

the
Village
at North Elm

THE VILLAGE AT NORTH ELM

GREENSBORO, NORTH CAROLINA



K O U R Y
CORPORATION
BUILDER & DEVELOPER



ENJOY A DIVERSE CULINARY
EXPERIENCE



LIFESTYLE



MAKE THIS PLACE HOME



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



Leased

- Chase Bank (4,353 SF)
- Fuji Sushi (2,231 SF)
- Porter House Burger Co. (2,060 SF)
- Great Clips (1,304 SF)
- GNC (1,300 SF)
- Jersey Mikes (1,210 SF)
- Santa Fe Mexican Kitchen (4,900 SF)
- 9,600 SF Available
- UPS (2,000 SF)
- Cherry Pit Cafe (2,000 SF)
- My Eye Dr. (2,000 SF)
- 2,000 SF Available
- Signature Spa & Nails (6,800 SF)
- Harris Teeter (57,517 SF)

Building 301

- Penn Station (1,510 SF)
- 1,892 SF LOI
- Epic Chop House (6,967 SF)
- Triad Health Center (3,680 SF)

Building 303

- Chipotle 2,894 SF (UC)
- Verizon (2,675 SF)
- Tropical Smoothie (1,659 SF)
- 3,025 SF Available
- 2,534 SF Lease Out
- Forgotten Road Ales (1,141 SF)

Building 305

- 2,484 SF Available
- Fitness Together (1,696 SF)
- 1,394 SF Lease Out
- Clubhouse (4,703 SF)
- 2,776 SF LOI
- 1,000 SF LOI

Building 307

- Greensboro ABC (7,132 SF)
- 2,130 SF Available
- Perfect Fit (664 SF)
- 2,095 SF Lease Out
- Edward Jones (1,600 SF)

Building 309

- Mediterraneo (2,726 SF)

