

GREENSBORO, NC

# 4017 S ELM-EUGENE STREET

AVAILABLE FOR LEASE



PROJECT  
DETAILS

## 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 Wolftrail 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

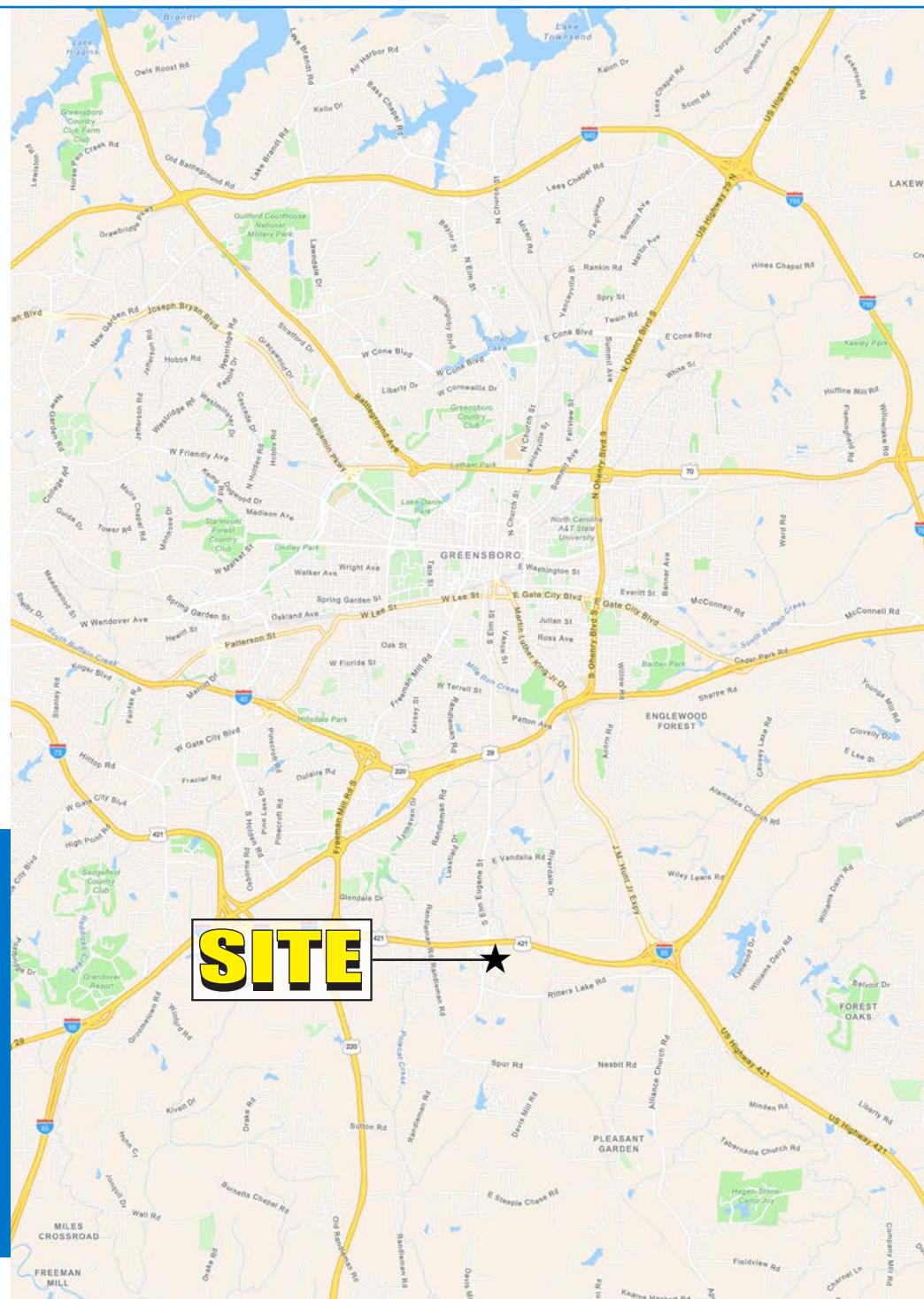
## COUNTY

Guilford

## MARKET

Greensboro

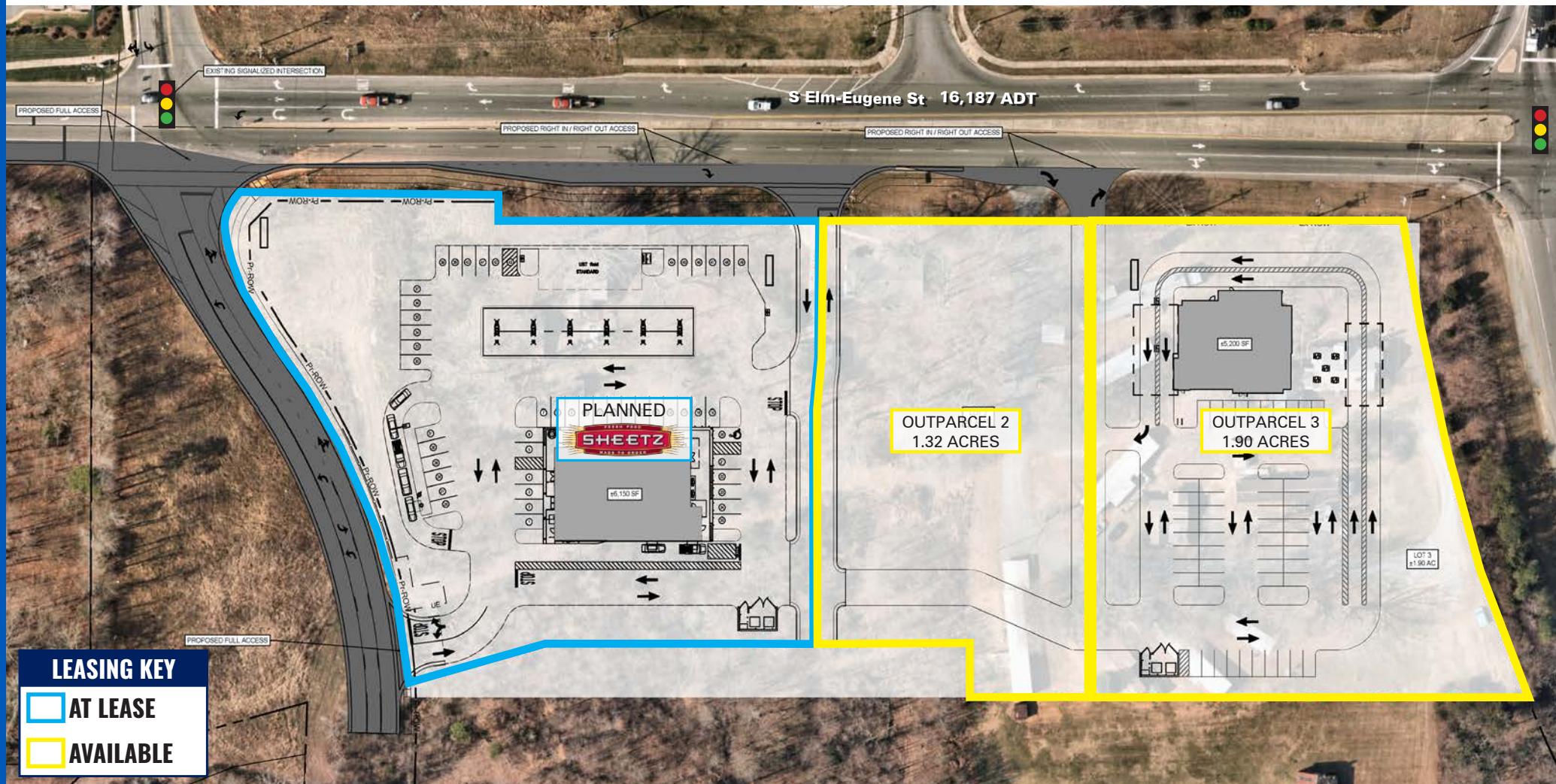
DEMOCRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,608	12,395	36,077
 TOTAL POPULATION	3,915	29,316	90,361
 MEDIAN HH INCOME	\$58,869	\$57,236	\$51,409



AERIAL



SITE PLAN





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.



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