

REAL
ESTATE
DEVELOPMENT
PARTNERS

Retail Building For Sale or Lease



337 E. Arlington Blvd., Greenville, NC



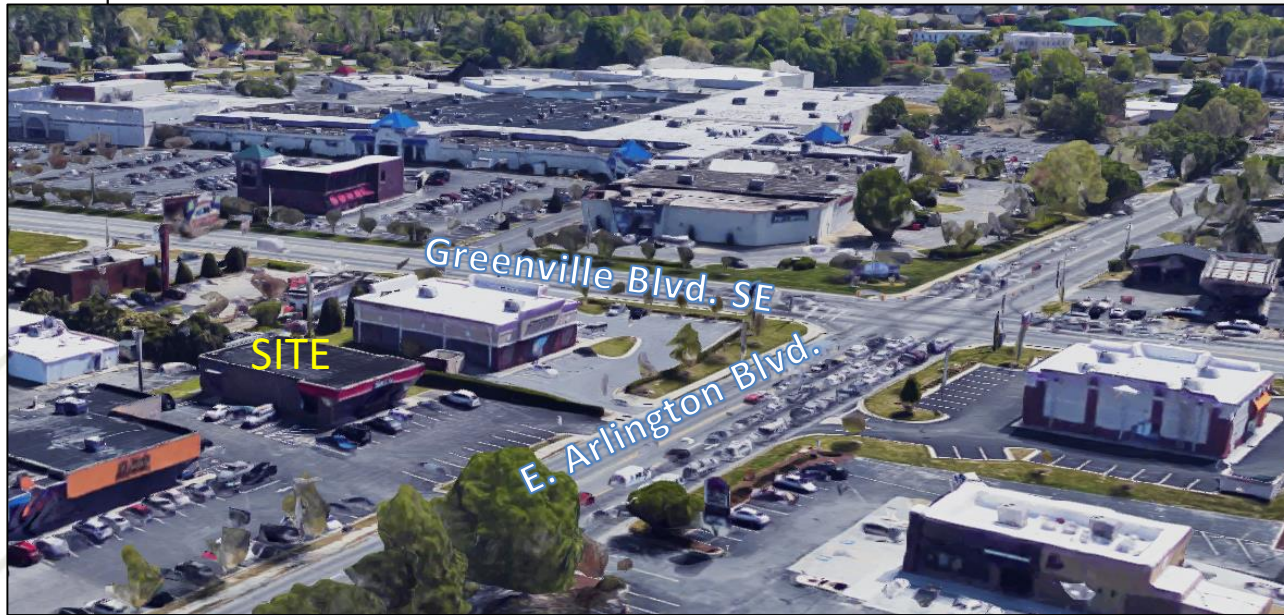
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AREA MAP



FOR SALE/LEASE



FOR SALE:

- ❖ **PURCHASE PRICE - \$1,350,000.00
\$1,275,000.00**
- ❖ **SQUARE FOOTAGE - 3,310**
- ❖ **LOT SIZE - .431 AC**
- ❖ **PARKING SPACES - 22 SPACES**
- ❖ **VERY DESIRABLE AND HIGH TRAFFIC LOCATION SURROUNDED BY SOME OF THE LARGEST NATIONAL RETAILERS**
- ❖ **RARE OPPORTUNITY TO PURCHASE A FREE-STANDING BUILDING WITH AMPLE PARKING**

