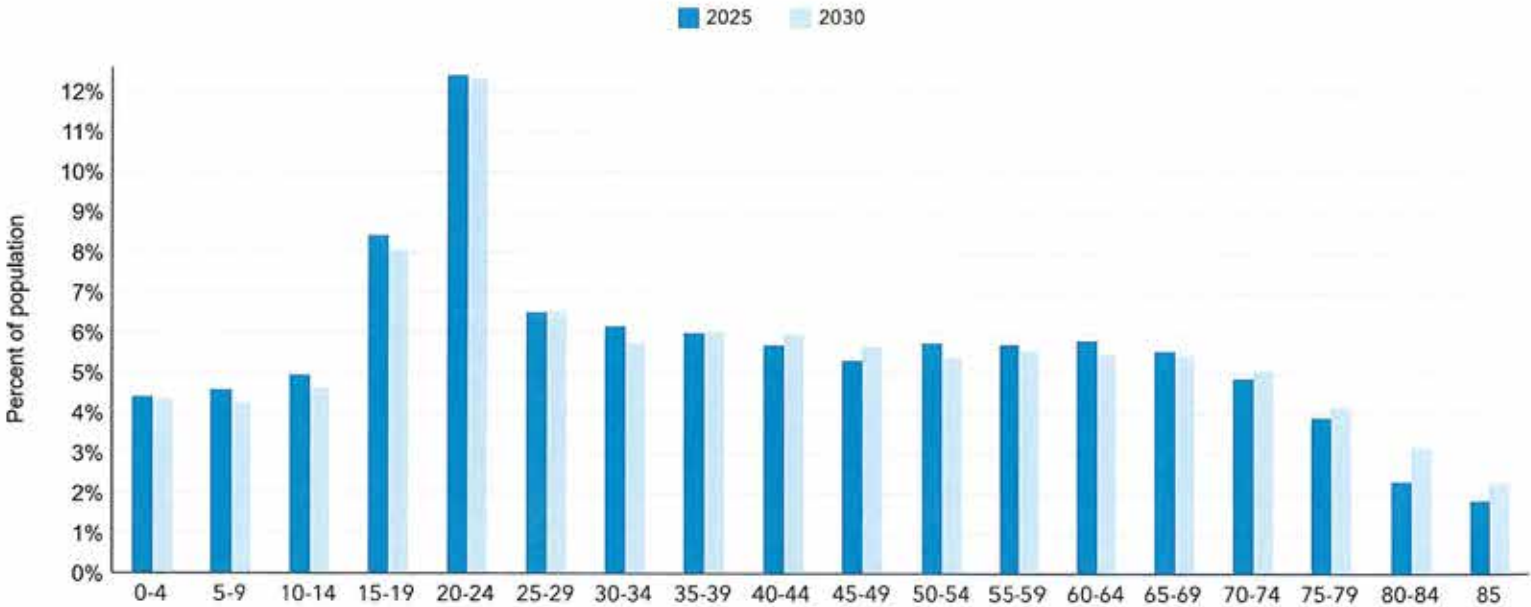
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



