
The Village at North Elm

GREENSBORO NC

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Upscale Retail Availability

800-10,000 SF

the
Village
at North Elm

KOURY
CORPORATION
BUILDER & DEVELOPER

The Village at North Elm

- The Village at North Elm is one of Greensboro's premier mixed-use developments. It is anchored by a high-volume Harris Teeter, includes 64,000 square feet of Class "A" office space and The Village Lofts, a 213-unit luxury apartment community. The property has 151,000 square feet of retail space merchandised with a mix of national, regional and local retailers, restaurants and services.
- The Greensboro Urban Loop (I-840) only 0.4 miles north along North Elm Street as recently been completed and will significantly expand the shopping center's trade area. The Village at North Elm enjoys limited competition because of existing residential density, and its strategic location just south of Greensboro's Watershed district which is located just north of the Greensboro Urban Loop.

Property Features

- Daytime populations - 2023 - 105,692 people within a 5-mile radius
- Traffic signals - One at the intersection of North Elm & Pisgah Church Road and a second located along Pisgah Church Road.
- Approximately 3 miles to Cone Hospital and approximately 3.8 miles to Downtown Greensboro.
- Traffic Counts at the intersection of Pisgah Church Road & North Elm Street are 66,591 VPD (2017).

Demographics



POPULATION DRIVE TIMES

5 minutes	20,739
10 minutes	91,949
15 minutes	236,350



POPULATION MILE RADIUS

1 mile	6,200
3 miles	45,621
5 miles	105,691



AVERAGE HH INCOME

5 minutes	\$106,301
10 minutes	\$106,495
15 minutes	\$95,361



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VICINITY AERIAL



SITE PLAN



Leased

- 1. Chase Bank
- 2. Fuji Sushi
- 3. Porter House Burger Co.
- 4. Great Clips
- 5. GNC
- 6. Jersey Mikes
- 7. Santa Fe Mexican Kitchen
- 8. 9,600 SF Available
- 9. Lake Jeanette Cleaners
- 10. UPS
- 11. Cherry Pit Cafe
- 12. My Eye Dr.
- 13. Duck Donuts
- 14. Signature Spa & Nails
- 15. 4,800 SF Available
- 16. Harris Teeter

Building 301

- A. Penn Station
- B. Barberitos
- C. Epic Chop House
- H. Triad Health Center

Building 303

- A. LOI 2,725 SF
- B. 2,843 Available 5/1/24
- F. 4,811 SF Available
- H. 2,536 SF Available

- K. Forgotten Ales

Building 305

- A. 2,478 SF Available
- C. Fitness Together
- D. 1,382 SF Available
- E. Digital Golf Links
- H. 3,896 SF Available

Building 307

- A. Greensboro ABC
- F. Contemporary Lady

- H. 2,117 SF Available
- I. Lease Out

Building 309

- A. Mediterraneo

Building 209

- Chick-Fil-A

Building 211

- State Employees Credit Union