

GREENSBORO, NC

# 4017 S ELM-EUGENE STREET

AVAILABLE FOR LEASE





## PROJECT DETAILS

4017 S ELM-EUGENE STREET • AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

Outparcel 1: At lease - Planned C Store  
Outparcel 2: 1.32 acres  
Outparcel 3: 1.90 acres

### TRAFFIC COUNTS

S Elm-Eugene St - 16,187 ADT  
I-85 - 77,141 ADT

### PROPERTY HIGHLIGHTS

- Located at the signalized intersection of S. Elm-Eugene St and Wolfetrail Road
- Across from Tractor Supply, Times Square Pizzeria & Italian Eatery, Waffle House, Murphy USA and Woodland Heights of Greensboro multifamily development
- Nearby retailers include Lowe's, Walmart, Shoe Dept, Starbuck's, Zaxby's, McDonald's, Bojangles, Wendy's, Cracker Barrel, Taco Bell and more

### LEASE RATE

Call to discuss

### COUNTY

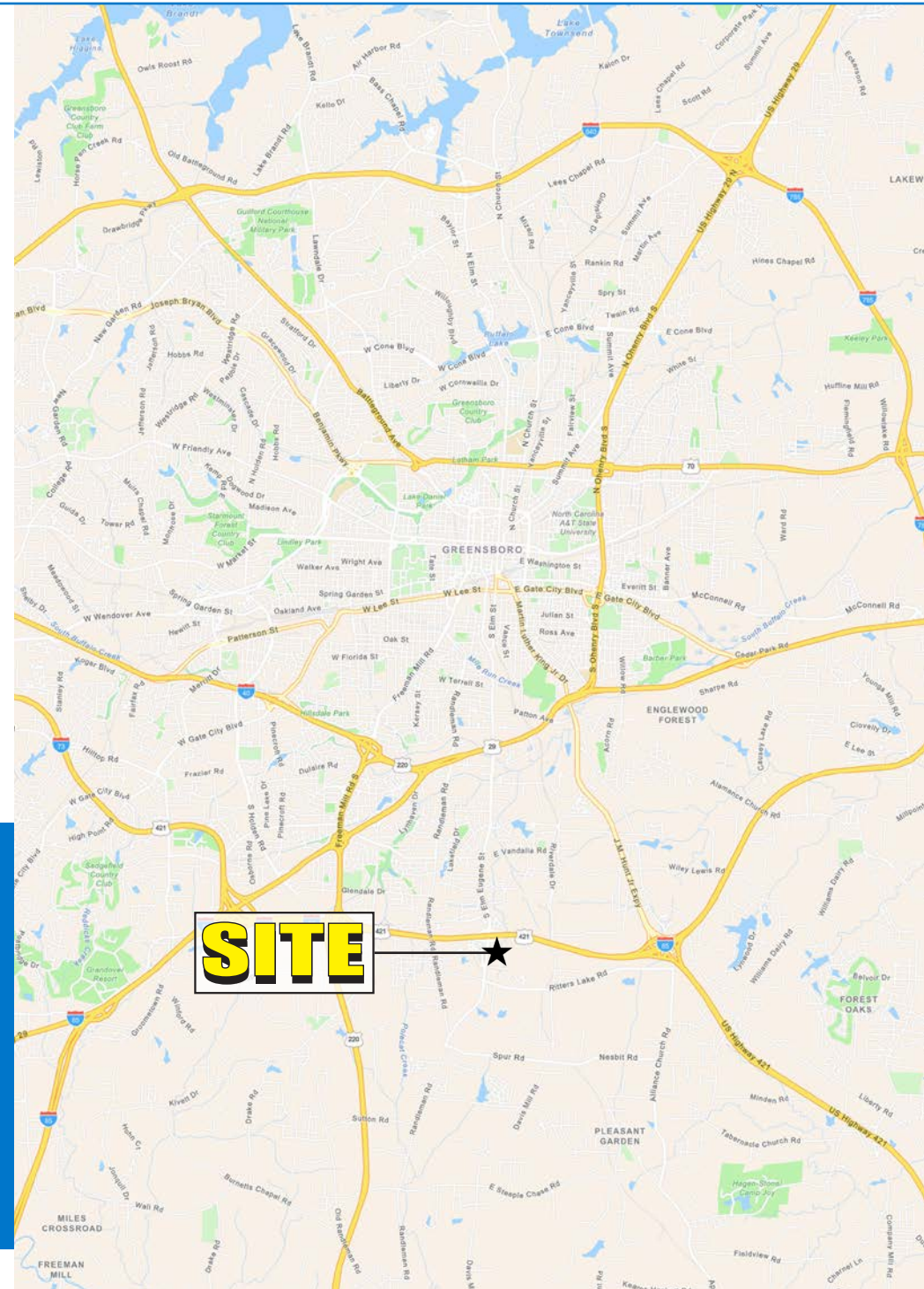
Guilford

### MARKET

Greensboro



| DEMOGRAPHICS     | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 1,608    | 12,395   | 36,077   |
| TOTAL POPULATION | 3,915    | 29,316   | 90,361   |
| MEDIAN HH INCOME | \$58,869 | \$57,236 | \$51,409 |





AERIAL











NORTH CAROLINA

# GREENSBORO

Greensboro, North Carolina, is a vibrant city known for its rich history, diverse culture, and thriving arts scene. It offers a mix of southern charm and modern amenities. Visitors can explore attractions like the Greensboro Science Center, the International Civil Rights Center & Museum, and the scenic Tanger Family Bicentennial Garden. With its growing downtown area, excellent dining, and outdoor spaces, Greensboro is a perfect destination for those seeking both relaxation and adventure.

Greensboro is also known for its educational institutions, including the University of North Carolina at Greensboro (UNCG), which contributes to the city's youthful energy and innovative spirit. With more than 47,000 undergraduate and post graduate students studying here. The city's downtown area has undergone significant revitalization, with new restaurants, shops, and entertainment options offering a blend of modernity and southern hospitality.





GREENSBORO, NC

# 4017 S ELM-EUGENE ST

**AVAILABLE FOR LEASE**

## ROBEY SPRATT

704.697.1901  
RSPRATT@ATLANTICRETAIL.COM

## WES THURMOND

980.498.3299  
WTHURMOND@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)  
[INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

**REALTY RESOURCES** **CHAINLINKS**  
RETAIL ADVISORS

ALBANY  
ATLANTA  
BOSTON  
WEST PALM BEACH  
LOS ANGELES  
NEW YORK CITY  
ORLANDO  
PITTSBURGH

**CHARLOTTE**  
THREE MORROCROFT CENTRE  
CHARLOTTE, NC 28211  
704.697.1900