## Population by Age

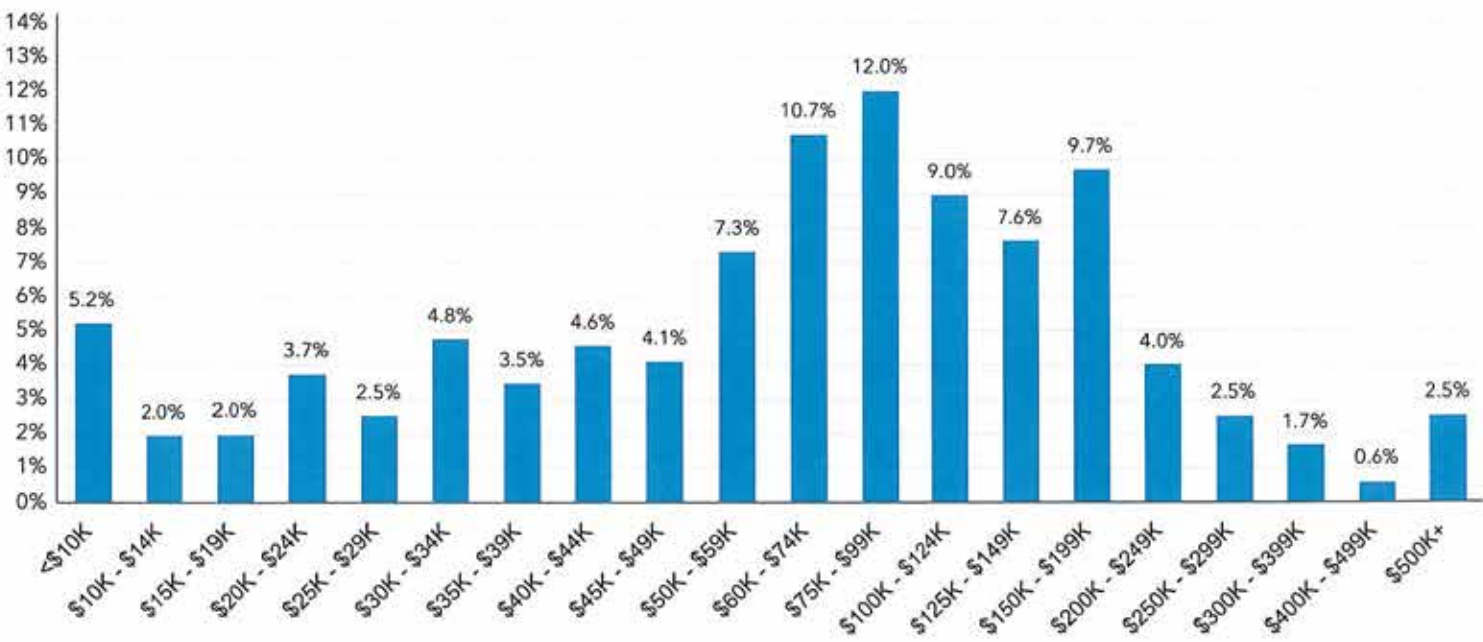




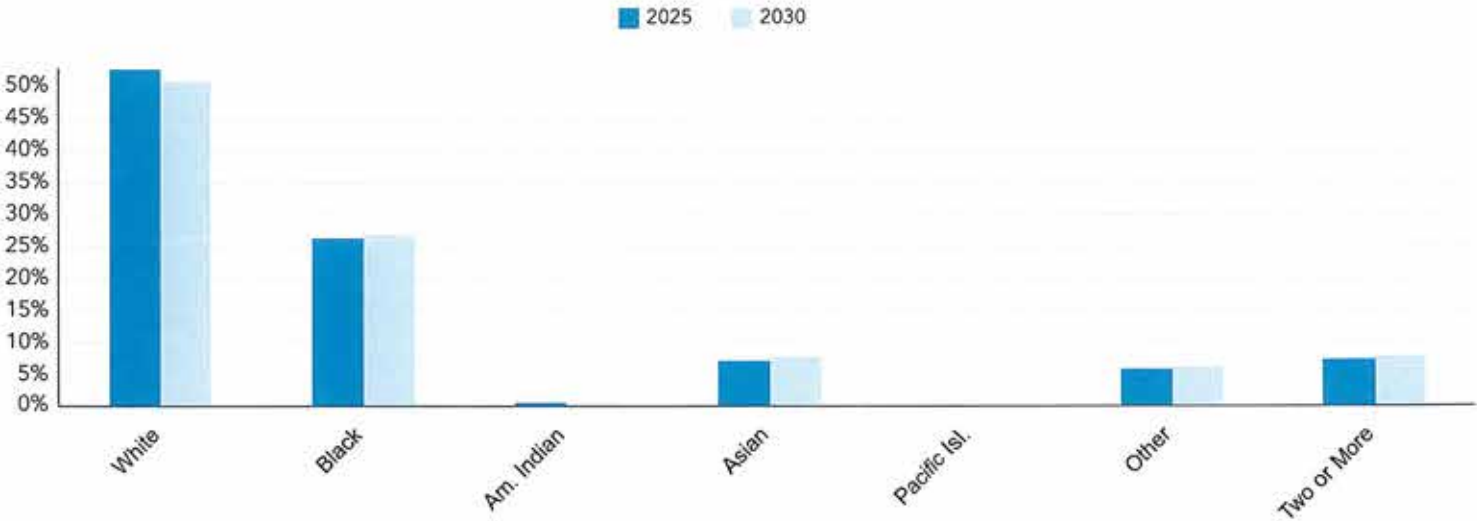
