

**QUAKER VILLAGE
GREENSBORO, NORTH CAROLINA**



5605 W Friendly Ave
Greensboro, NC 27410

For more information, please contact:



WILSON GLASGOW
704.319.4942
hwglasgow@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

4,400 sf AVAILABLE

**TRAFFIC
COUNTS**

West Friendly Ave	23,400
Dolley Madison Rd	6,300
College Rd	14,600

PROPERTY FEATURES

- Shadow-anchored by Walmart Neighborhood Market with a strong mix of daily-needs and service-oriented retailers including Starbucks, Chipotle, Jimmy John's, Anytime Fitness, and UPS
- Strategically positioned at the signalized intersection of W Friendly Avenue and Dolley Madison Road in Greensboro's established northwest retail corridor
- Located less than three miles from Friendly Center, one of the region's premier shopping destinations
- Directly across from Guilford College, providing consistent traffic from students, faculty, and surrounding neighborhoods

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	9,558	60,285	168,472
DAYTIME POPULATION	3,194	41,106	105,970
AVG HH INCOME	\$77,708	\$101,822	\$107,024

JOIN THESE RETAILERS



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Available
Leased



Shop Tenant

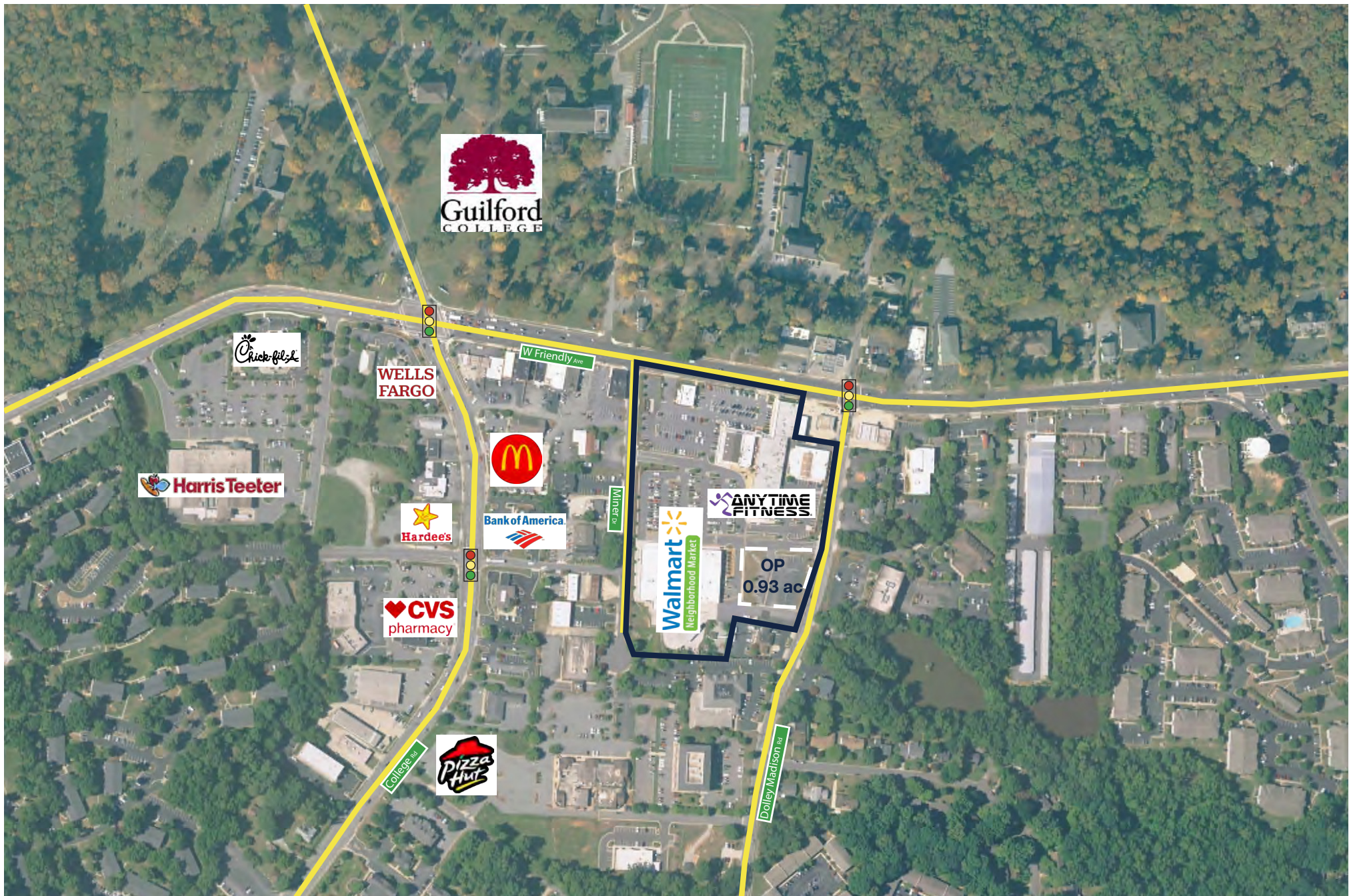
Sq Ft

A1	ABS Kids	9,317
A2	Chipotle	2,400
A3	Walmart Neighborhood Market	41,983
B1-A	Project Lean Nation	1,175
B1-B	UPS	1,170
B1-C	Friendly Nails	1,507
B1-D	Jimmy John's	1,524
B2	Bill's Jewelry	534
B3	El Azteca Mexican Grill	1,530
B4	AVAILABLE	4,400
B5	Carolina's Diner	1,780
B7	Reflections on the Court	2,444
B8	Benchmark PT	1,609
B9	Quaker Barber & Style Shop	1,100
B10	Anytime Fitness	5,569
C1	Elizabeth's Pizza	3,452
C6	Menchie's Yogurt	1,456
C7	Starbucks Coffee	1,855
C8	Charlie's Tobacco Outlet	1,624
OP1	AVAILABLE	0.93 ac

TOTAL

86,429 sf

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