

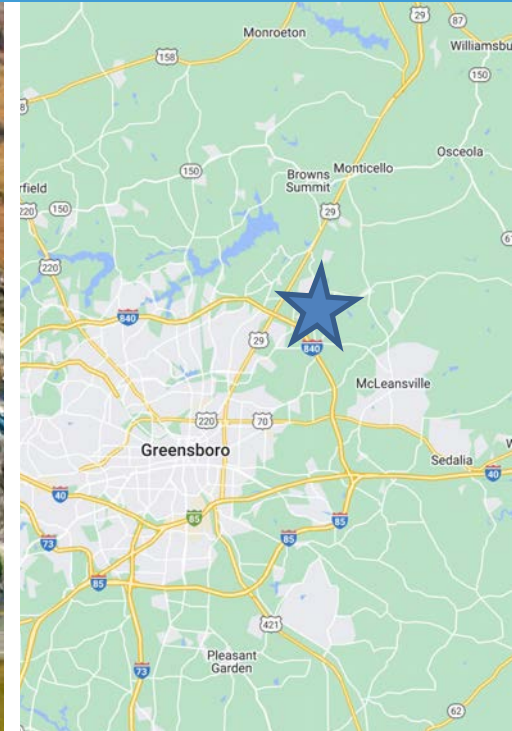
# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

FOR LEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



## PROPERTY HIGHLIGHTS

- ± 1,400 - 5,280 SF retail spaces available
- Anchored by Food Lion and CVS, ranked among the best in the state of North Carolina within their respective chains. Food lion (4th/480) and CVS (26th/299) lead their respective brands.
- Food Lion has been operating at the center for 32 years. CVS has been operating at the center for 22 years. In total, 9 of 17 tenants have been at the center more than 10 years.
- Regional Access - The Greensboro Urban Loop (future I-840) will be a 44-mile bypass intended to provide a more direct route for traffic coming from south and east of the city and traveling to points north and west of the city.
- Approximately 7 miles from Downtown Greensboro



**CALL BROKERS FOR PRICING**

## BROKER CONTACT

**CHRIS VASBINDER**

704.927.2881

[cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)

**JOHN CALHOUN**

704.927.2883

[jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



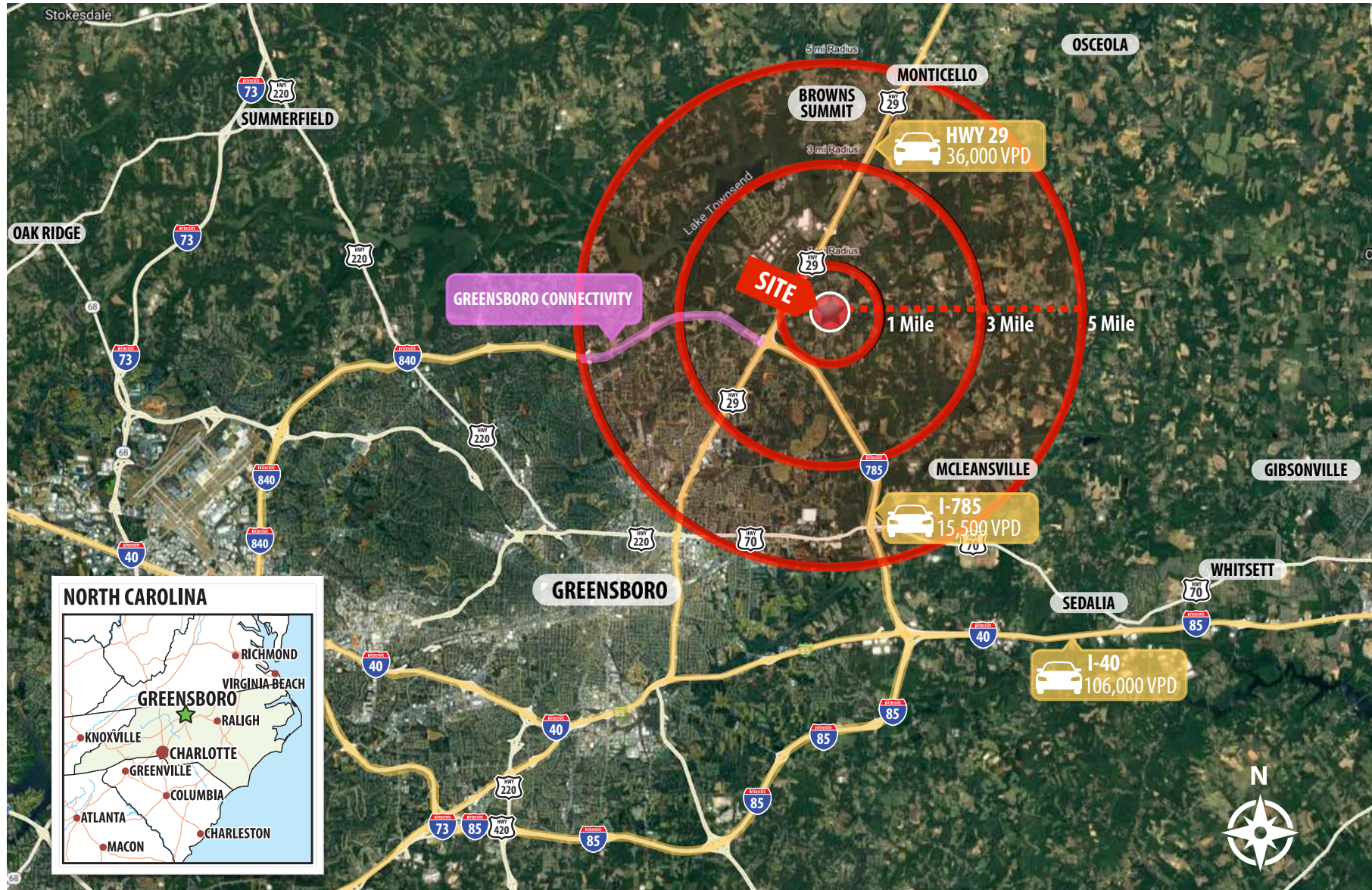
# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