Key Indicators for 2025



Households by Income for 2025



Population by Race

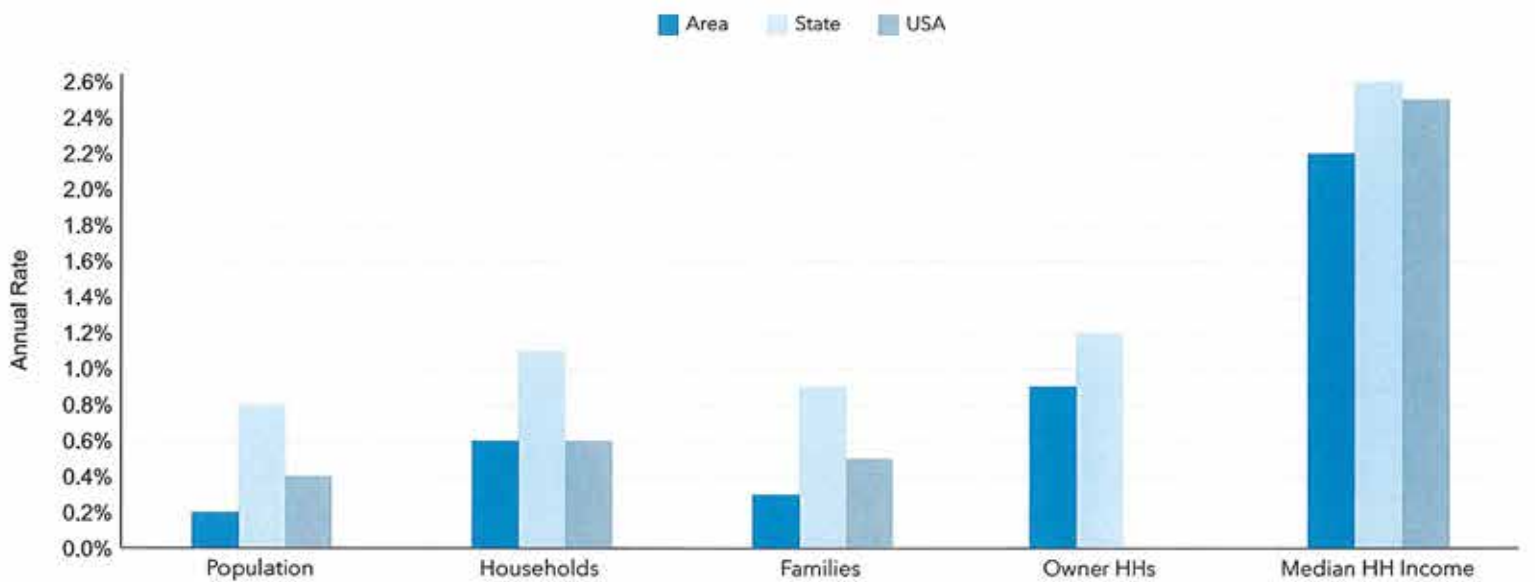




