

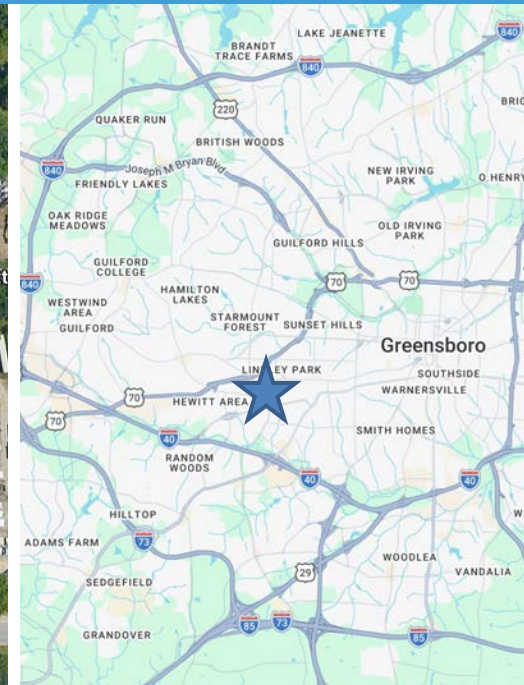
900 SOUTH HOLDEN ROAD

GREENSBORO, NC 27407

FOR
GROUND LEASE

NS New South
Properties
NEWSOUTHPROP.COM

±0.59 ACRES AVAILABLE FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- ± 0.59 acres available for ground lease
- High-visibility site located at the signalized intersection of S. Holden Rd and Spring Garden St.
- Multiple points of ingress/egress with close proximity to I-40 (Exit 217), connecting the site to the entire Triad region
- Located within 2 miles of major regional power centers including Four Seasons Town Centre and the massive retail clusters along Wendover Ave, which feature Costco, Target, and Walmart Supercenter
- Zone C-M (Commercial Medium)

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 10,297
3 Miles: 95,283
5 Miles: 211,573



AVG. HH INCOME

1 Mile: \$79,852
3 Miles: \$86,489
5 Miles: \$95,044



DAYTIME EMPLOYEES

1 Mile: 7,010
3 Miles: 58,583
5 Miles: 128,962



CALL BROKERS FOR PRICING

BROKER CONTACT

MACLAIN HUGUE
703.963.9398
mhuge@newsouthprop.com

JOHN CALHOUN
704.927.2883
jcalhoun@newsouthprop.com

WILL WHITLEY
704.927.2888
wwhitley@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

900 SOUTH HOLDEN ROAD

GREENSBORO, NC 27407

SITE AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 0.59 ACRES AVAILABLE FOR GROUND LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



MACLAIN HUGUE | 703.963.9398 | mhuge@newsouthprop.com
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
WILL WHITLEY | 704.927.2888 | wwhtley@newsouthprop.com