LOCATION  
AERIAL

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | [cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)  
JOHN CALHOUN | 704.927.2883 | [jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)



# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

RETAILER  
OVERVIEW

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | [cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)  
JOHN CALHOUN | 704.927.2883 | [jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)



# HICONE SHOPPING CENTER

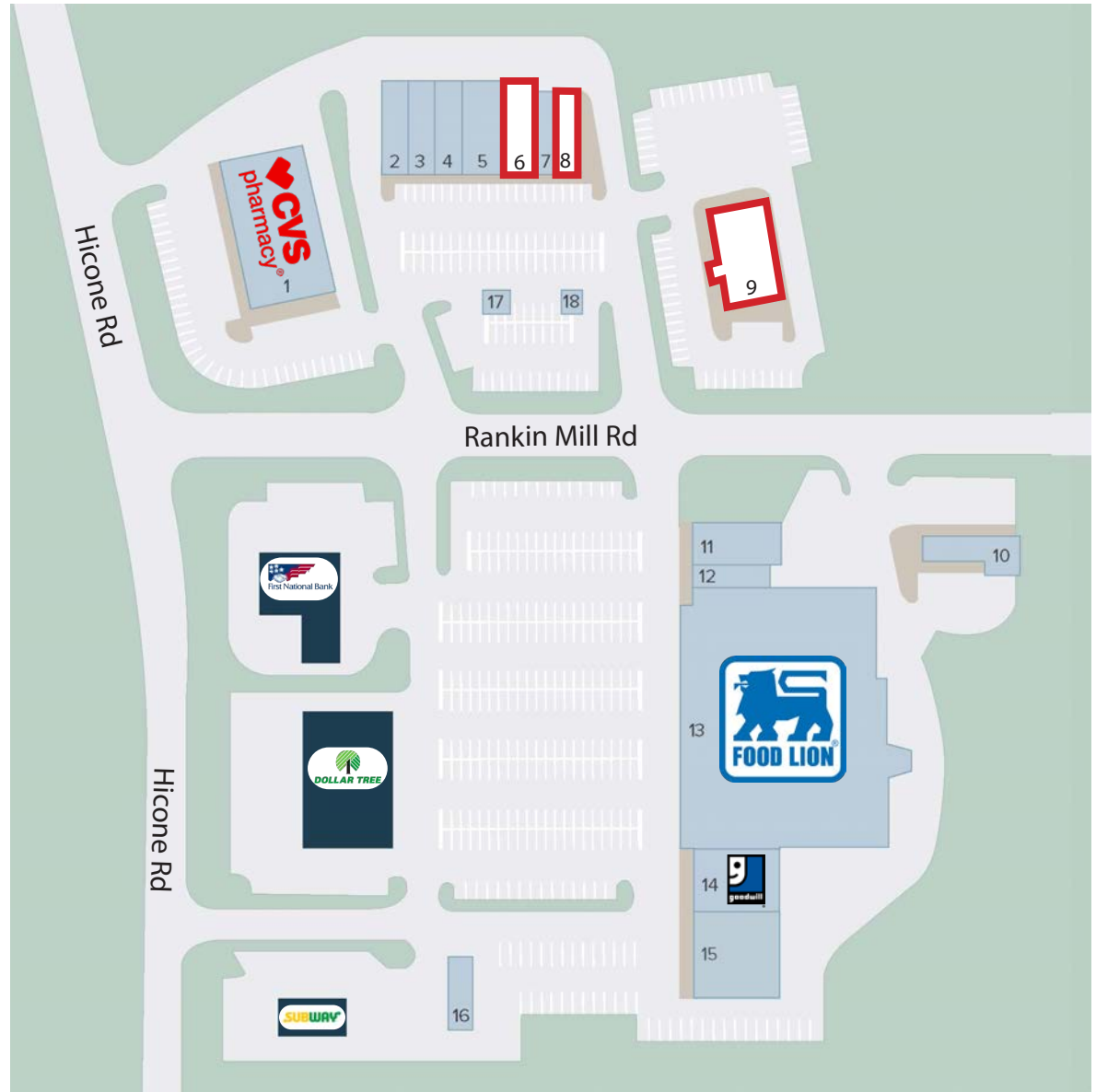
4634 HICONE ROAD, GREENSBORO, NC 27405

SITE PLAN

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE

| HICONE SHOPPING CENTER |                            |        |
|------------------------|----------------------------|--------|
| UNIT                   | TENANT                     | SF     |
| 1                      | CVS                        | 10,125 |
| 2                      | Domino's Pizza             | 1,600  |
| 3                      | Queen Nails                | 1,600  |
| 4                      | Tobacco Shop               | 1,600  |
| 5                      | Rio Bravo Mexican Grill    | 3,920  |
| 6                      | COMING AVAILABLE           | 2,480  |
| 7                      | H&R Block                  | 1,400  |
| 8                      | AVAILABLE                  | 1,400  |
| 9                      | COMING AVAILABLE           | 4,557  |
| 10                     | Hicone Car Wash            | 1,864  |
| 11                     | Country Kitchen            | 3,200  |
| 12                     | Jade Chinese Restaurant    | 1,400  |
| 13                     | Food Lion                  | 40,865 |
| 14                     | Goodwill                   | 4,800  |
| 15                     | Petsense by Tractor Supply | 6,400  |
| 16                     | Jersey Mike's              | 1,750  |
| 17                     | SECU                       | ATM    |
| 18                     | Hometown Ice               |        |