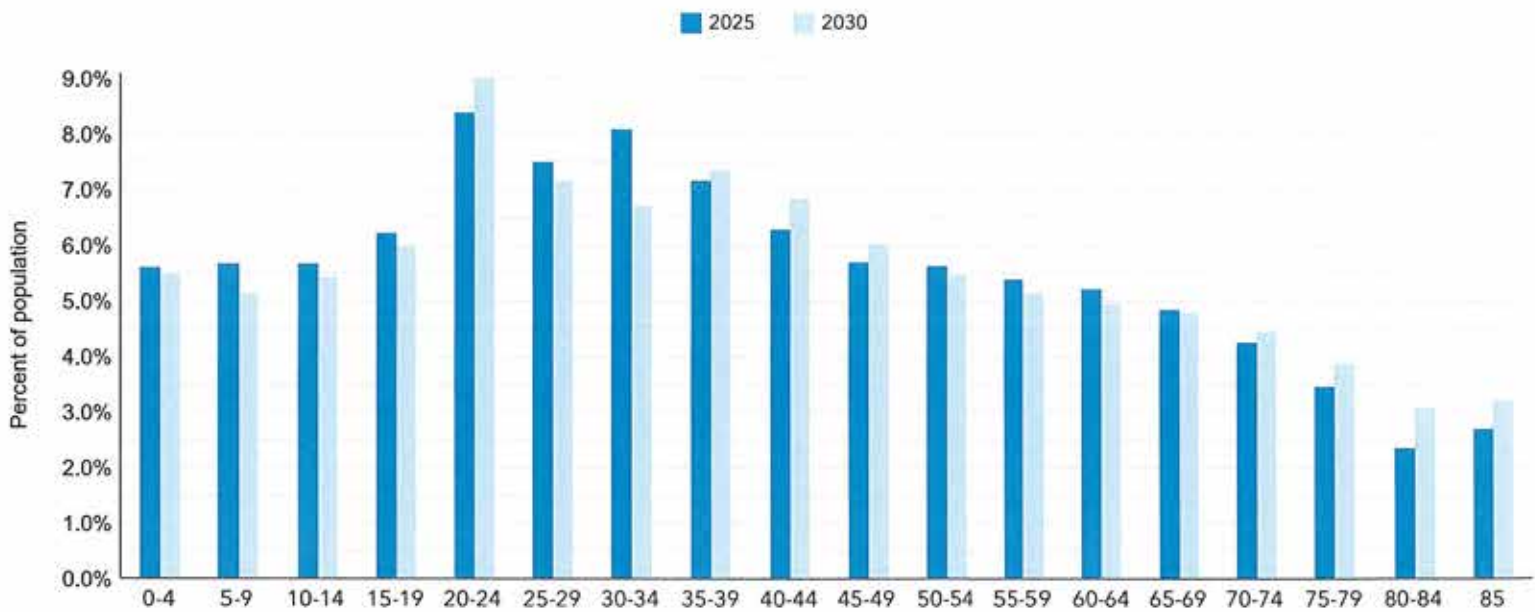
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



