

PALLADIUM SOUTH - HIGH POINT, NC

INTERSECTION OF WENDOVER AVE AND PENNY ROAD | HIGH POINT, NC 27265



Local Area Grocers' Stats

Information from Placer.ai

	548,000 Visits per year / 91% in US
	832,000 Visits per year / 74% in US
	865,000 Visits per year 91% in US #1 for visits in NC

6,150 Total Grocery visits per day at these stores

Development Team

Developer:

Leasing:

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.providencegroup.com

**GROUND LEASE OR
 BUILD TO SUIT**

PROUD PARTNER

 RETAIL ADVISORS

THE PROVIDENCE GROUP
 EXCELLENCE IN RETAIL REAL ESTATE

PROPERTY & SUBMARKET HIGHLIGHTS

- Very high profile 36 acre assemblage at the intersection of Wendover Ave and Penny Road
- High traffic volume intersection in Deep River sub market (33,000 VPD on West Wendover Ave & 22,000 VPD on Penny Rd)
- 11 outparcel opportunities along Wendover Ave and Penny Road
- Strategically located across from the Palladium Shopping Center
- Strong mix of both residential and daytime population
- \$1.41 B in retail expenditure within a five-mile radius
- Multiple points of signalized access (3)
- High barrier to entry sub-market with maximum exposure on highly sought after Wendover Ave corridor

NEARBY RETAILERS



\$1.41B
5 MILE RETAIL EXPENDITURE

119,667
5 MILE POPULATION

\$100,203
3 MILE AVERAGE HH INCOME

76,842
5 MILE DAYTIME EMPLOYMENT

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	8,709	43,013	119,667
AVERAGE HH INCOME	\$93,800	\$100,203	\$79,854
MEDIAN HH INCOME	\$72,769	\$79,817	\$64,743
BUSINESS ESTABLISHMENTS	617	1,617	5,105
DAYTIME EMPLOYMENT	7,777	22,218	76,842



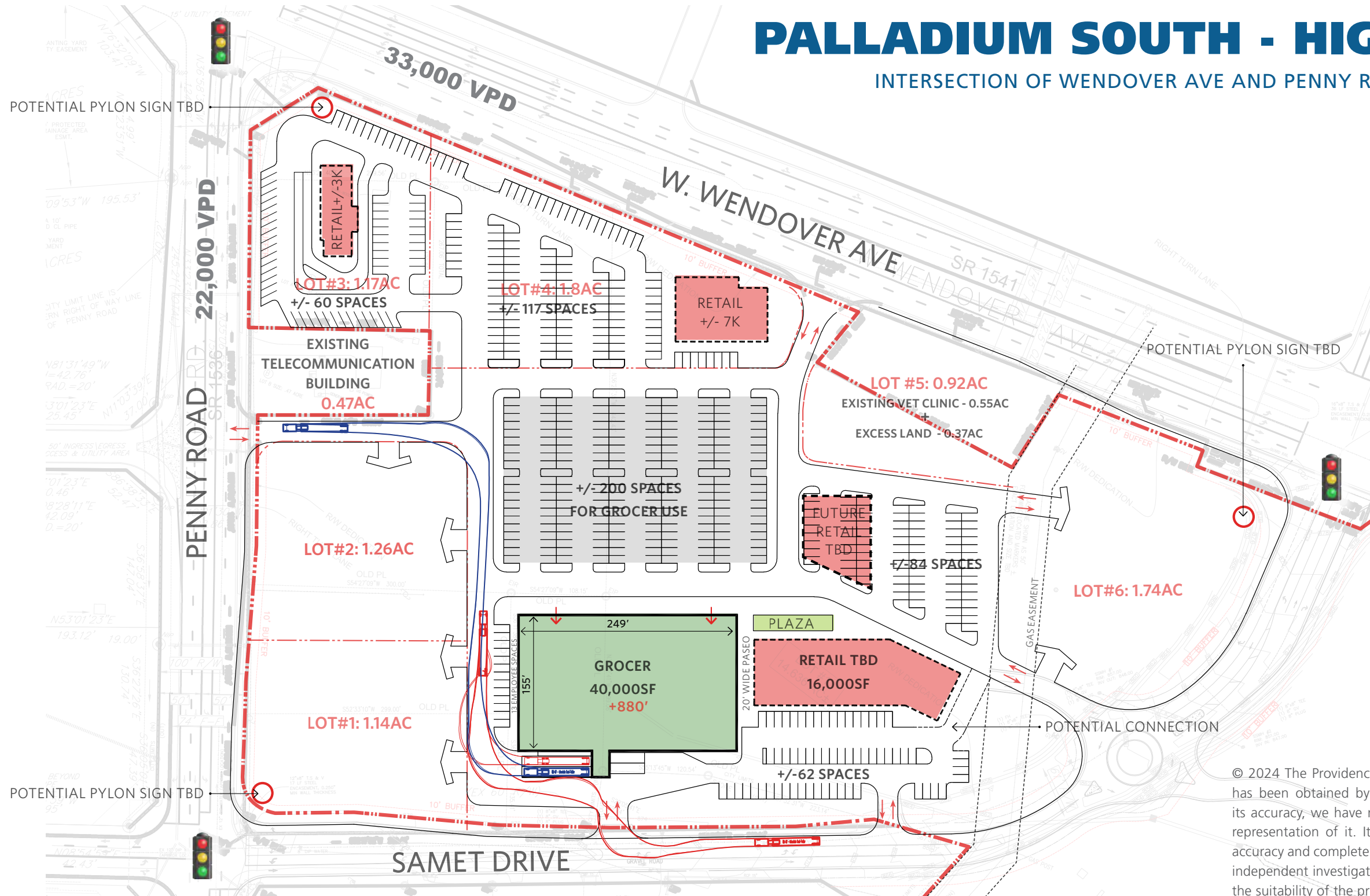
Wes Thurmond | 704-807-4248
wes@woodhavendg.com

