

# RETAIL SPACE FOR LEASE DOWNTOWN GREENSBORO



523 S. ELM STREET - GREENSBORO NC 27401

## Highlights

1 st floor open space	+/-4880 SF
Detached Garage	+/-2850 F
Rent Type	NNN
Rental Rate	\$16.00 PSF/YR
Zoning:	CBD
Term:	Negotiable



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## Property Description

The space features an open floor plan, providing the perfect canvas for a variety of uses. With its current zoning, this space offers exceptional flexibility, making it ideal for many different types of ventures. Whether you're looking to create a new entertainment venue, a stylish retail space, or a dynamic office environment, 523 S Elm St. is ready to meet your needs.

## Location Overview

Situated in the heart of downtown Greensboro, 523 S Elm St. the recently closed Artistika club was a cornerstone of downtown Greensboro's night life. The property is surrounded by a variety of restaurants, cafes, and shops contributing to the lively atmosphere of the Elm Street corridor.

\*\* The second floor +/-4385 SF in shell condition can be leased for additional storage space.

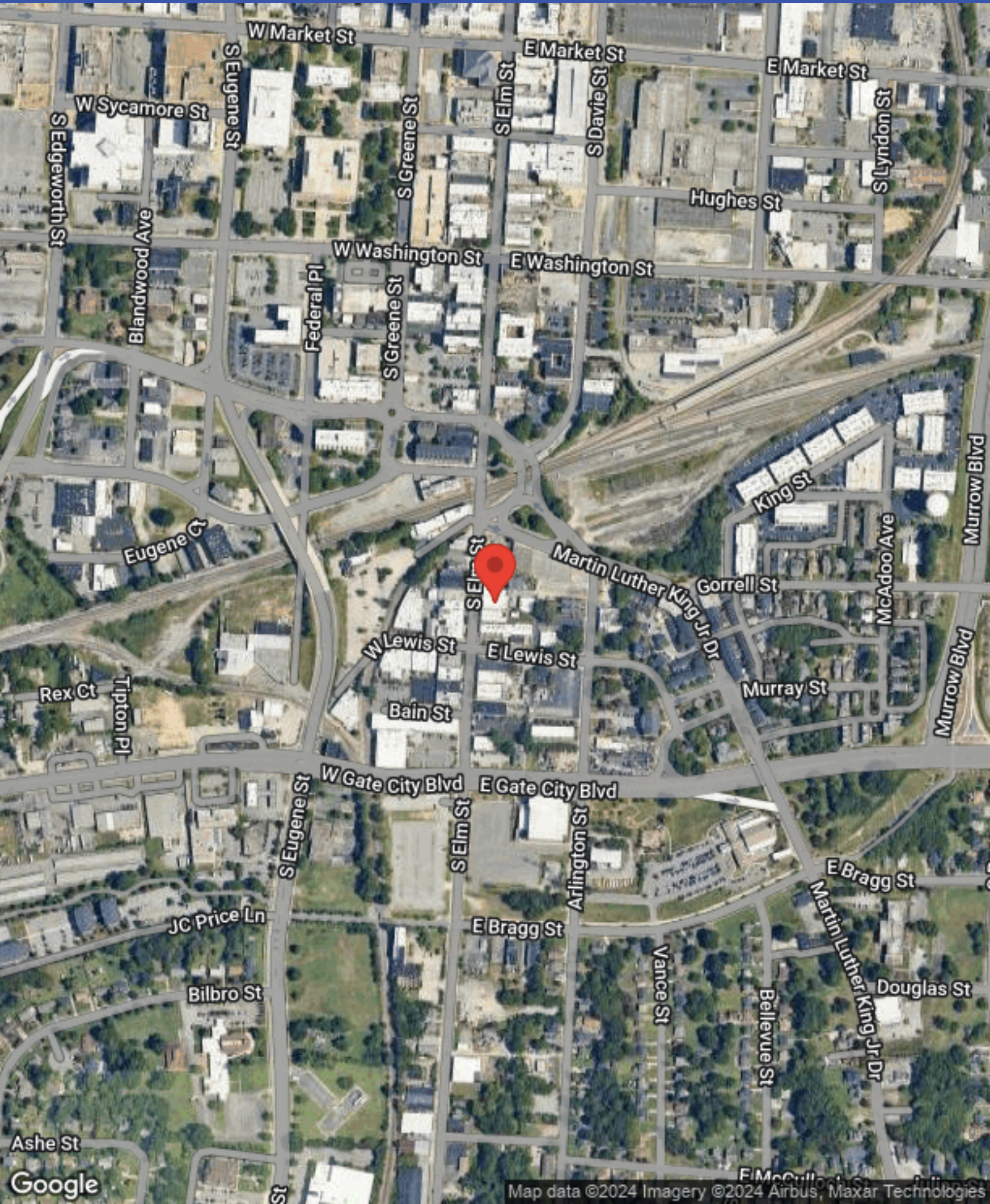




# REGIONAL MAP

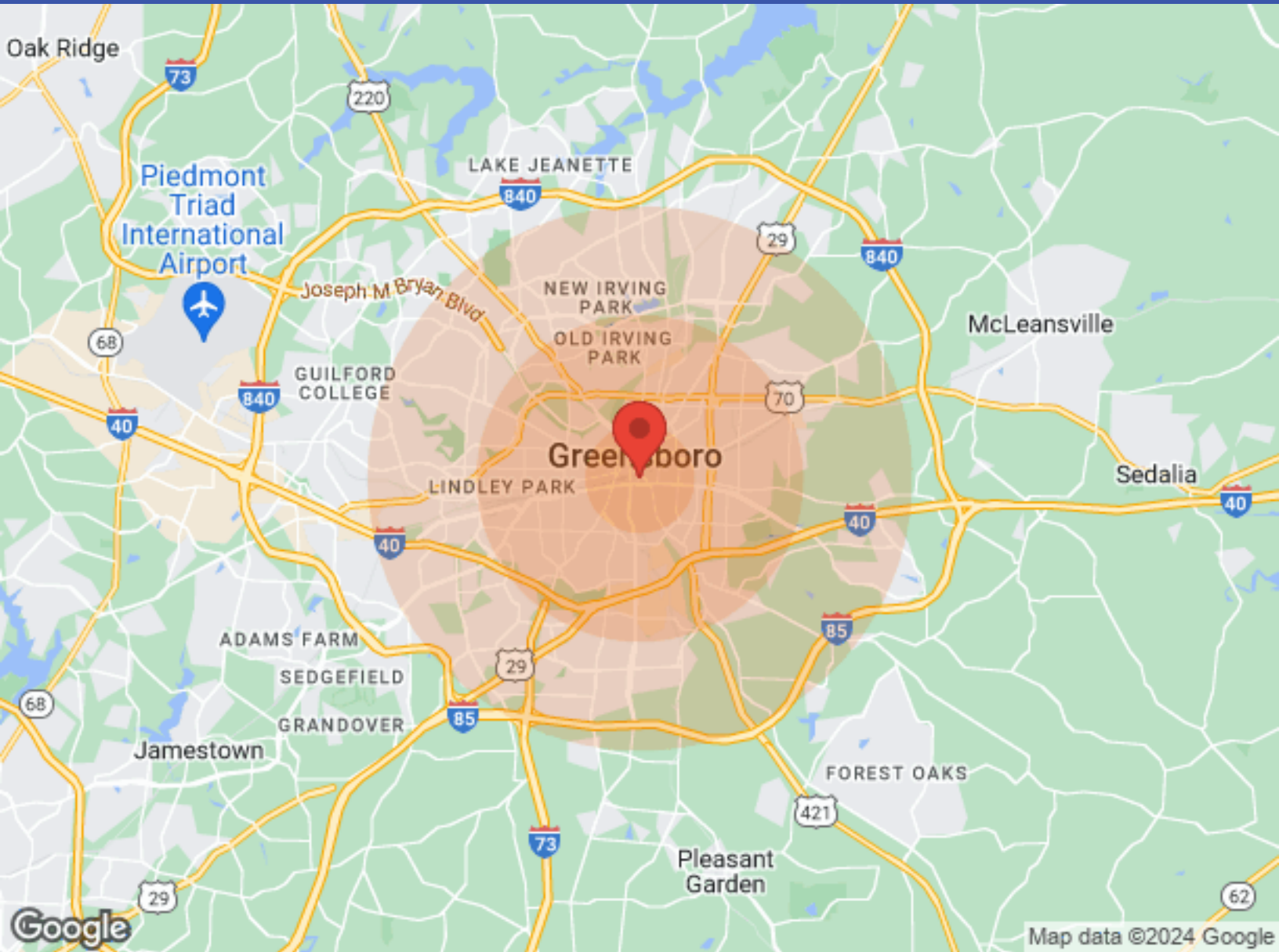