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com  
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com

# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

SITE PHOTOS

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | [cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)  
JOHN CALHOUN | 704.927.2883 | [jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)



# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

LOCATION  
OVERVIEW

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



**#1**  
HOSPITAL IN  
NORTH CAROLINA  
- Business NC

**#7**  
CITY FOR COST OF  
DOING BUSINESS  
- Forbes

**280**  
DEPARTURES & LANDINGS  
DAILY OUT OF  
PIEDMONT TRIAD  
INTERNATIONAL AIRPORT

**5**  
OF THE TOP 60  
FORTUNE 500 COMPANIES  
HAVE OPERATIONS IN  
GREENSBORO

**\$43B**  
IN GROSS METROPOLITAN  
PRODUCT (GMP) PRODUCED  
IN GREENSBORO

**4.17%**  
ANNUAL EMPLOYMENT  
GROWTH IN  
GREENSBORO

**GREENSBORO** was established in 1808 and was named after General Nathanael Greene. Today, Greensboro is a thriving city. Centrally located in North Carolina's Piedmont region, visitors can enjoy wineries, breweries, golf, natural attractions and more. Greensboro is home to a selection of more than 500 restaurants and over 88 accommodations to choose from. Investments have been made to revitalize the downtown area, while the Southside neighborhood has been redeveloped into an award-winning community. This city features many nightclubs, restaurants, retail shops, parks, and attractions, as well as multiple institutes of higher learning that provide educational opportunities for residents.

## GREENSBORO'S TOP 5 EMPLOYERS BY EMPLOYEE COUNT

GUILFORD COUNTY SCHOOLS

**9,545**

CONE HEALTH

**9,287**

CITY OF GREENSBORO

**2,945**

BANK OF AMERICA

**2,853**

GUILFORD COUNTY

**2,603**



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | [cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)  
JOHN CALHOUN | 704.927.2883 | [jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)

