

# 531

**W. MEADOWVIEW RD.**  
GREENSBORO, NC 27406

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## Spring Valley Center

### PROPERTY HIGHLIGHTS

- ±20,000 SF Free Standing Building
- Terrific location for variety store, furniture, auto parts clothing, and home goods
- Located minutes from I-40 in busy neighborhood center
- Near established retailers including Walmart, Home Depot, Family Dollar
- Traffic Counts (2025)
  - 21,529 VPD at Randleman Rd & W Meadowview Rd
  - 22,045 VPD at Randleman Rd & Farragut St

### DEMOGRAPHICS

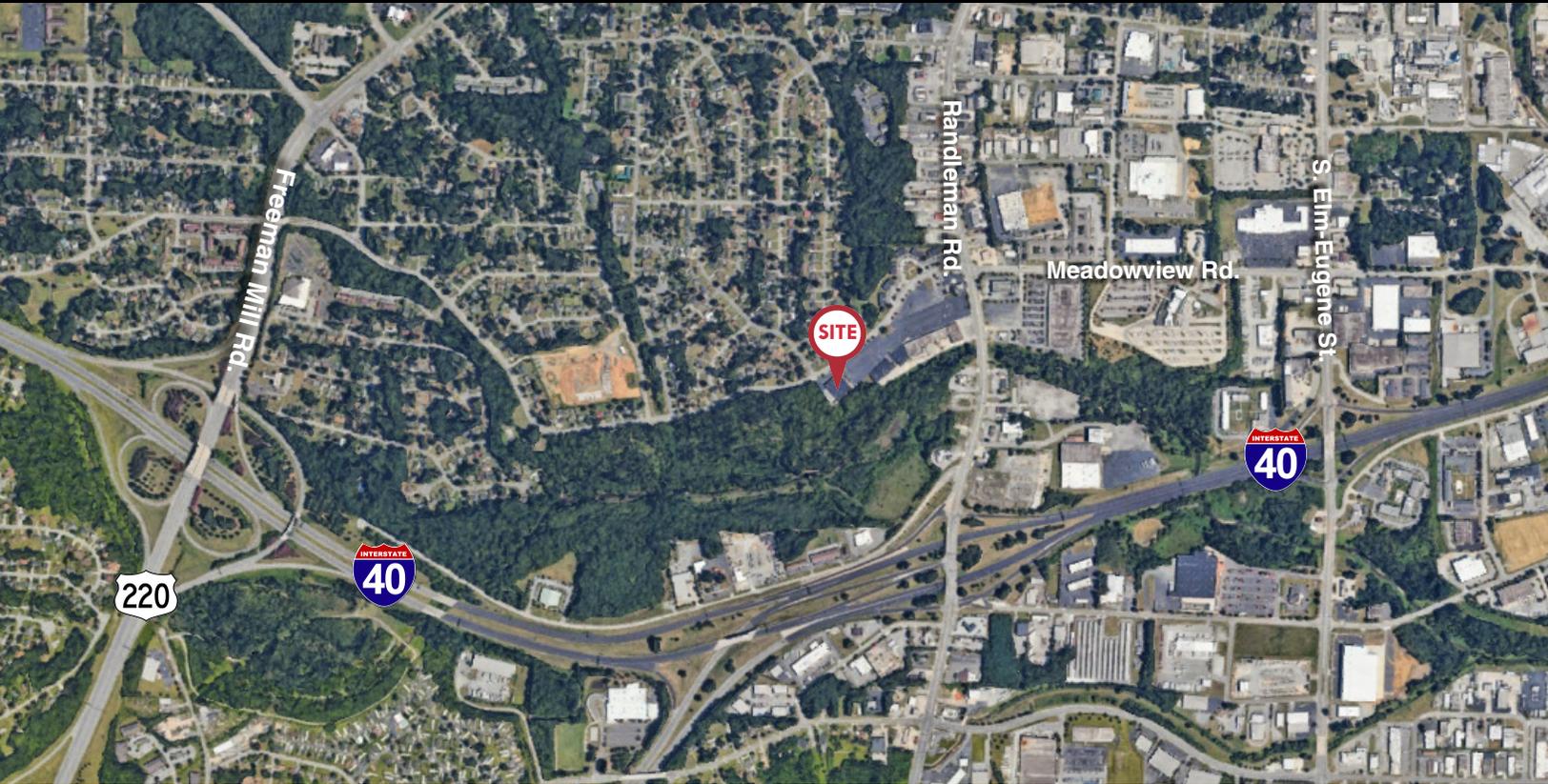
	1 Mile	3 Miles	5 Miles
Total Population	7,917	88,095	163,760
Total Households	3,286	32,776	63,632
Average HH Income	\$48,813	\$57,094	\$67,450

**NAI Piedmont Triad**  
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