900 SOUTH HOLDEN ROAD

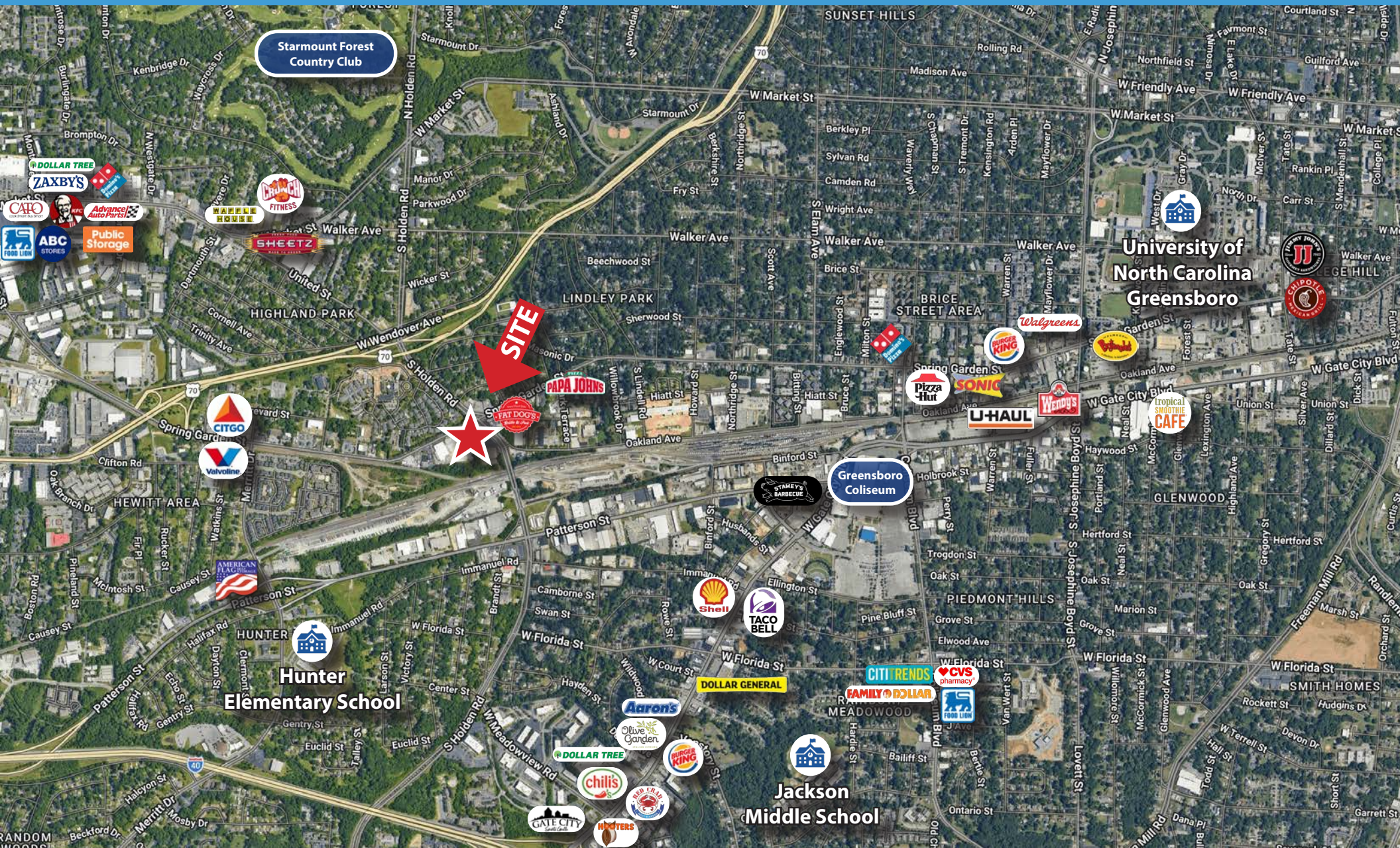
GREENSBORO, NC 27407

MARKET AERIAL

NS New South
Properties

NEWSOUTHPROP.COM

± 0.59 ACRES AVAILABLE FOR GROUND LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



MACLAIN HUGO | 703.963.9398 | mhuge@newsouthprop.com
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
WILL WHITLEY | 704.927.2888 | wwhtley@newsouthprop.com