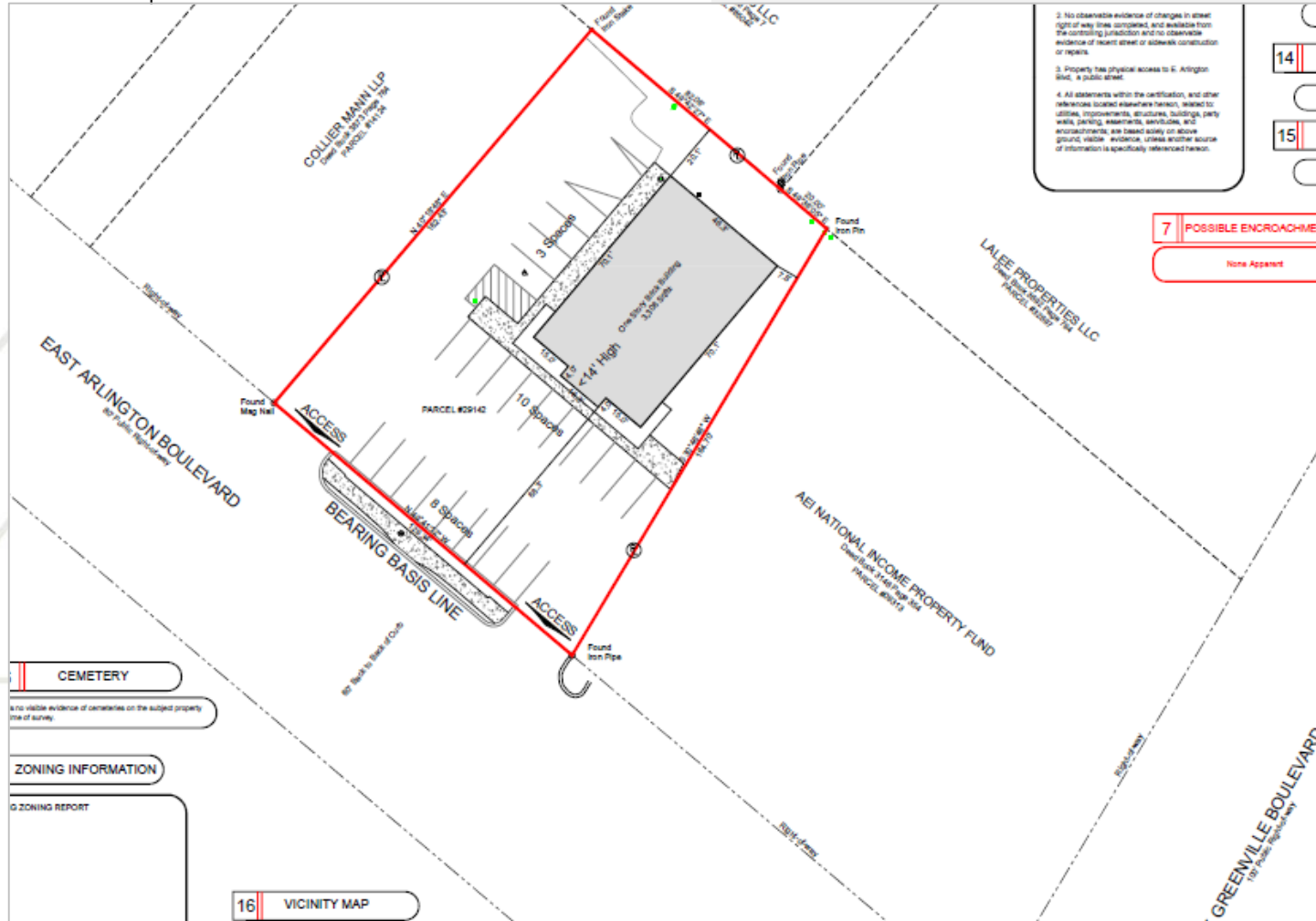
FOR LEASE:

- ❖ **LEASE RATE - \$35.00 PSF**
- ❖ **LEASE TYPE - NNN**
- ❖ **LEASE EXPIRATION - 9/30/2022**
- ❖ **TIA - AVAILABLE**
- ❖ **PARKING SPACES - 22 SPACES**

AREA MAP



SITE PLAN



DEMOGRAPHICS



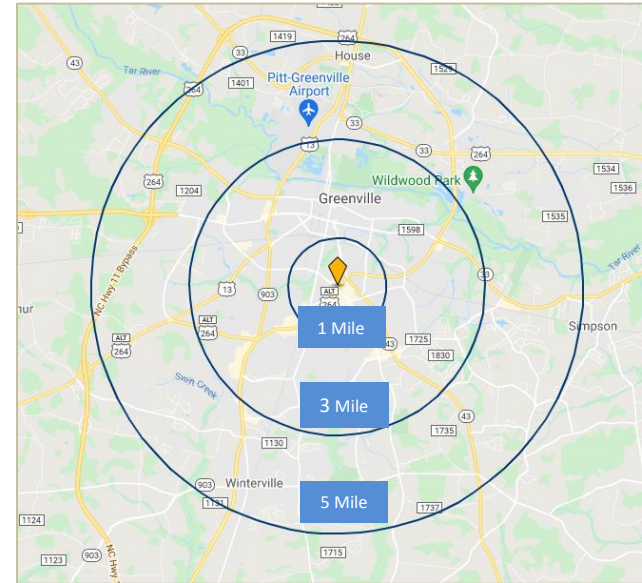
Population

	<u>2010</u>	<u>2021</u>
1 Mile:	7,221	8,056
3 Mile:	71,195	79,140
5 Mile:	108,357	120,144



Average Household Income

1 Mile:	\$68,660
3 Mile:	\$67,222
5 Mile:	\$70,164



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