RETAIL FOR LEASE

SOUTH ELM PLAZA

120 W Meadowview Road
Greensboro, NC 27406

Up To
1,750 SQFT

Dedicated
Parking

Local
Amenities

Excellent
Location

Leasing Agents

Gardenia Buendia
(919) 645.2782
gardeniabuendia@yorkproperties.com

James Troxler
(919) 645.2771
jamestroxler@yorkproperties.com

FOOD LION

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.
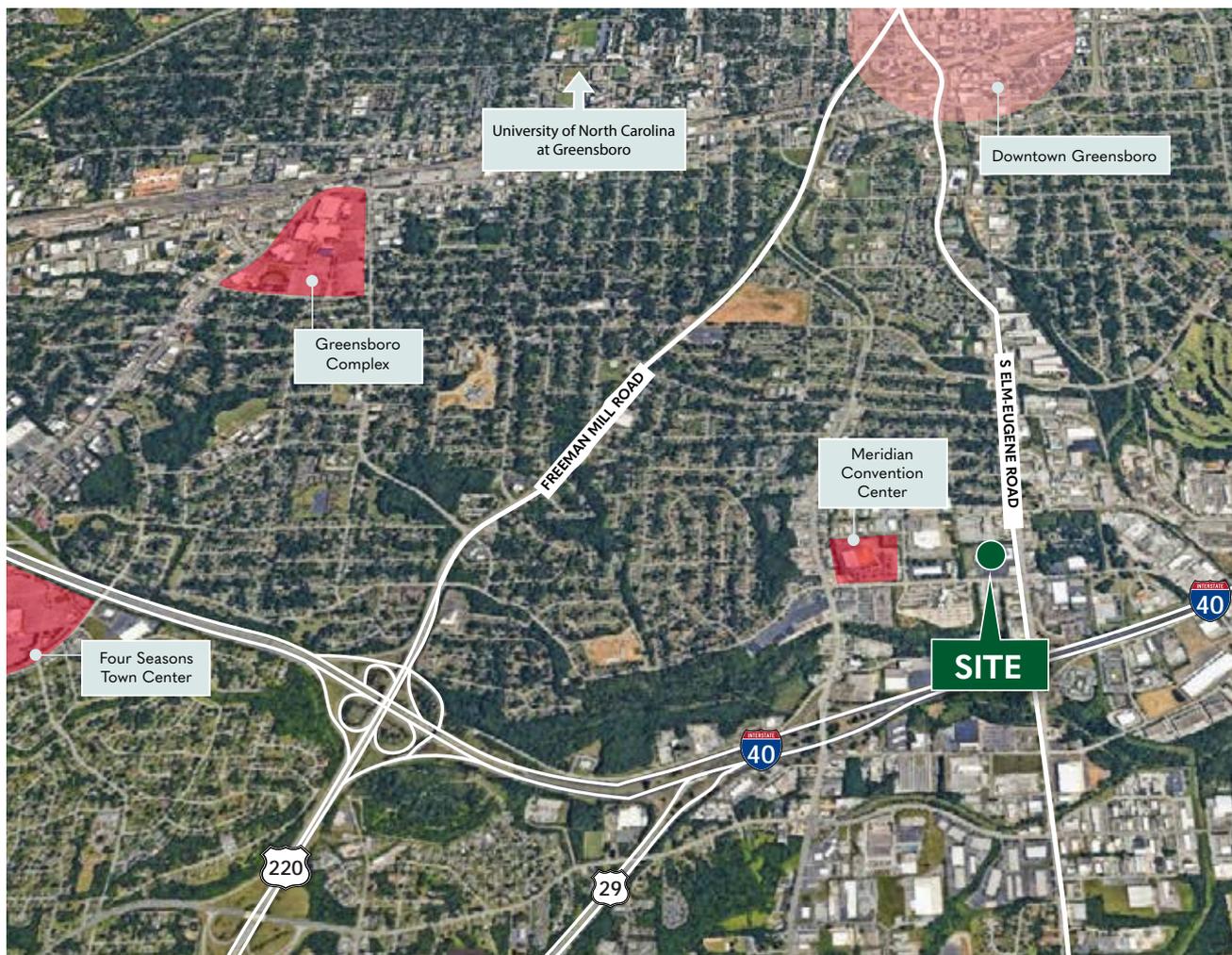
Availability

	Rate
Ste 4: 1,250 SF	**$16.00 PSF NNN | $2.95 TICAM**
Ste 6: 750 SF	**$16.00 PSF NNN | $2.95 TICAM**
Ste 7: 750 SF	**$16.00 PSF NNN | $2.95 TICAM**
Ste 9: 1,750 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.

University of North Carolina at Greensboro

Downtown Greensboro

Greensboro Complex

FREEMAN MILL ROAD

S ELM-EUGENE ROAD

Meridian Convention Center

Four Seasons Town Center

INTERSTATE 40

SITE

INTERSTATE 40

220

29

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