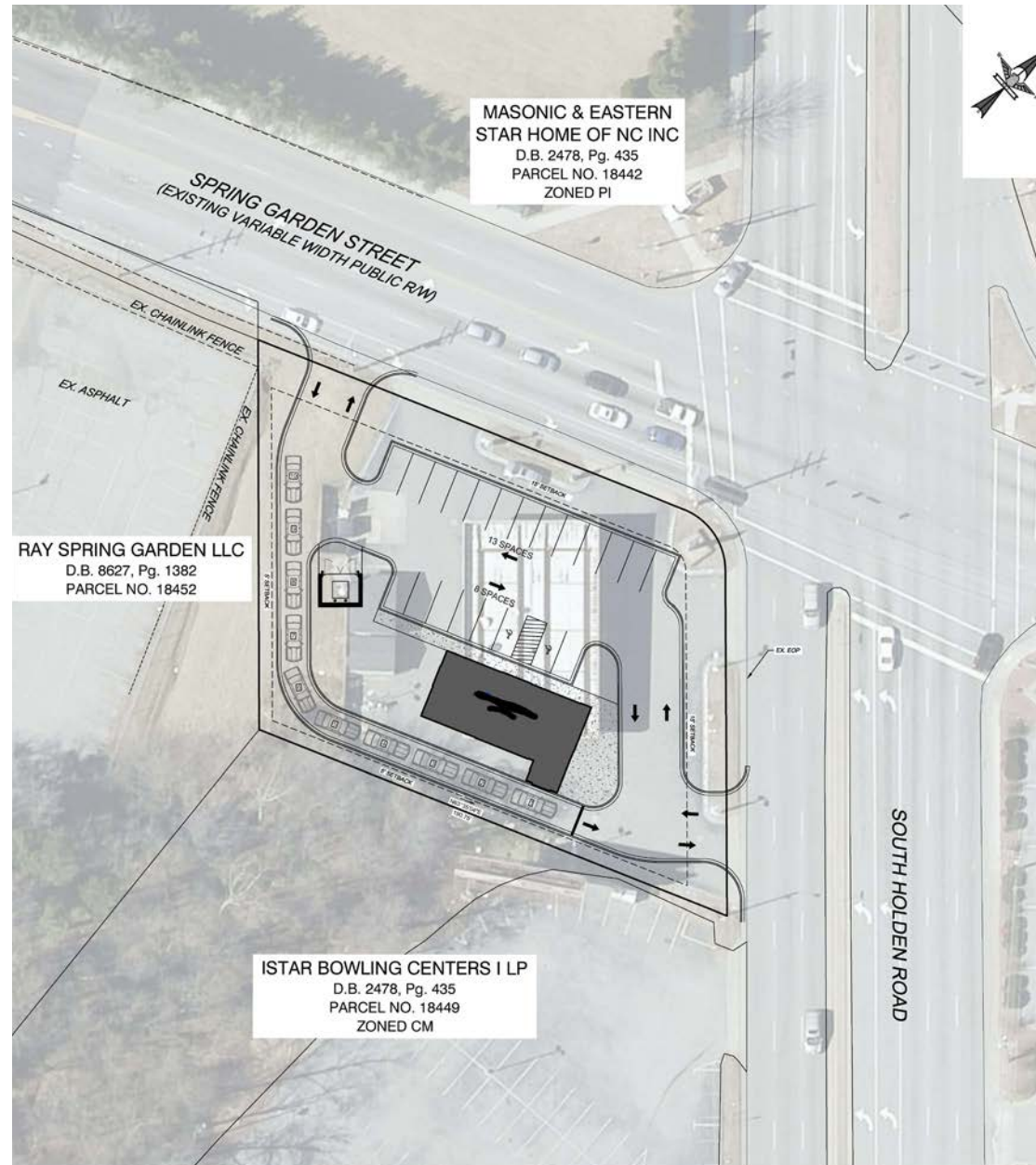
900 SOUTH HOLDEN ROAD

GREENSBORO, NC 27407

CONCEPTUAL
TEST FIT

NS New South
Properties
NEWSOUTHPROP.COM

± 0.59 ACRES AVAILABLE FOR GROUND LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



MACLAIN HUGUE | 703.963.9398 | mhuge@newsouthprop.com
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
WILL WHITLEY | 704.927.2888 | wwhtley@newsouthprop.com

900 SOUTH HOLDEN ROAD

GREENSBORO, NC 27407

LOCATION
OVERVIEW

NS New South
Properties
NEWSOUTHPROP.COM

± 0.59 ACRES AVAILABLE FOR GROUND LEASE



GREENSBORO, NC - GUILFORD COUNTY

Greensboro, North Carolina, strikes the perfect balance—big enough to offer everything you need, yet small enough for a familiar, tight-knit community feel. Residents love it here, often saying they see no reason to leave, and those who do often find their way back to raise families in this welcoming city.

