



Redevelopment Opportunity

853 S. Elm St. | South of Downtown Greensboro

FOR SALE

±20,000 SF

REDEVELOPMENT OPPORTUNITY

Property Details

Type Redevelopment

Available ±20,000 SF

Price \$1,000,000

Zoning Light Industrial

Lot Size .94 acre

Built 1935



[Click to watch property video!](#)

Aaron Uzzell, Broker

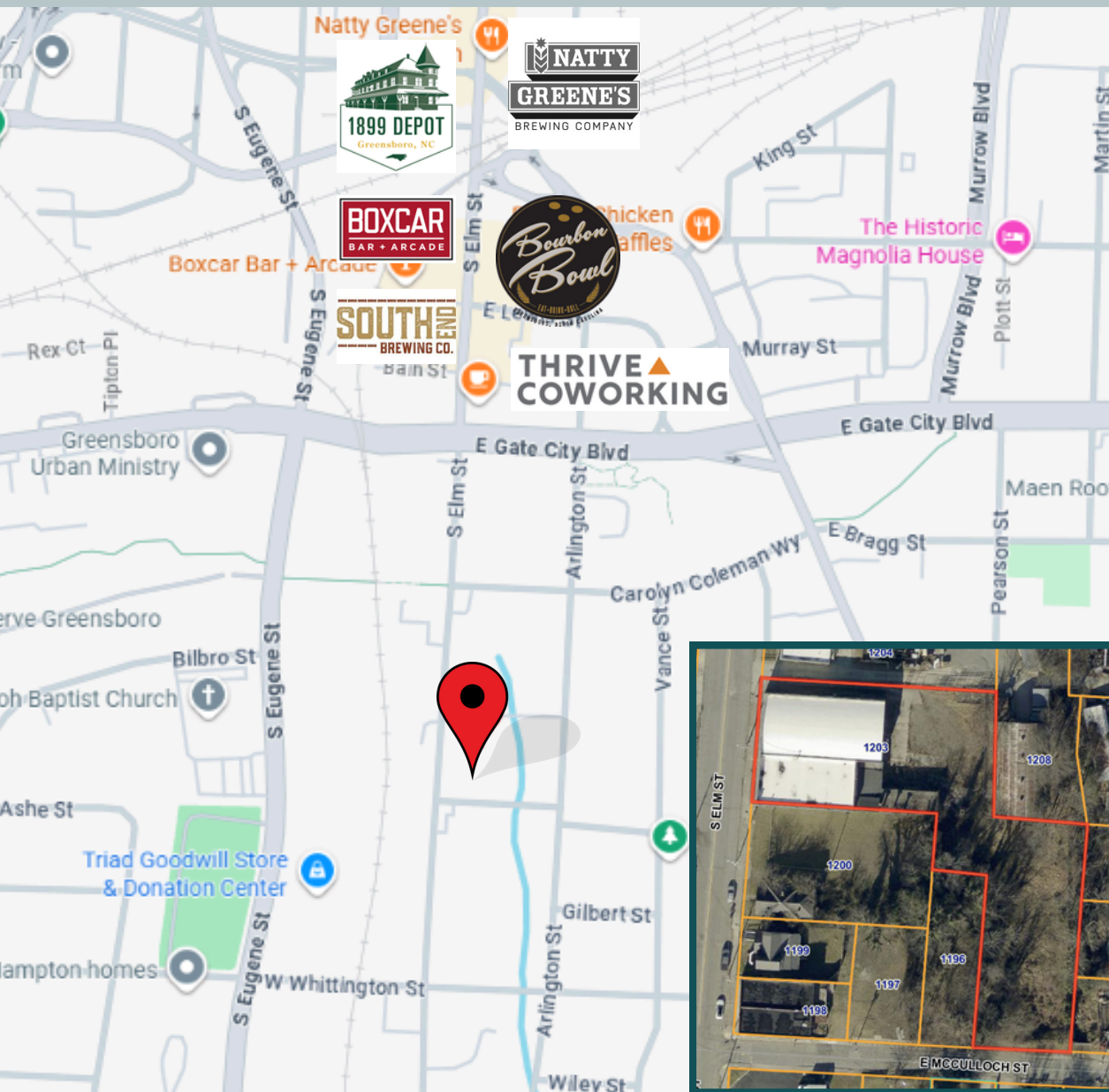
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Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.





Description

Located just south of downtown Greensboro, 853 South Elm Street offers over 20,000 square feet of flexible building space on nearly one acre of land. Built in 1935 and featuring a new roof installed in 2022, this property provides a unique opportunity for creative redevelopment or owner use. The site includes rear land suitable for parking or future improvements with road frontage on Elm St (front) and McCulloch St (rear). Preliminary architectural concepts are available to illustrate potential adaptive reuse ideas. With excellent frontage and visibility along South Elm Street, and convenient access to I-40, I-85, and Gate City Boulevard, this property combines size, flexibility, and location, making it ideal for retail, event, brewery, or mixed-use conversion opportunities.