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SITE PLAN | CONCEPT SKETCH A

← TRUCK ROUTE IN
← TRUCK ROUTE OUT

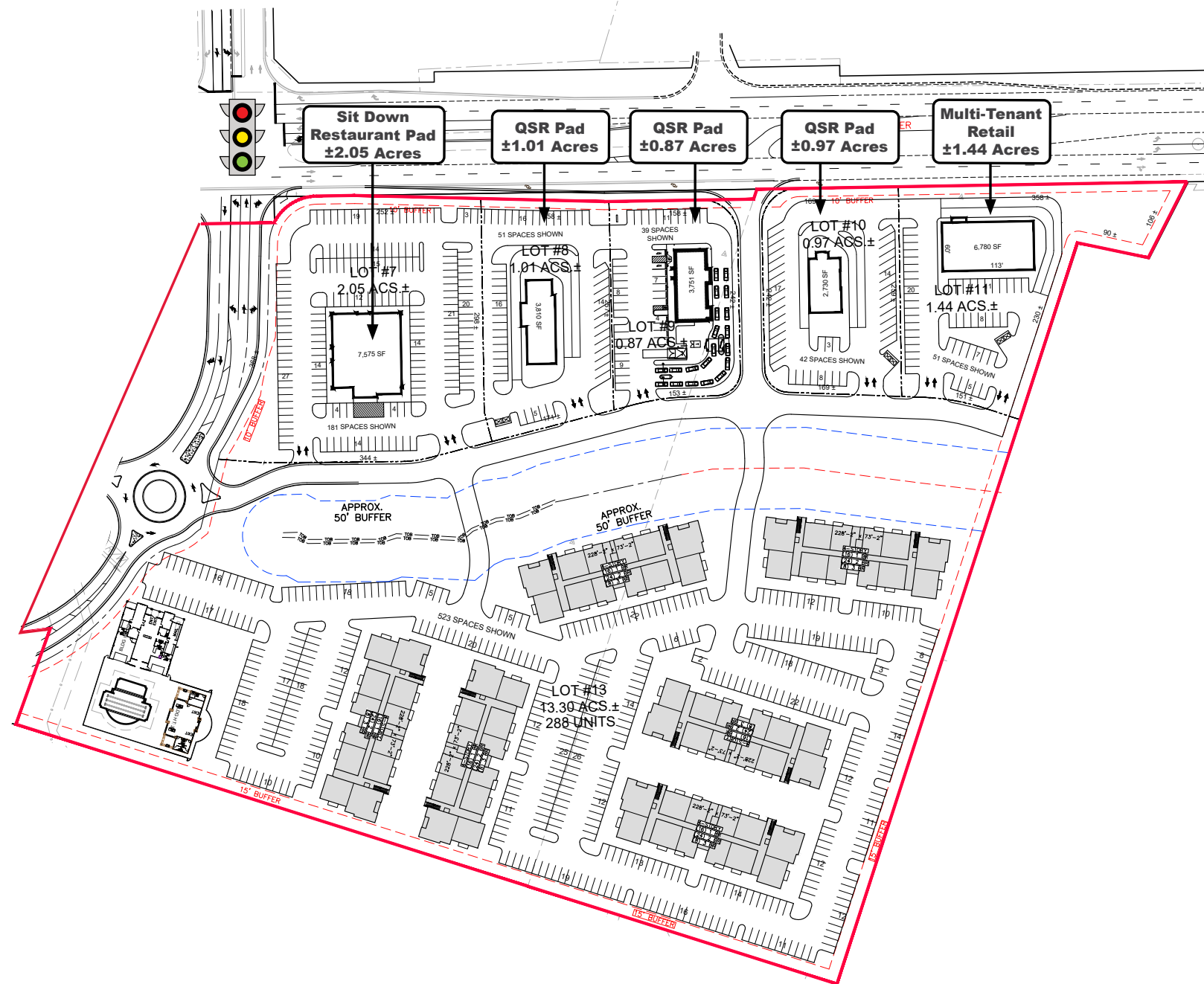


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