## Population by Age

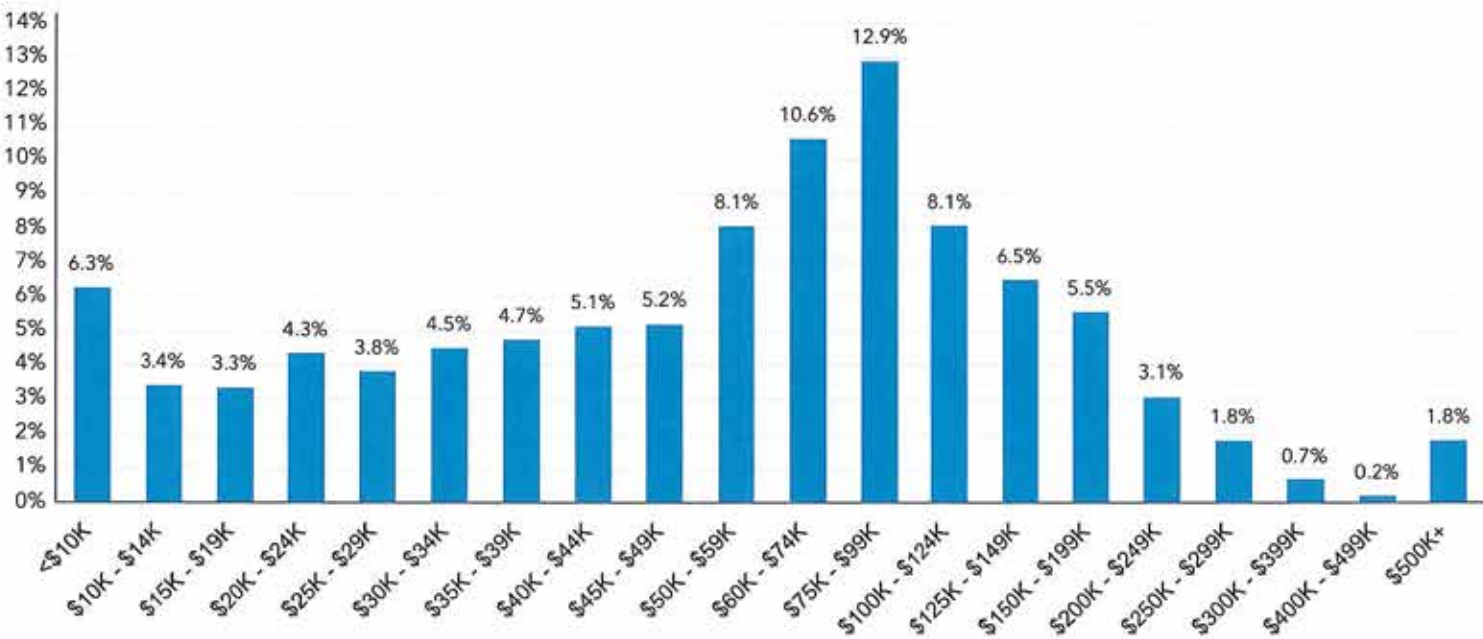




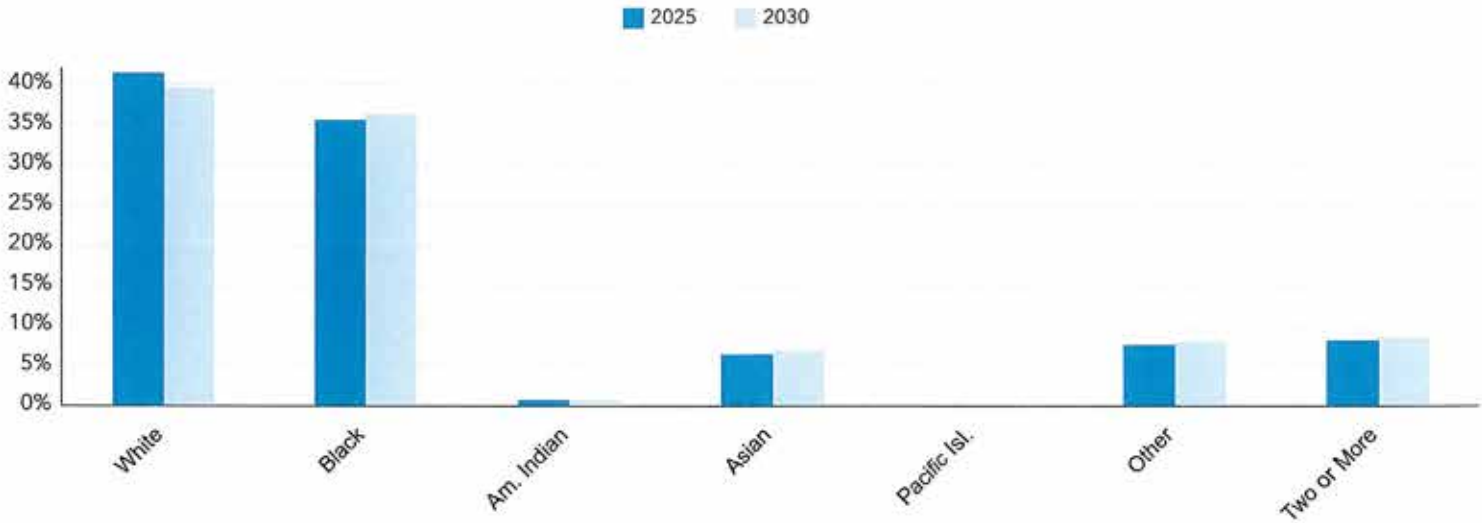
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race

