

*The Village*  
at North Elm

# THE VILLAGE AT NORTH ELM

GREENSBORO, NORTH CAROLINA



**KOURY**  
CORPORATION  
BUILDER & DEVELOPER



ENJOY A DIVERSE CULINARY EXPERIENCE



MAKE THIS PLACE HOME

# LIFESTYLE



SHOP YOUR FAVORITE STORES





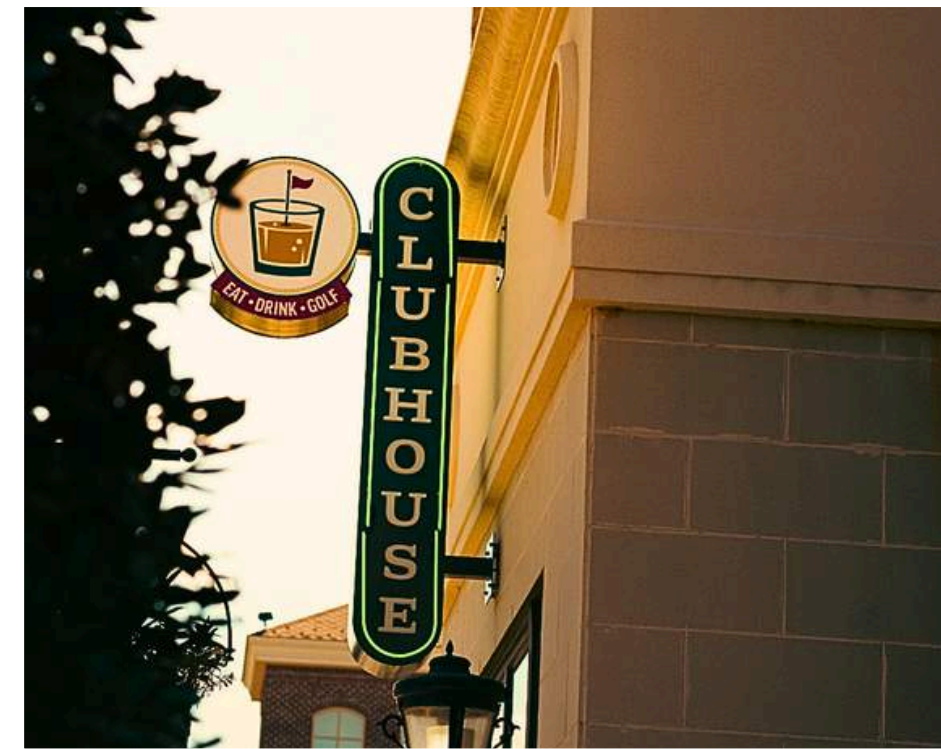
# PROPERTY FEATURES

35

Acres

2

Outparcels



151,000

SF (Retail & Restaurant Space)

64,000

SF (Class "A" Office Space)

