

FOR LEASE

RETAIL

Elmsley Square

I-85 & S. Elm-Eugene Street, Greensboro, NC 27406



Excellent Access, Visibility, & Location

- 3711 Elmsley Court, Greensboro, NC 27406
- Specialty center featuring high-end national retailers.
- Adjacent to Super Wal-Mart and Lowes Home Improvement.
- Perfect opportunity for restaurant use.
- Easy Ingress/Egress from I-85 Bypass (Exit 124) and S. Elm-Eugene Street.
- Excellent signage visibility from I-85 Bypass.
- Opportunity for I-85 Bypass logo and trailblazer signage.
- Poised for huge growth on South Elm-Eugene Street and I-85 Bypass.

Property Highlights:

GLA: 15,330 SF

AVAIL. SPACE: [1,200] [1,500] [2,480 SF]

CO-TENANTS: Hollywood Video, Starbucks, Subway, State Farm, AT&T Wireless

Demographics

(5 Mile Radius)

Population: 93,430
Avg. HH Income: \$49,001
Households: 36,236

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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