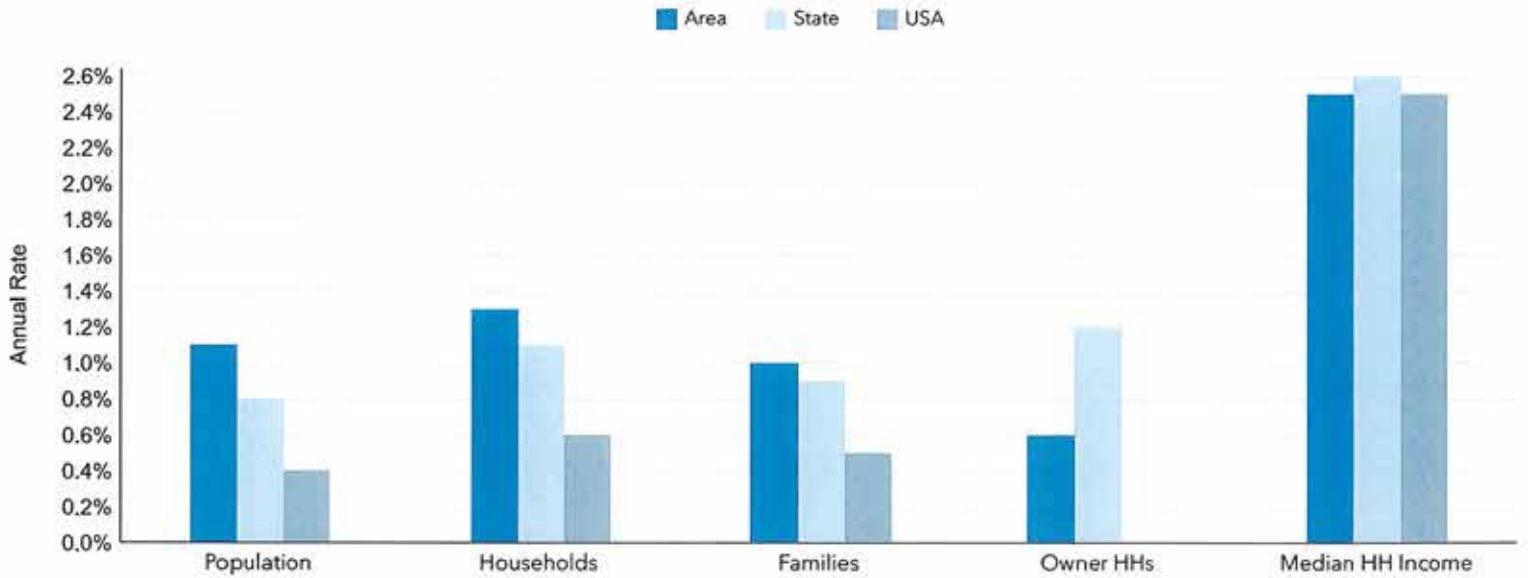




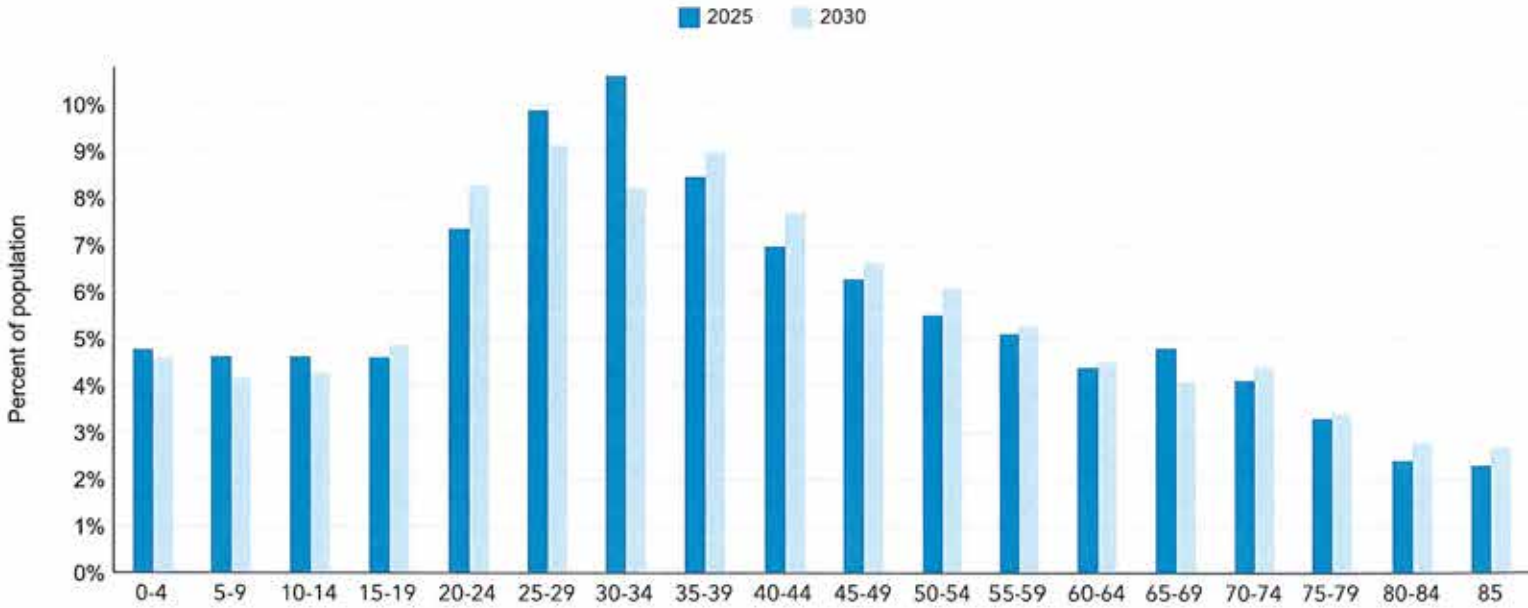
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



