

**NORTH HILLS
GREENVILLE, SOUTH CAROLINA**



2435 E North St
Greenville, SC 29615



For more information, please contact:



MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

PRIME RETAIL CORRIDOR VISIBILITY

Situated at the signalized intersection of E North Street and Pleasantburg Drive, one of Greenville's busiest corridors. The center offers exceptional visibility, strong traffic counts, and prominent signage opportunities within a highly active retail trade area.

GROWING DESTINATION TENANT MIX

Anchored by Sprouts Farmers Market, now open and driving daily traffic, with The Picklr coming soon. These category-leading tenants enhance customer draw, strengthen co-tenancy, and position the center for long-term retail performance.

STRATEGIC EASTSIDE LOCATION

Located ± 4 miles from Downtown Greenville and surrounded by dense residential neighborhoods and daytime employment centers, the site benefits from consistent consumer demand and convenient access for both local and regional shoppers.

AVAILABILITY

► **2,000-5,600 sf shop space**

DEMOGRAPHICS

| <i>RADIUS</i> | <i>1 MILE</i> | <i>3 MILES</i> | <i>5 MILES</i> |
|--------------------|---------------|----------------|----------------|
| POPULATION | 13,029 | 76,245 | 186,184 |
| DAYTIME POPULATION | 7,902 | 57,840 | 116,068 |
| AVG HH INCOME | \$92,317 | \$109,430 | \$119,039 |

TRAFFIC COUNTS

| | |
|-------------------|------------|
| E North St | 12,500 VPD |
| Pelham Rd | 15,700 VPD |
| N Pleasantburg Dr | 47,100 VPD |

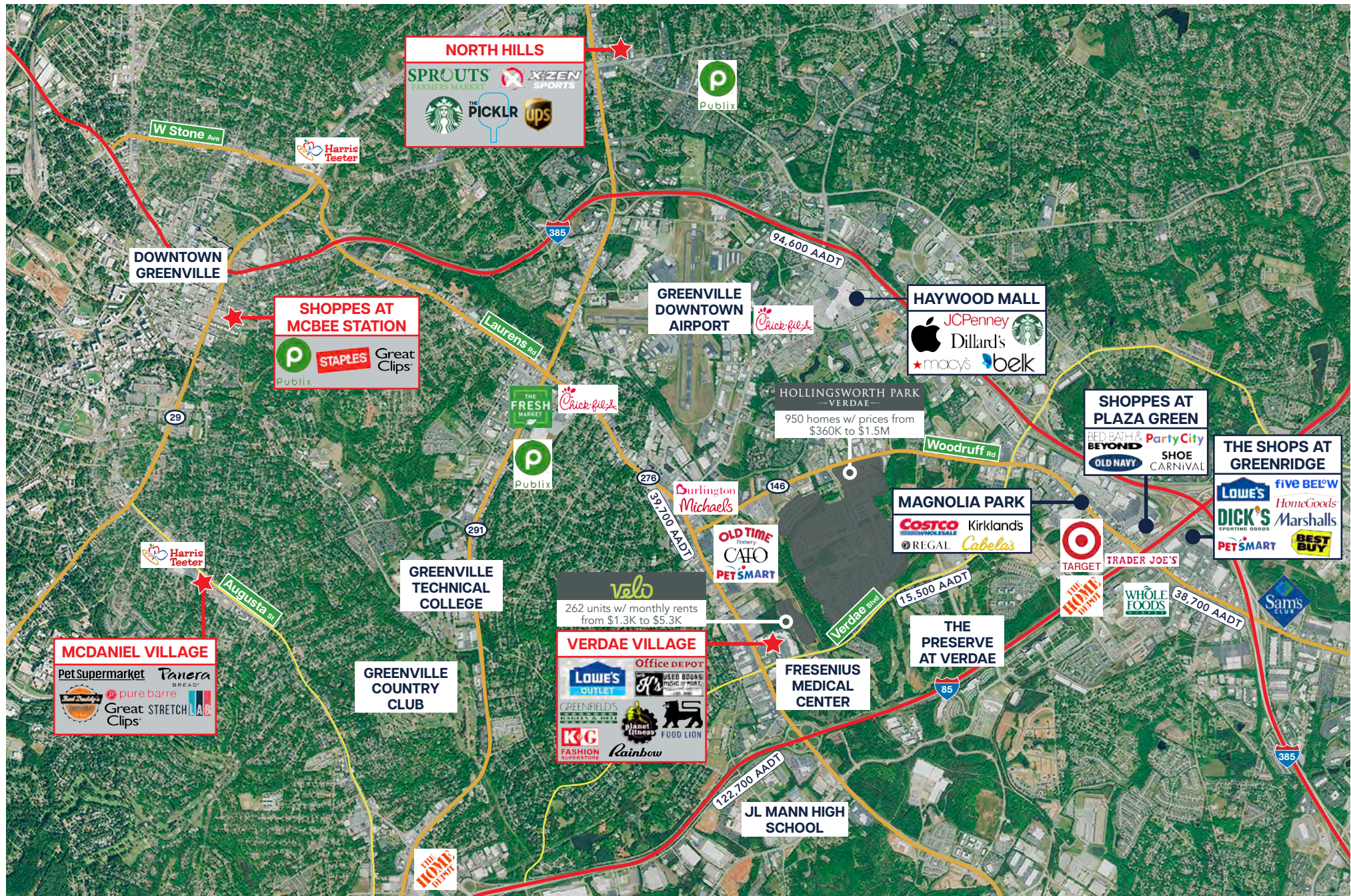
SPROUTS
FARMERS MARKET





| Shop | Tenant | Sq Ft | | | |
|------|---------------------|--------|-------|------------------|--------------|
| 1 | X-Zen Sports | 15,600 | 7 | AVAILABLE | 3,000 |
| 2 | Oscar Nail Spa | 6,000 | 8-10 | Golden Llama | 2,900 |
| 3 | Archiitech Sports | 3,266 | 11-12 | AVAILABLE | 5,200 |
| 4a | The Picklr | 25,350 | 13 | AVAILABLE | 2,000 |
| 4c | Sprouts | 24,750 | 14 | Boost Mobile | 1,280 |
| 5 | Venus Beauty Supply | 3,600 | 15 | AVAILABLE | 2,000 |
| 6 | The UPS Store | 3,000 | 16 | Korean Bulgogi | 2,000 |
| | | | 17 | El Molcajete | 4,000 |
| | | | 18 | AVAILABLE | 5,600 |

NORTH HILLS GREENVILLE, SOUTH CAROLINA



**NORTH HILLS
GREENVILLE, SOUTH CAROLINA**



For more information, please contact:



MOLLY MORGAN

704.319.4936

mmmorgan@astonprop.com

LAUREN HANSEN

704.319.4937

lahansen@astonprop.com

2825 South Blvd, Ste 300

Charlotte, NC 28209

www.astonprop.com