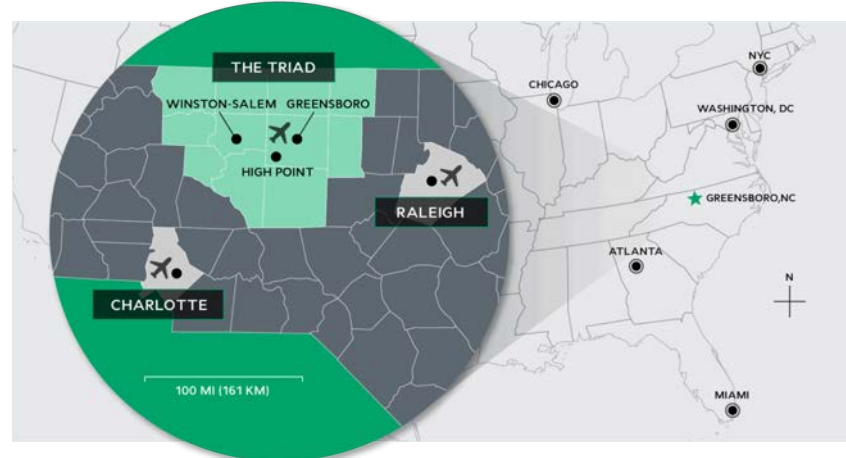
As part of the Piedmont Triad, along with Winston-Salem and High Point, Greensboro is known as the “Gate City” due to its convenient location. It’s just a short drive to North Carolina’s major cities, with easy access to both the Blue Ridge Mountains in the west and the beaches to the east, offering the best of both worlds.

Greensboro boasts a rich array of arts, entertainment, recreation, shopping, and dining options, with abundant public parks, gardens, and a large hospital serving the community. Its diverse neighborhoods offer a wide range of housing options, and a strong sense of community helps this third-largest city in North Carolina maintain a small-town, neighborly charm.

Once primarily a hub for tobacco, textiles, and furniture manufacturing, Greensboro has evolved while still maintaining a strong presence in the textile industry. Its central location has made it a magnet for families and businesses alike, and many prominent companies now call Greensboro home, including Volvo Trucks of North America, Honda Aircraft Company, ITG Brands, Kayser-Roth, VF Corporation, Mack Trucks, and The Fresh Market, among others. The city has also focused on attracting new industries such as aviation, high-tech, nanotechnology, and logistics.

Greensboro’s top sectors include trade, transportation and utilities, professional and business services, manufacturing, and education and healthcare. Major employers include Guilford County Schools, Cone Health, the City of Greensboro, and the United States Postal Service, making it a thriving hub of opportunity for residents and businesses alike.

“The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions.”