Building 207

- Fifth Third Bank

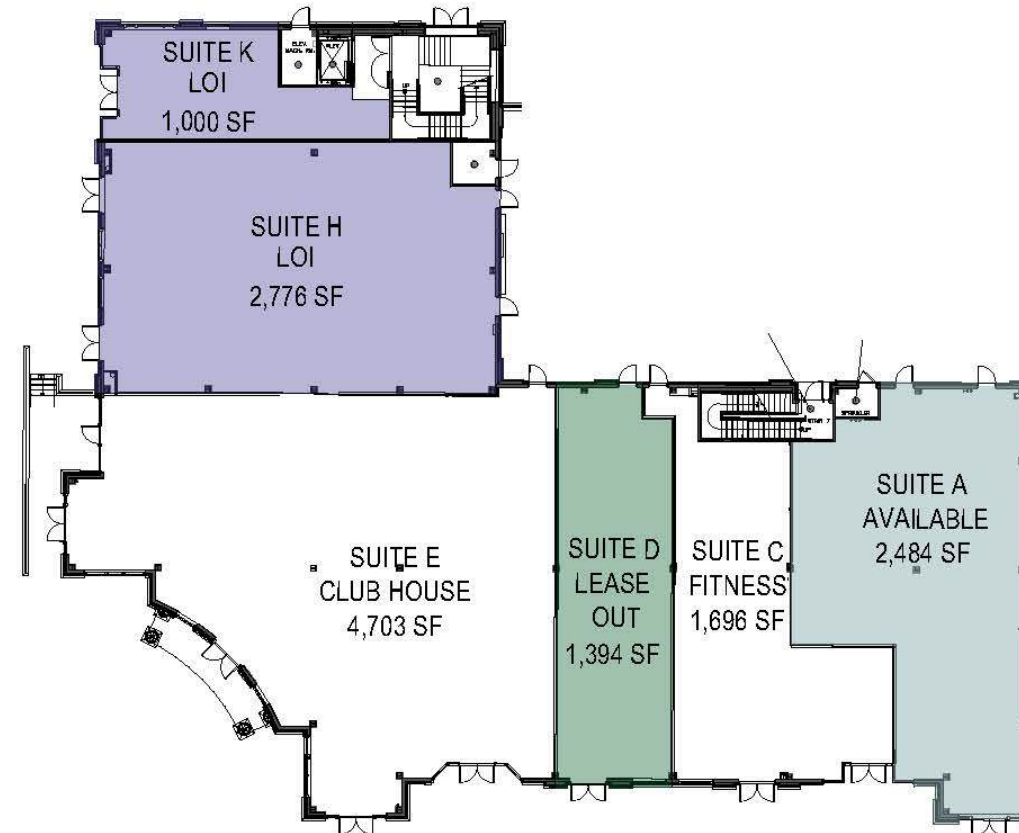
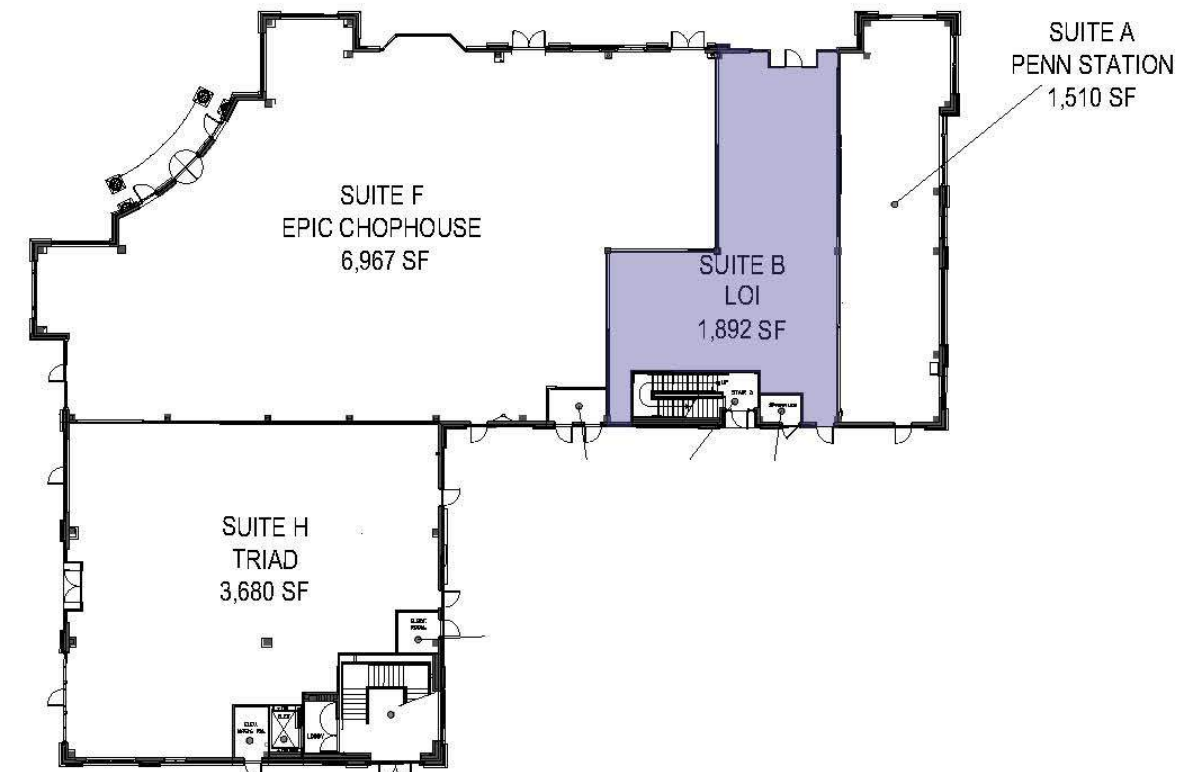
