

For Lease

RETAIL | ±18,300 SF



2402 E. NORTH STREET, GREENVILLE, SC 29615

Lease Rate:	\$12.50/SF
Size:	±18,300 SF
Parking:	Abundant Surface
Location:	Signalized Intersection (E. North St @ Pleasantburg Drive)
Closest Interstate:	I-385 (±0.5 Miles)
Lease Structure:	NNN
Year Renovated:	2025 parking lot was totally remodeled to accommodate new Tenant in adjacent space - Oak Street Health (due to start interior build-out for medical clinic late 2026. Landlord to begin facade improvements as part of Oak Street occupancy and in preparation for new Tenant's move-in to subject space.

- Former Salvation Army Thrift Store with open retail layout (move-out date January 2027)
- Prominent location at one of Greenville's most recognized commercial intersections
- Ample on-site parking for customers, employees, and peak traffic periods
- Strong signage opportunities
- High daily traffic counts provide continuous brand exposure throughout the day (58,100 vehicles per day, intersection of E. North Street & Pleasantburg Drive)
- Convenient central Greenville location with quick access to Downtown Greenville, I-385, and surrounding residential neighborhoods
- Move-in ready opportunity with existing retail infrastructure in place

A Landmark Retail Location | High-Visibility Opportunity | E. North Street @ Pleasantburg Dr.

John D. Gray, Jr.
Principal & Broker
864 414 1440 | jgray@naief.com

Gabe Blevins
Associate
828 400 2455 | gblevins@naief.com

NAI Earle Furman

101 E Washington Street Ste 400
Greenville, South Carolina 29601
864 232 9040

naiearlefurman.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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GRASSING SCHEDULE (SEED OR RESPONSIBILITY TO ESTABLISH OCCUPANCY. CONTRACTOR SHALL VIGOROUS STAND OF GRASS.

MAINTENANCE STATEMENT

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED TO PREVENT SEDIMENT SOURCE.



SWPPP

- NO LATER THAN 30 DAYS BEFORE INITIAL CLOSURE INSPECT ENGINEER TO DEVELOP SWPPP ACCORDANCE WITH THE AP...
- UPON COMPLETION OF SWPPP "APPLICATION FOR PERMIT TO DISURB" SHALL BE SUBMITTED TO THE CITY OF GREENVILLE.
 - PUNCHLIST OF CORRECTIVE ACTIONS
 - LETTER OF CERTIFICATION OF SWPPP BUILT AND INSTALLED
 - CERTIFIED STORMWATER MANAGER
 - COPY OF STORMWATER MANAGEMENT PLAN
 - NOTICE OF TERMINATION
- UPON ACCEPTANCE AND PERMIT CLOSE OUT INSPECT...
- FINAL SWPPP GRADING PERMIT CERTIFICATE OF OCCUPANCY (NOT) TO DHEC.

N/F KHAM PROPERTIES LLC
DB 2543-10
PB 4N-66
TM# 0280000100324

ENGINEERS STATEMENT:
I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements

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