

# SHAW FARMS CROSSING

## PRE-LEASING RETAIL SPACE - PHASE 1



Cindy Rosasco | (336) 954-7582 | [cindy@onealliancecompanies.com](mailto:cindy@onealliancecompanies.com)

### 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
- Property is being divided to include a medical park
- 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

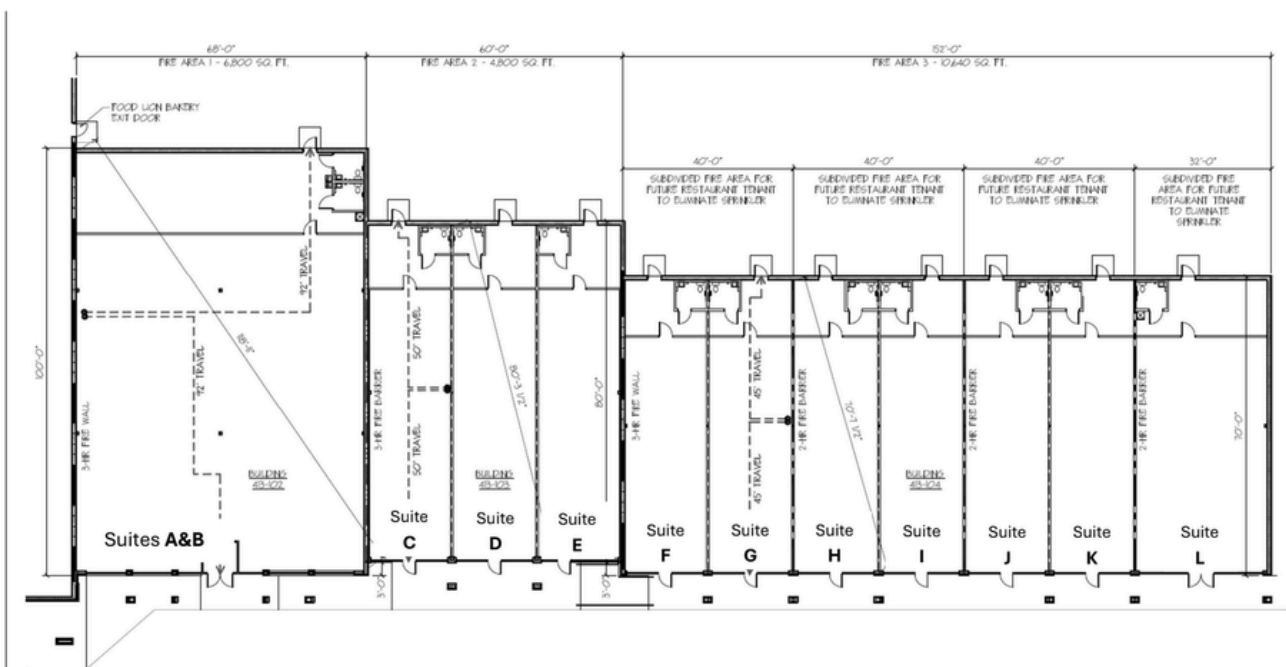
Rent: Contact Broker Directly

TICAM estimated at \$5.40/SF





## SHAW FARMS CROSSING PHASE 1 SHOPS LAY-OUT





## GREENSBORO, NC

Greensboro, North Carolina is experiencing a historic economic transformation driven by unprecedented investment and job creation, positioning the city as a rising national powerhouse. In June 2025, JetZero announced plans to build its first commercial airplane manufacturing facility in Greensboro—a \$4.7 billion project that represents the largest economic development initiative in North Carolina’s history based on job commitment. Alongside Boom Supersonic’s completed Overture Superfactory at Piedmont Triad International Airport (PTI), these projects are projected to create more than 16,000 jobs and generate hundreds of billions of dollars in long-term economic impact.

These investments are rapidly establishing Greensboro as a major U.S. aerospace hub. JetZero’s advanced manufacturing and final assembly facility for its Z4 blended-wing-body aircraft is expected to break ground in early 2026, while Boom Supersonic is preparing for aircraft production with a planned rollout in 2029. This momentum is validating decades of infrastructure planning at PTI and attracting suppliers, logistics firms, and complementary industries to the region, accelerating growth across Guilford County and the broader Piedmont Triad.

Located between Charlotte and Raleigh, Greensboro benefits from strong regional connectivity and a diverse economic base. Once centered on textiles, tobacco, and furniture manufacturing, the Triad has successfully transitioned toward trade, transportation, utilities, and advanced manufacturing. Major employers such as Volvo Trucks of North America, Mack Trucks, Qorvo, Honda Aircraft Company, and Toyota North Carolina anchor the market, while the region’s industrial sector has led post-pandemic job recovery.

Greensboro is also emerging as a key player in the expanding “battery belt” and electrification economy. Toyota’s new automotive battery plant in nearby Randolph County began operations in summer 2025 and is expected to create more than 2,000 jobs, while Volvo Group continues to expand its electrified truck initiatives. The city’s strength in logistics—bolstered by FedEx and UPS expansions—combined with growing aerospace and biomanufacturing activity, is driving sustained demand for industrial, office, and research space.

This rapid growth is fueling significant demand for housing and supporting commercial infrastructure. With thousands of high-wage jobs coming online, Guilford County is projected to need more than 32,000 new housing units over the next five years, along with new retail, restaurant, and service-oriented developments. Supported by strong educational partnerships like Gateway Research Park—a collaboration between UNC Greensboro and North Carolina A&T—Greensboro is well-positioned for long-term, diversified economic growth.