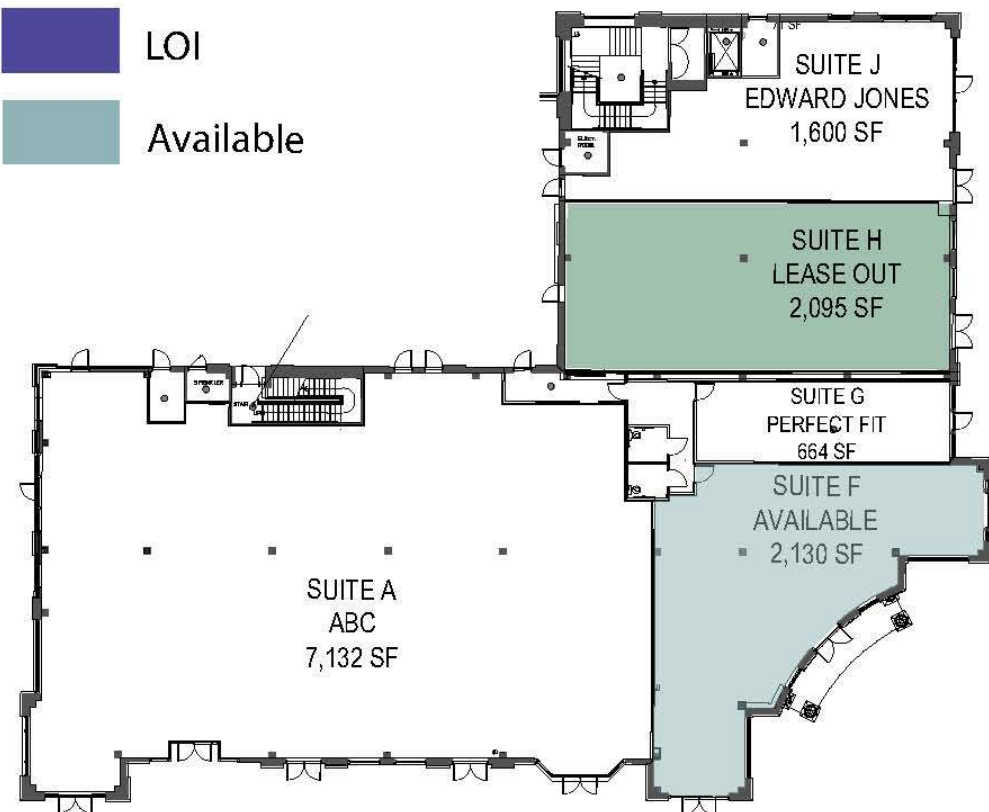
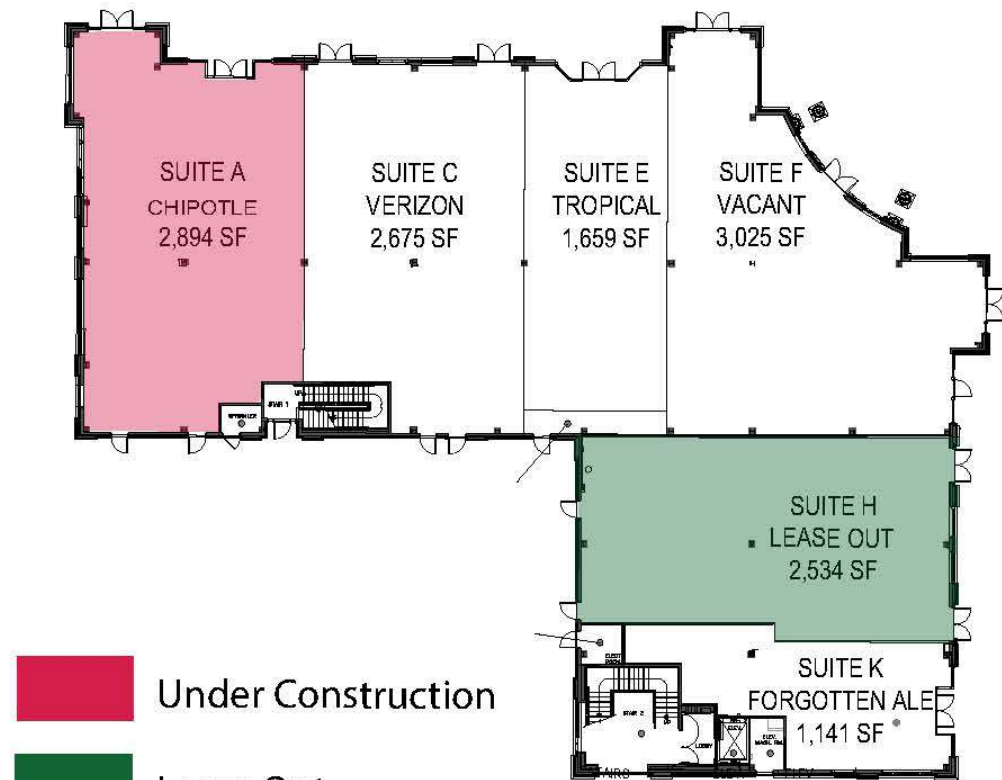
Building 209

