

# SECOND GENERATION RETAIL SPACES FOR LEASE

## 205 SW GREENVILLE BLVD, GREENVILLE, NC 27834



### OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$26.00 SF/yr (MG)
Lot Size:	0.83 Acres
Year Built:	1990
Building Size:	11,700
Renovated:	2022
Zoning:	CG
Market:	Greenville
Traffic Count:	33,000

### PROPERTY OVERVIEW

Second generation retail spaces for lease on highly trafficked SW Greenville Blvd with an AADT of 33,000. New ownership has made several upgrades for a more updated and modern look to the center including fresh paint, re-sealed parking lot, and new LED building sign. Each space is 1,300 sf and delivery condition varies. Current Tenants include Adam & Eve, Nina's Nails, Metro PCS, and Cricket Wireless.

### PROPERTY HIGHLIGHTS

- Highly visible
- AADT of 33,000

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,300 SF	Lease Rate:	\$26.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
205 SW Greenville Blvd Ste 100	Metro by T-Mobile	1,300 SF	Modified Gross	\$26.00 SF/yr	Cell Phone Store
205 SW Greenville Blvd Ste 200	Available	1,300 SF	Modified Gross	\$26.00 SF/yr	Incomplete Retail buildout
205 SW Greenville Blvd Ste 300	Nina's Nails	1,300 SF	Modified Gross	\$26.00 SF/yr	Nail Salon
205 SW Greenville Blvd Ste 400	The Pink Poodle	1,300 SF	Modified Gross	\$26.00 SF/yr	2nd Gen Salon or Office
205 SW Greenville Blvd Ste 600	Adam & Eve	3,900 SF	Modified Gross	\$26.00 SF/yr	Adult Novelties



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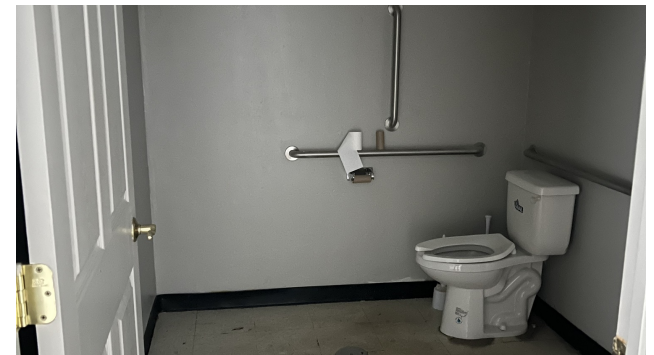
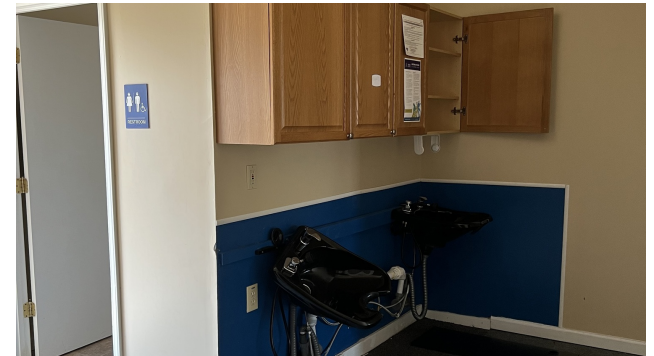
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
205 SW Greenville Blvd Ste 800	-	1,300 SF	Modified Gross	\$26.00 SF/yr	Vanilla Shell
205 SW Greenville Blvd Ste 900	Cricket Wireless	1,300 SF	Modified Gross	\$26.00 SF/yr	Cell Phone Store

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	783	2,601	8,253
Average Age	34.5	34.8	37.2
Average Age (Male)	35.2	34.0	36.0
Average Age (Female)	31.5	33.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,213	3,763
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$37,799	\$47,024	\$60,410
Average House Value	\$107,596	\$137,257	\$177,013

\* Demographic data derived from 2020 ACS - US Census

