

# SECOND GENERATION RETAIL SPACE FOR LEASE

## 205 SW GREENVILLE BLVD, GREENVILLE, NC 27834



### OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$26.50 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

Available for lease is a second-generation retail suite located on the highly trafficked SW Greenville Boulevard, boasting an average annual daily traffic (AADT) count of 33,000. This 1,300 SF space features a versatile layout, including an open retail floor, a private office, storage area, and one restroom—ideal for a wide range of retail or service-oriented businesses. Join a strong tenant mix including Adam & Eve, Nina's Nails, Metro PCS, Pink Poodle, High Life Smoke Shop, and Cricket Wireless. The suite is available immediately or with a future occupancy date of November 1, 2025.

### PROPERTY HIGHLIGHTS

- Second generation retail space
- Highly visible
- AADT of 33,000
- 1,300 sf space
- NO VAPE NO TOBACCO

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,300 SF	Lease Rate:	\$26.50 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	Metro By T-Mobile
205 SW Greenville Blvd Ste 200	High Life Smoke Shop	1,300 SF	Modified Gross	\$26.00 SF/yr	High Life Smoke Shop
205 SW Greenville Blvd Ste 300	Nina's Nails	1,300 SF	Modified Gross	\$26.00 SF/yr	Ninas Nails
205 SW Greenville Blvd Ste 400	The Pink Poodle	1,300 SF	Modified Gross	\$26.00 SF/yr	Pink Poodle
205 SW Greenville Blvd Ste 600	Adam & Eve	3,900 SF	Modified Gross	\$26.00 SF/yr	Adam and Eve

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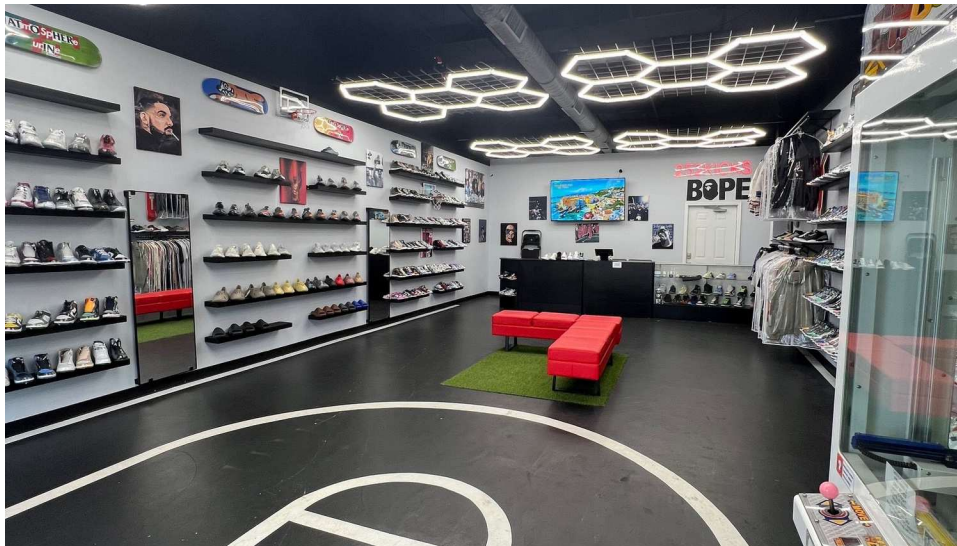
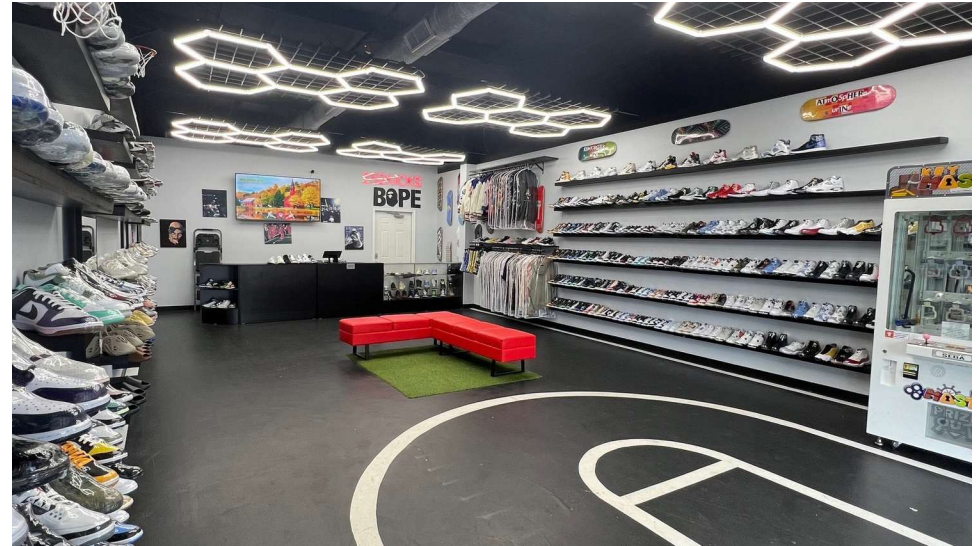
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
205 SW Greenville Blvd Ste 800	Available	1,300 SF	Modified Gross	\$26.50 SF/yr	Second generation retail space
205 SW Greenville Blvd Ste 900	Cricket Wireless	1,300 SF	Modified Gross	\$26.00 SF/yr	Cricket Wireless

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# SECOND GENERATION RETAIL SPACES FOR LEASE

## 205 SW GREENVILLE BLVD, GREENVILLE, NC 27834

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,251	71,539	112,062
Average Age	39	37	37
Average Age (Male)	38	35	36
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,577	30,321	47,508
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,330	\$71,078	\$73,037
Average House Value	\$264,459	\$244,910	\$245,839

\* Demographic data derived from 2020 ACS - US Census