For Lease

523 South Elm Street | Greensboro, NC 27401



# DEMOGRAPHICS

For Lease  
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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,575	39,251	87,975	Median	\$21,094	\$27,818	\$32,620
Female	7,628	44,439	97,955	< \$15,000	2,345	8,614	15,241
Total Population	14,203	83,690	185,930	\$15,000-\$24,999	959	5,634	11,845
				\$25,000-\$34,999	383	4,600	10,614
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	812	4,615	11,654
Ages 0-14	2,474	14,423	35,155	\$50,000-\$74,999	649	4,288	11,280
Ages 15-24	1,635	10,177	23,802	\$75,000-\$99,999	299	2,025	6,124
Ages 25-54	6,530	38,241	79,047	\$100,000-\$149,999	170	1,714	4,556
Ages 55-64	1,524	8,943	20,516	\$150,000-\$199,999	28	728	1,784
Ages 65+	2,040	11,906	27,410	> \$200,000	29	652	1,806
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	3,634	30,945	73,339	Total Units	6,618	38,641	86,699
Black	10,157	46,190	92,643	Occupied	5,706	33,995	76,792
Am In/AK Nat	4	60	277	Owner Occupied	1,389	14,781	37,655
Hawaiian	N/A	7	26	Renter Occupied	4,317	19,214	39,137
Hispanic	506	5,886	18,037	Vacant	912	4,646	9,907
Multi-Racial	760	9,158	26,762				