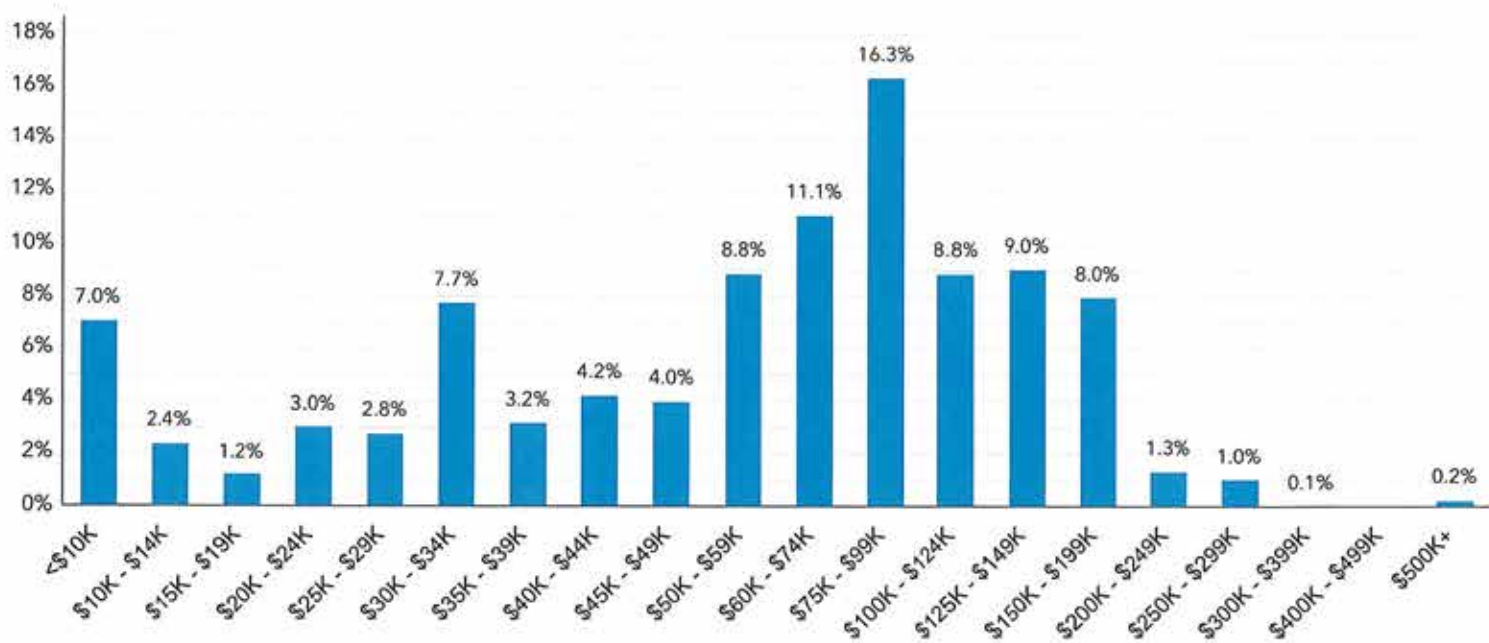
Population by Age



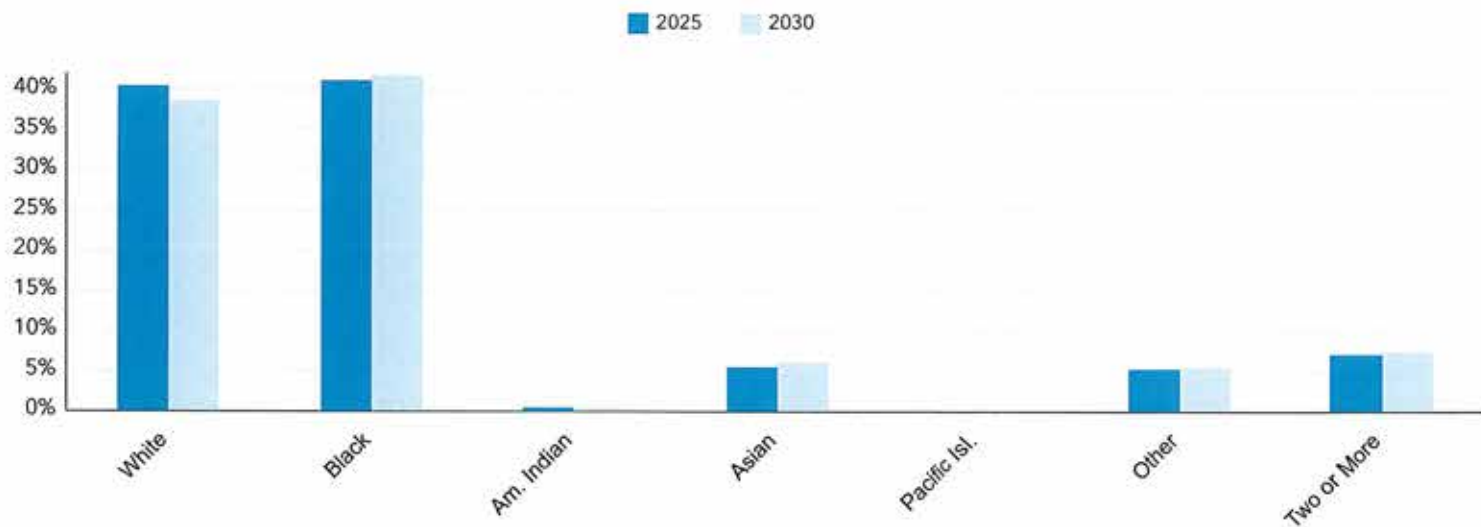
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race





## WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

*NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCR Standard Form #520), which must be used by agents working with buyers.*

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this tenant.

\_\_\_\_\_ **Tenant Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

\_\_\_\_\_ **Dual Agency:** Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.\*

\_\_\_\_\_ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.\*

\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

  X   **Unrepresented Tenant (Landlord subagent):** The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

**Note to Tenant:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [nrec.gov](http://nrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

Tenant's signature

Tenant's signature

Date

Carl D. Essa

Agent's name



152973

Agent's license no.

Essa Commercial Real Estate, Inc.

Firm name



NC REALTORS®

Page 1 of 1

STANDARD FORM 521

Revised 7/2022

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