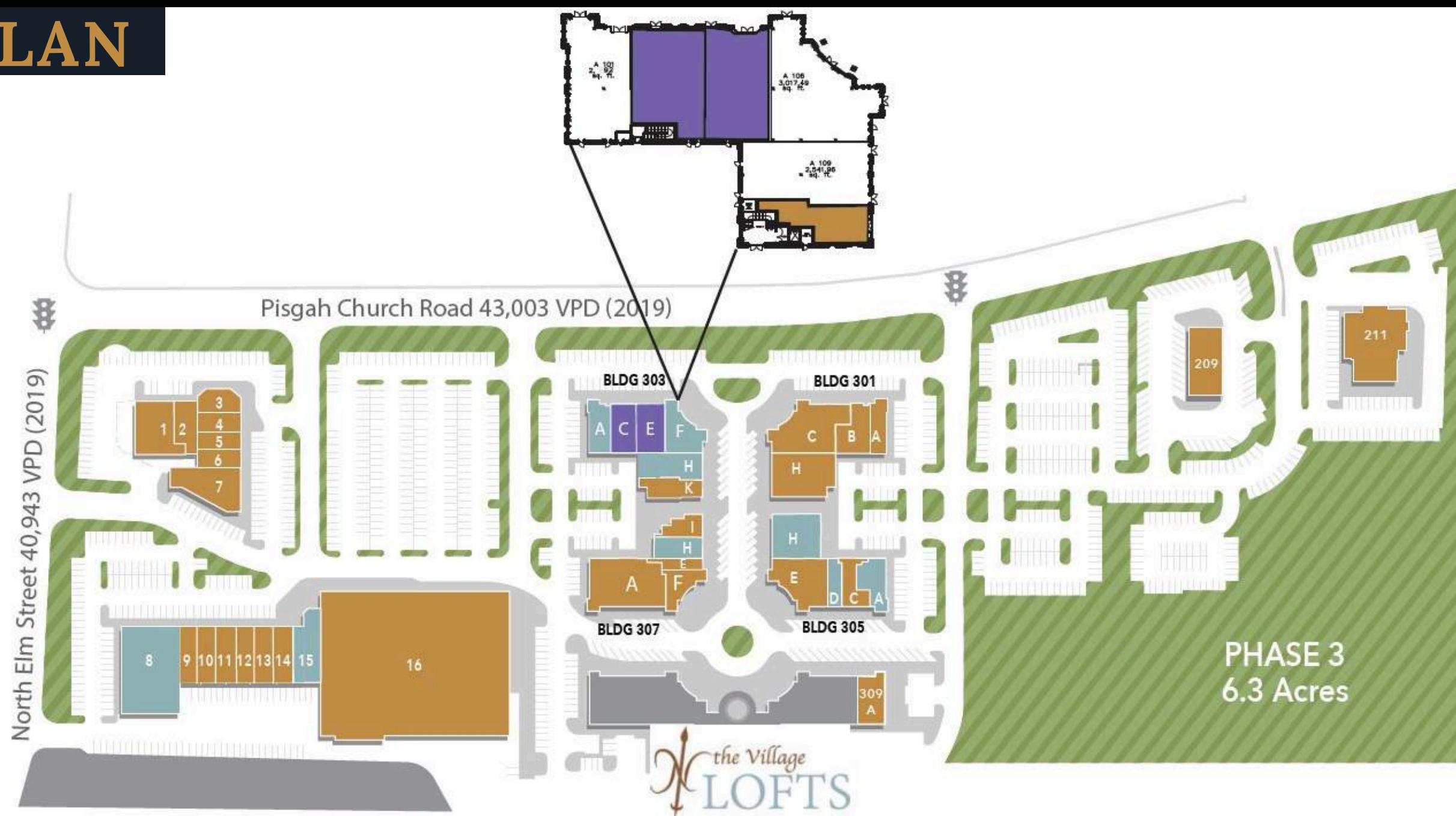
213

Luxury Apartment Units

6.3

Acres for  
additional development

# SITE PLAN



## Legend

1. Chase Bank (4,353 SF)
2. Fuji Sushi (2,231 SF)
3. Porter House Burger Co. (2,060 SF)
4. Great Clips (1,304 SF)
5. GNC (1,300 SF)
6. Jersey Mikes (1,210 SF)
7. Santa Fe Mexican Kitchen (4,900 SF)
8. 9,600 SF Available
9. Lake Jeanette Cleaners (2,000 SF)
10. UPS (2,000 SF)
11. Cherry Pit Cafe (2,000 SF)
12. My Eye Dr. (2,000 SF)
13. Duck Donuts (2,000 SF)
14. Signature Spa & Nails (2,000 SF)
15. 4,800 SF Available
16. Harris Teeter (57,517 SF)

### Building 301

- A. Penn Station (1,503 SF)
- B. Barberitos (1,902 SF)
- C. Epic Chop House (7,079 SF)
- H. Triad Health Center (3,692 SF)

### Building 303

- A. 2,893 SF Available
- C. 2,400 SF LOI
- E. 1,799 SF LOI
- F. 3,017 SF Available
- H. 2,541 SF Available
- K. Forgotten Ales (1,131 SF)

### Building 305

- A. 2,478 SF Available
- C. Fitness Together (1,722 SF)
- D. 1,382 SF Available
- E. Clubhouse (4,550 SF)
- H. 3,896 SF Available

### Building 307

- A. Greensboro ABC (7,201 SF)
- F. Contemporary Lady (2,264 SF)
- E. Perfect Fit (799 SF)
- H. 2,095 SF Available
- I. Edward Jones (1,500 SF)

### Building 309

- A. Mediterraneo (2,726 SF)

### Building 209

- Chick-Fil-A (1,364 SF)

### Building 211

- State Employees Credit Union



# AERIAL VIEW & RETAIL MARKET

# DEMOGRAPHICS



Drive Time	Population	Mile Radius	Population	Drive Time	Avg. Income
5 min	20,739	1 mile	10,152	5 min	\$106,301
10 min	91,949	3 miles	68,195	10 min	\$106,495
15 min	236,350	5 miles	162,382	15 min	\$95,361

## Traffic Counts

Pisgah Church Road & North Elm Street (2019) **83,946 VPD**

· 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.

· 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.

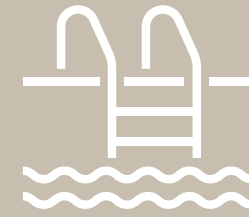


# CURRENT TENANTS



# the Village LOFTS

213 LUXURY APARTMENT UNITS



RESORT-STYLE SWIMMING POOL



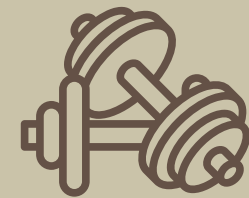
PET FRIENDLY  
GATED COMMUNITY



GOLF SIMULATOR



FOUR GAS GRILLS  
& TWO FIRE PITS



FITNESS CENTER





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