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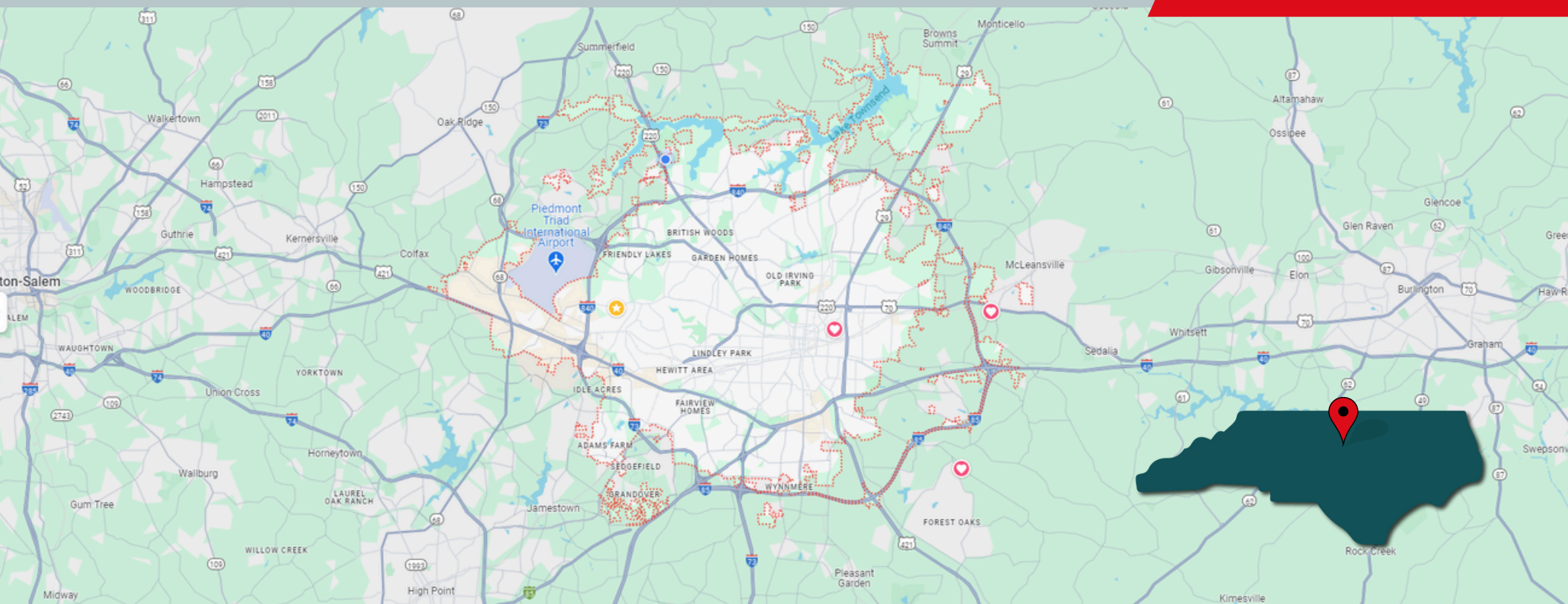
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Greensboro Demographics & Market Overview

Population	301,115	Labor Force (GSO/HP)	365,500
Households	122,726	Bachelors or Higher	40.8%
Median Income	\$55,051	Unemployment Rate	3.6%
Median Age	34.1	GDP (GSO/HP)	\$41.4 (US2017)

Greensboro Background

Greensboro, North Carolina, features a diverse economy with strong sectors in education, healthcare, and manufacturing, creating a stable economic base for commercial real estate investments. Its location in the Piedmont Triad and expanding infrastructure also make it a strategic choice for commerce and transportation. These factors collectively make Greensboro an attractive destination for commercial real estate opportunities.

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Aaron Uzzell

Aaron Uzzell is a lifelong resident of North Carolina and a graduate of the UNC-Greensboro, where he earned degrees in History and Pre-Law. Having built a successful career in hospitality, Aaron shifted his focus to commercial real estate, where he utilizes his client-focused expertise and relationship-building skills to serve his clients. With a service-oriented approach, robust network of industry contacts, and a dedication to exceptional service, Aaron is committed to helping clients achieve their real estate goals.

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About GCOM | Greensboro Commercial Properties

"At the core, real estate is a people business and it requires trust in the competency and character of the professional who is representing their interest."

The richness of the connection with the people of Greensboro brings life and enjoyment to the process. In a commercial real estate transaction, one typically has only one chance to make it right. Having an experienced professional who knows the market and can navigate through the process can make all the difference in a strategic property investment or lease.

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