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

Building 211

- State Employees Credit Union

SITE PLAN





AERIAL VIEW & RETAIL MARKET

DEMOGRAPHICS



Drive Time	Population	Mile Radius	Population	Drive Time	Avg. Income
5 min	20,739	1 mile	10,055	1 mile	\$94,441
10 min	91,949	3 miles	68,160	3 miles	\$107,870
15 min	236,350	5 miles	162,957	5 miles	\$104,273

Traffic Counts

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

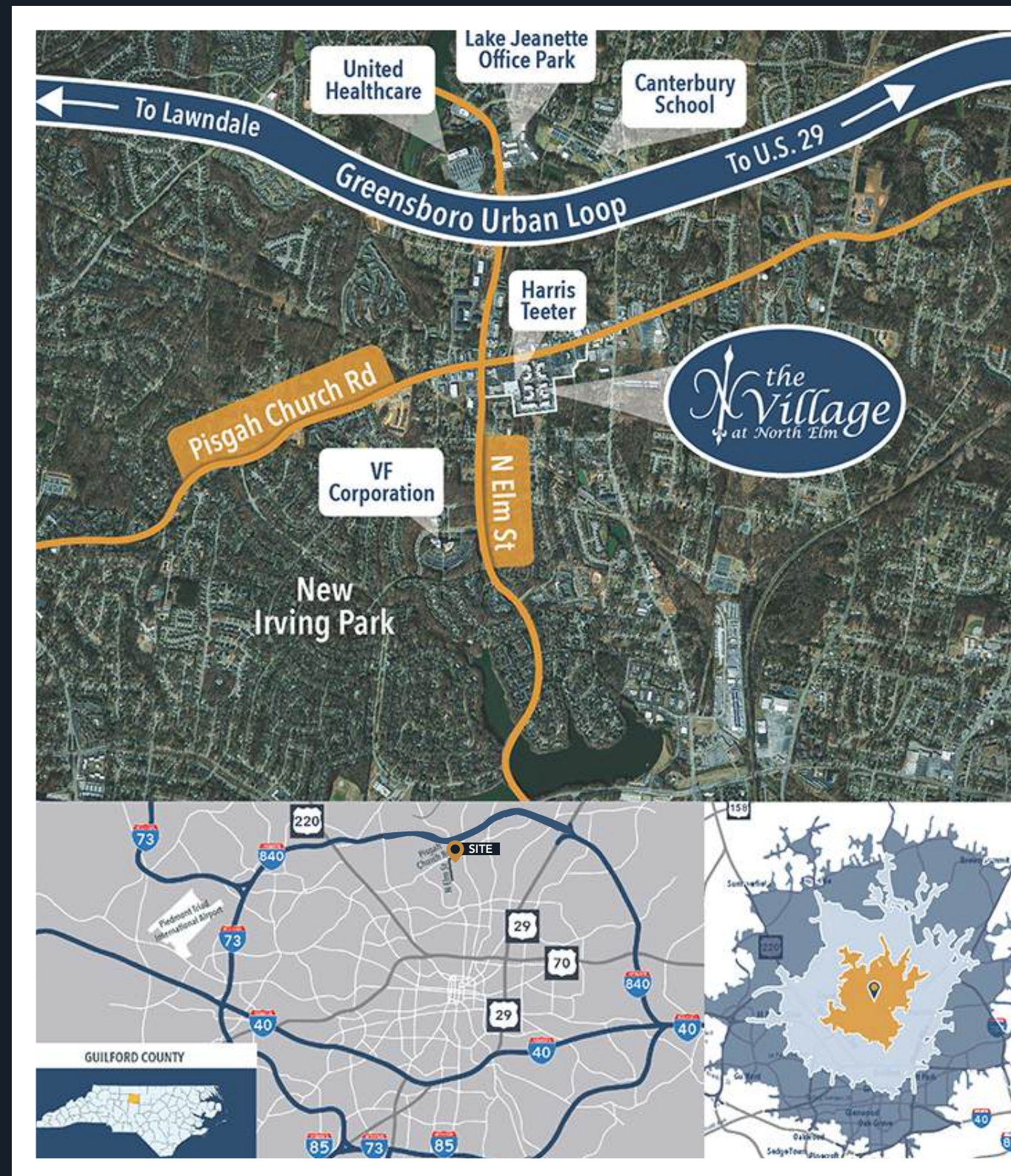
• The Village at North Elm is one of Greensboro's premier mixed-use developments. It is anchored by a high-volume Harris Teeter, includes 64,000 square feet of Class "A" office space and The Village Lofts, a 213- unit luxury apartment community. The property has 151,000 square feet of retail space merchandised 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



MEDITERRANEAN



GNC



CLUBHOUSE
EAT • DRINK • GOLF



verizon



Great Clips

Edward Jones | INVESTMENTS



CHASE



FORGOTTEN
ROAD ALES



KOURY
CORPORATION
BUILDER & DEVELOPER



213 LUXURY APARTMENT UNITS



RESORT-STYLE SWIMMING POOL



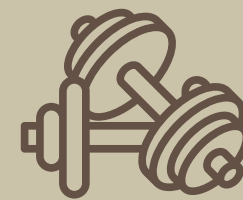
PET FRIENDLY
GATED COMMUNITY



GOLF SIMULATOR



FOUR GAS GRILLS
& TWO FIRE PITS



FITNESS CENTER



THE VILLAGE LOFTS

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