

5529 WEST MARKET STREET, GREENSBORO NC 27409

GUILFORD STATION



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ABOUT THE SPACE

RETAIL SPACE FOR LEASE

- Highly visible location along West Market Street
- Approximately 20,000 vehicles per day
- Over 650 feet of valuable road frontage
- Surrounded by major traffic generators, including the DMV, restaurants, salons, and insurance offices
- Strong tenant mix featuring restaurants, retail, professional services, and neighborhood businesses
- Neighborhood shopping center with convenient front-door parking
- Professionally managed commercial property



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THE DETAILS

Location	5529 West Market Street, Greensboro, NC
County	Guilford
APN	0042653
Rent/SF	\$20.00
Lease Type	NNN (\$5.75)

AVAILABLE SPACE

Suite 5537	+/- 2,460 SF	1 st Floor	NNN (\$5.75)	Rent: \$20.70/SF	Beautiful existing buildout. Can be combined for a total +/- 4,320 SF
Suite 5539	+/- 1,860 SF	1 st Floor	NNN (\$5.75)	Rent: \$20/SF	Can be combined for a total +/- 4,320 SF



GUILFORD STATION – SITE PLAN



- Suite 29: Saw Mill Sports Bar
- Suite 31: Level Up Exotic & Vape
- Suite 33: Neal Agency dba NC-DMV
- Suite 35: Tokyo Grill
- Suite 37: Available
- Suite 39: Available
- Suite 41: Verizon Wireless
- Suite 43: Klips Barbershop
- Suite 45: Lume Beauty Nail Salon & Spa
- Suite 47: Superior Insurance
- Suite 49: Horse and Rider Tack Shop
- Suite 51: Joyce Hair Braiding
- Suite 53: American Deli
- Suite 55: Zena Beauty Supply
- Suite 57: Spanish Solutions Insurance
- Suite 59: Roseland Tattoo
- Suite 61: Donut World
- Suite 63: Boost Mobile
- Suite 65: Wireless Store
- Suite 67: 5 Star Cleaners





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.

