

# RETAIL **FOR** LEASE

## SOUTH ELM PLAZA

120 W Meadowview Road  
Greensboro, NC 27406



Up To  
750 SQFT



Dedicated  
Parking



Local  
Amenities



Excellent  
Location

Leasing  
Agent

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Lease Rate  
**\$16.00 PSF**

## Details

South Elm Plaza, neighborhood retail strip, primarily services local residents with grocery, convenience, and basic retail options, with larger regional malls just a short drive away. It is anchored by Food Lion and home to other national-brand tenants like Family Dollar and Rent A Center.

### Availability

### Rate

- Suite 2721: ± 750 SF ..... \$16.00 PSF NNN | \$2.95 TICAM

## Photos



## Area Amenities

The property is ideally situated in a mixed commercial and residential section of Greensboro, with neighborhood homes and small businesses nearby, and convenient access to major roads like US-29 and US-220. It's primarily a local retail and grocery hub serving nearby residential communities in south Greensboro.



## City of Greensboro

Greensboro is a mid-sized city in central North Carolina with a strong historical legacy and a growing, diverse population. It serves as a regional hub for education, anchored by several major universities and colleges. The local economy is driven by healthcare, manufacturing, logistics, and business services. Residents enjoy a balance of urban amenities, established neighborhoods, parks, and convenient access to shopping and transportation.

### Demographics

February 2026

[120 W Meadowview Rd] [Greensboro, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	5,285	89,891	168,221
	2030 Projected Population	5,077	88,439	166,474
	2020 Census Population	5,299	88,516	164,007
	2010 Census Population	5,599	77,757	148,597
	Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.2%
	Historical Annual Growth 2010 to 2025	-0.4%	1.0%	0.9%
	2025 Median Age	33.1	30.3	33.4
HOUSEHOLDS	2025 Estimated Households	2,095	32,597	65,433
	2030 Projected Households	2,046	32,454	65,661
	2020 Census Households	2,111	31,668	63,031
	2010 Census Households	2,184	29,623	59,011
	Projected Annual Growth 2025 to 2030	-0.5%	-	-
	Historical Annual Growth 2010 to 2025	-0.3%	0.7%	0.7%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	8.1%	5.4%	5.1%
	2025 Estimated Some High School (Grade Level 9 to 11)	11.1%	8.9%	7.3%
	2025 Estimated High School Graduate	36.9%	26.7%	24.8%
	2025 Estimated Some College	20.8%	20.1%	19.6%
	2025 Estimated Associates Degree Only	6.1%	8.7%	8.9%
	2025 Estimated Bachelors Degree Only	12.8%	18.5%	20.7%
	2025 Estimated Graduate Degree	4.1%	11.7%	13.5%
INCOME	2025 Estimated Average Household Income	\$51,827	\$68,669	\$83,994
	2025 Estimated Median Household Income	\$45,236	\$52,636	\$62,095
	2025 Estimated Per Capita Income	\$20,670	\$25,941	\$33,279
BUSINESS	2025 Estimated Total Businesses	610	4,691	11,058
	2025 Estimated Total Employees	6,502	43,005	100,229
	2025 Estimated Employee Population per Business	10.7	9.2	9.1
	2025 Estimated Residential Population per Business	8.7	19.2	15.2