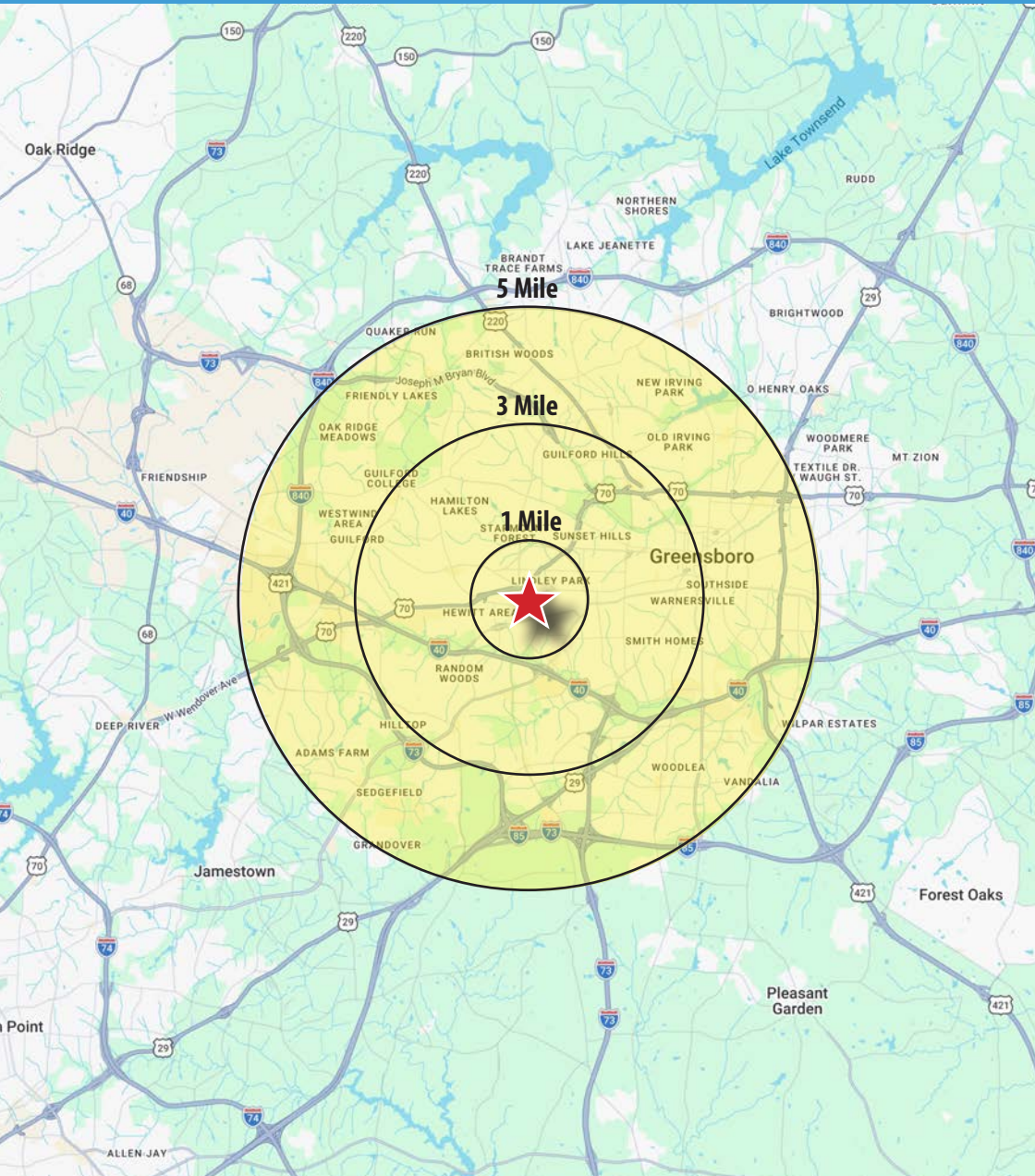
MACLAIN HUGO | 703.963.9398 | mhuge@newsouthprop.com
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
WILL WHITLEY | 704.927.2888 | wwhtley@newsouthprop.com

900 SOUTH HOLDEN ROAD

GREENSBORO, NC 27407

DEMOGRAPHICS

± 0.59 ACRES AVAILABLE FOR GROUND LEASE



POPULATION

1 MILE

3 MILE

5 MILE

2025 Estimated Population

10,297

95,283

211,573

2030 Projected Population

10,533

93,844

209,814

Projected Annual Growth
(2025-2030)

235 (+0.5%)

-1,438 (-0.3%)

-1,759 (-0.2%)

HOUSEHOLDS

2025 Estimated Households

4,392

38,012

88,669

2030 Projected Households

4,573

38,018

89,276

HOUSEHOLD INCOME

2025 Estimated Average
Household Income

\$79,852

\$86,489

\$95,044

BUSINESSES

2025 Estimated Total Businesses

876

6,594

14,060

2025 Estimated Total Employees

7,010

58,583

128,962

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



MACLAIN HUGUE | 703.963.9398 | mhuge@newsouthprop.com
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
WILL WHITLEY | 704.927.2888 | wwhtley@newsouthprop.com