



523 S. Elm Street

Greensboro, North Carolina 27401

Property Highlights

- (2) Parcels totaling .25 acres
- Relatively Large Tract of land for Downtown Greensboro with rare parking lot potential
- Massive S. Elm St. frontage on the bustling S. Elm and Lewis St. corner, a prime destination for Greensboro night life
- CBD zoning providing flexibility for many different lucrative uses
- First Floor Wide Open Finished Floorplate ±4,880 SF
- Second Floor in Shell Condition: ±4,385 SF
- Freight Elevator
- Roof recently replaced
- Opportunity Zone

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,136	31,778	72,120
Total Population	12,106	82,456	180,800
Average HH Income	\$33,178	\$49,624	\$54,038



For more information

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Sales Price: \$1,250,000





