

# SHAW FARMS SHOPPING CENTER

## PRE-LEASING RETAIL SPACE - PHASE 1



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### ABOUT THE SHOPPING CENTER

## PRE-LEASING RETAIL SPACE

- Located at the southwest corner of Hwy 150 & Spencer-Dixon Rd in affluent Northern Guilford County, NC
- Adjacent to a highly sought-after high school
- The only vacant commercially zoned site on Hwy 150 large enough for a grocery anchor
- Developed by T. Cooper James & Associates, a respected family-owned local developer
- Retail mix to include: grocery store, fuel station, medical, office, restaurants, salons, and other in-demand services
- Historic Shaw family farmland transformed into a vibrant commercial destination
- Underserved retail area – only two grocery stores within a 13-mile stretch on Hwy 150, both over 15 years old



Shaw Farms is a +/- 120,000 SF Shopping Center that borders the Browns Summit community and the suburb of Summerfield, this center offers a unique opportunity for retailers, office users, and service providers to meet the growing demand in this fast-expanding residential market.

## HIGHLIGHTS

- Food Lion anchored shopping center
- Projected 28,500 VPD
- Area includes 17,500 existing homes
- 2,000 new homes planned in the area
- Average home value: \$320K
- Median value of new homes: \$486K
- Construction begins January 2026
- Opening anticipated Fall 2026



# AVAILABLE SPACE

**1,600 SF - 10,640 SF**

Rent: Contact Broker Directly

TICAM estimated at \$5.40/SF





## GREENSBORO, NC

Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.

JetZero, Inc., a breakthrough aviation company, will invest more than \$4.7 billion in Greensboro to build its first commercial airplane manufacturing facility at the Piedmont Triad International Airport. The project will create more than 14,560 jobs for Guilford County by 2063, the largest economic development project in North Carolina history based on job commitment.

The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.

The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.

Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.

The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.

Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.

Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