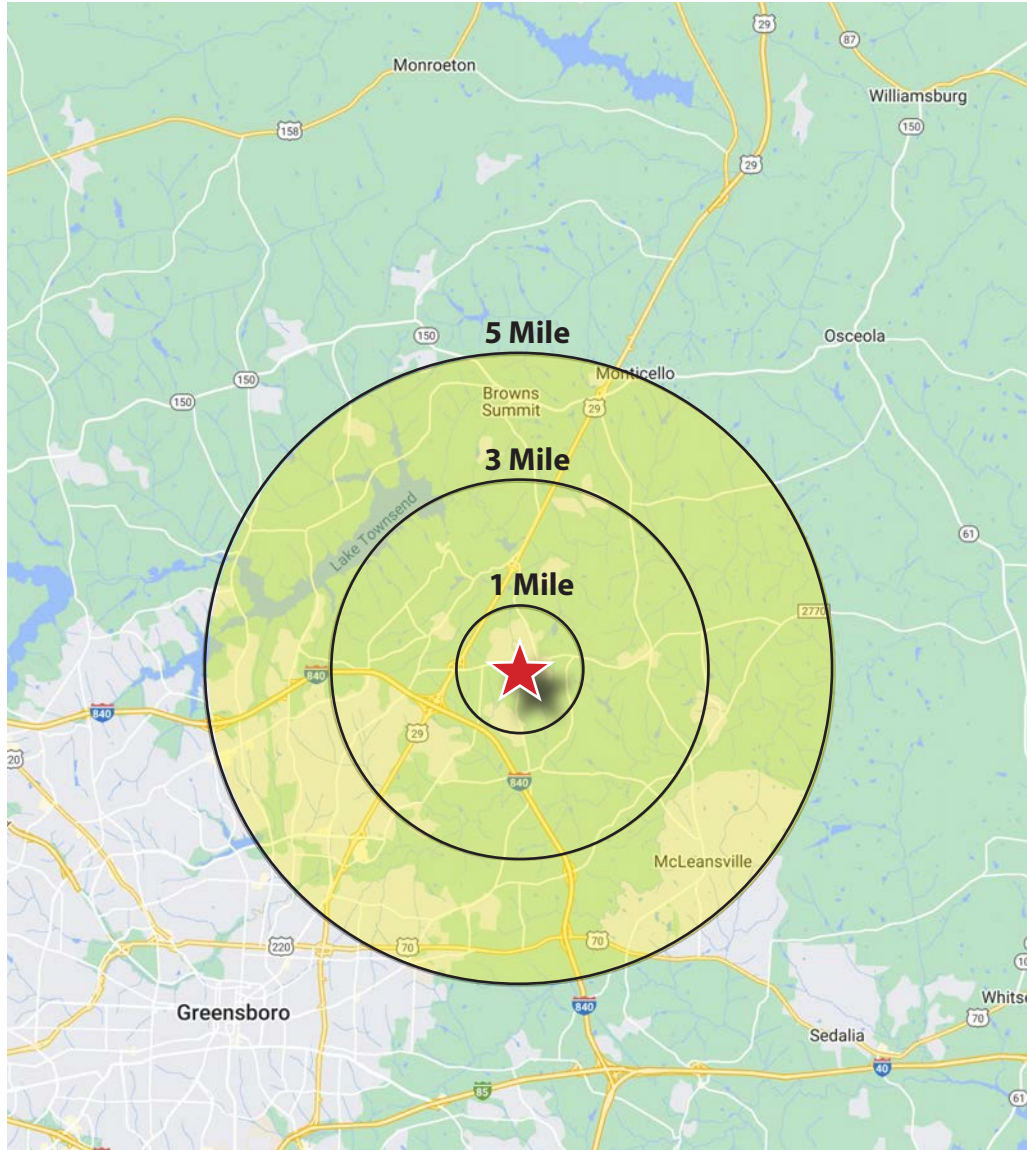
# HICONE SHOPPING CENTER

4634 HICONE ROAD, GREENSBORO, NC 27405

## DEMOGRAPHICS

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,400 - 5,280 SF RETAIL SPACES AVAILABLE



| POPULATION                          | 1 MILE    | 3 MILE      | 5 MILE      |
|-------------------------------------|-----------|-------------|-------------|
| 2025 Estimated Population           | 3,807     | 19,891      | 65,898      |
| 2030 Projected Population           | 4,072     | 21,078      | 67,177      |
| Projected Annual Growth (2025-2030) | 265 +1.4% | 1,187 +1.2% | 1,279 +0.4% |

## HOUSEHOLDS

|                           |       |       |        |
|---------------------------|-------|-------|--------|
| 2025 Estimated Households | 1,379 | 7,444 | 25,609 |
| 2030 Projected Households | 1,492 | 7,982 | 25,609 |

## HOUSEHOLD INCOME

|                                         |          |          |          |
|-----------------------------------------|----------|----------|----------|
| 2025 Estimated Average Household Income | \$94,632 | \$88,372 | \$81,930 |
|-----------------------------------------|----------|----------|----------|

## BUSINESSES

|                                 |     |       |        |
|---------------------------------|-----|-------|--------|
| 2025 Estimated Total Businesses | 125 | 538   | 1,897  |
| 2025 Estimated Total Employees  | 619 | 5,302 | 14,372 |

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | [cvasbinder@newsouthprop.com](mailto:cvasbinder@newsouthprop.com)  
JOHN CALHOUN | 704.927.2883 | [jcalhoun@newsouthprop.com](mailto:jcalhoun@newsouthprop.com)