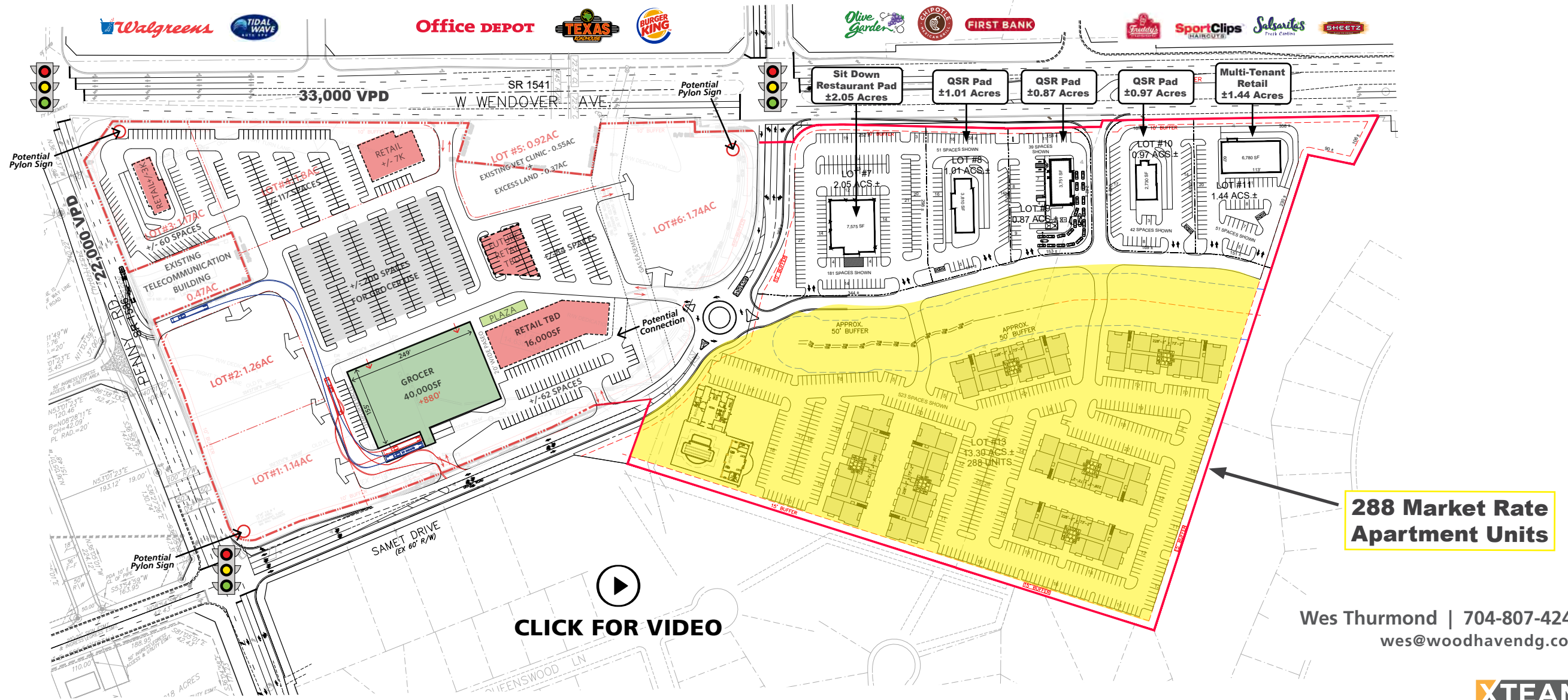


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288 Market Rate Apartment Units

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