

FOR SALE

**Shops at Kirkwood**  
2415 Lawndale Drive  
Greensboro, NC 27408

100% Leased

\$4,960,000



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Greensboro, NC 27408  
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# 2415 Lawndale Drive, Greensboro, NC 27408

## Property Summary

- 100% Leased
- Three Tenants
  - The City of Greensboro Alcoholic Beverage Control Board
  - Goodwill Industries
  - Wicked Burger, Tacos and Brews
- Shadow anchored by Harris Teeter, Target and Petsmart
- Located at Lawndale Drive and Markland Drive
- Built in 1999
- Excellent condition
  - New roof - March 2020
  - Eight new rooftop units - February 2020

## Property Details

Sales Price: \$4,960,000

Acreage: 1.44 +/- acres

Square Feet: 15,101 +/- SF

Thriving retail corridor

100% occupied



## POPULATION



1 Mile

3 Miles

5 Miles

7,414

79,507

215,501

## AVERAGE HH INCOME



1 Mile

3 Miles

5 Miles

\$96,817

\$87,027

\$49,278

## TRAFFIC



Lawndale Drive & Colonial Avenue

25,369 Vehicles Per Day



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Variable commission for Brokers.



TARGET



Markland Dr.

Lawndale Dr.

Battleground Ave.

2415 Lawndale Dr.  
Greensboro, NC 27408



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