

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](mailto:mmmorgan@astonprop.com)

**LAUREN HANSEN**  
704.319.4937  
[lahansen@astonprop.com](mailto:lahansen@astonprop.com)

2825 South Blvd, Ste 300  
Charlotte, NC 28209  
[www.astonprop.com](http://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**

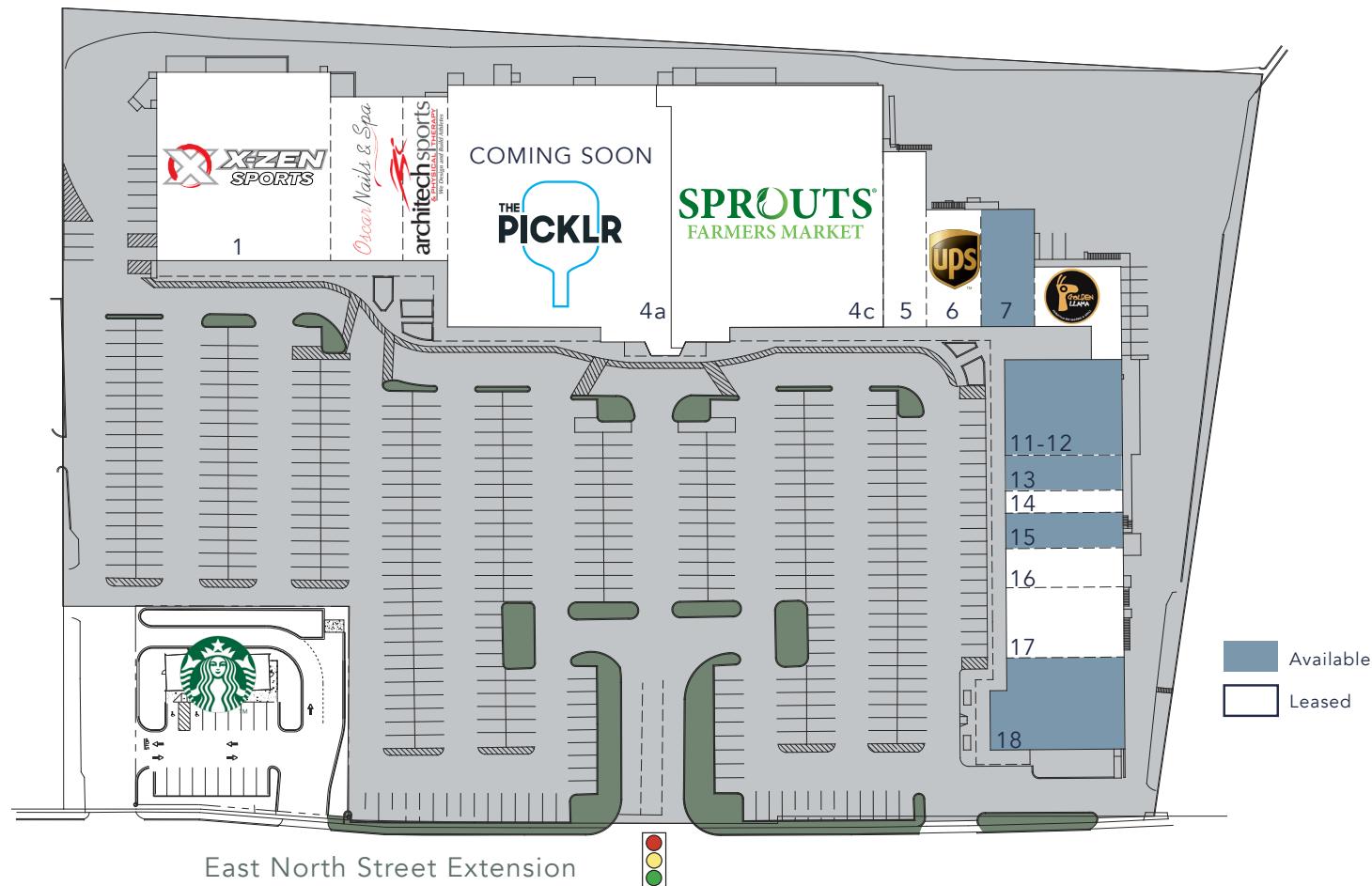
RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	13,029	76,245	186,184
DAYTIME POPULATION	7,902	57,840	116,068
AVG HH INCOME	\$92,317	\$109,430	\$119,039

### **TRAFFIC COUNTS**

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

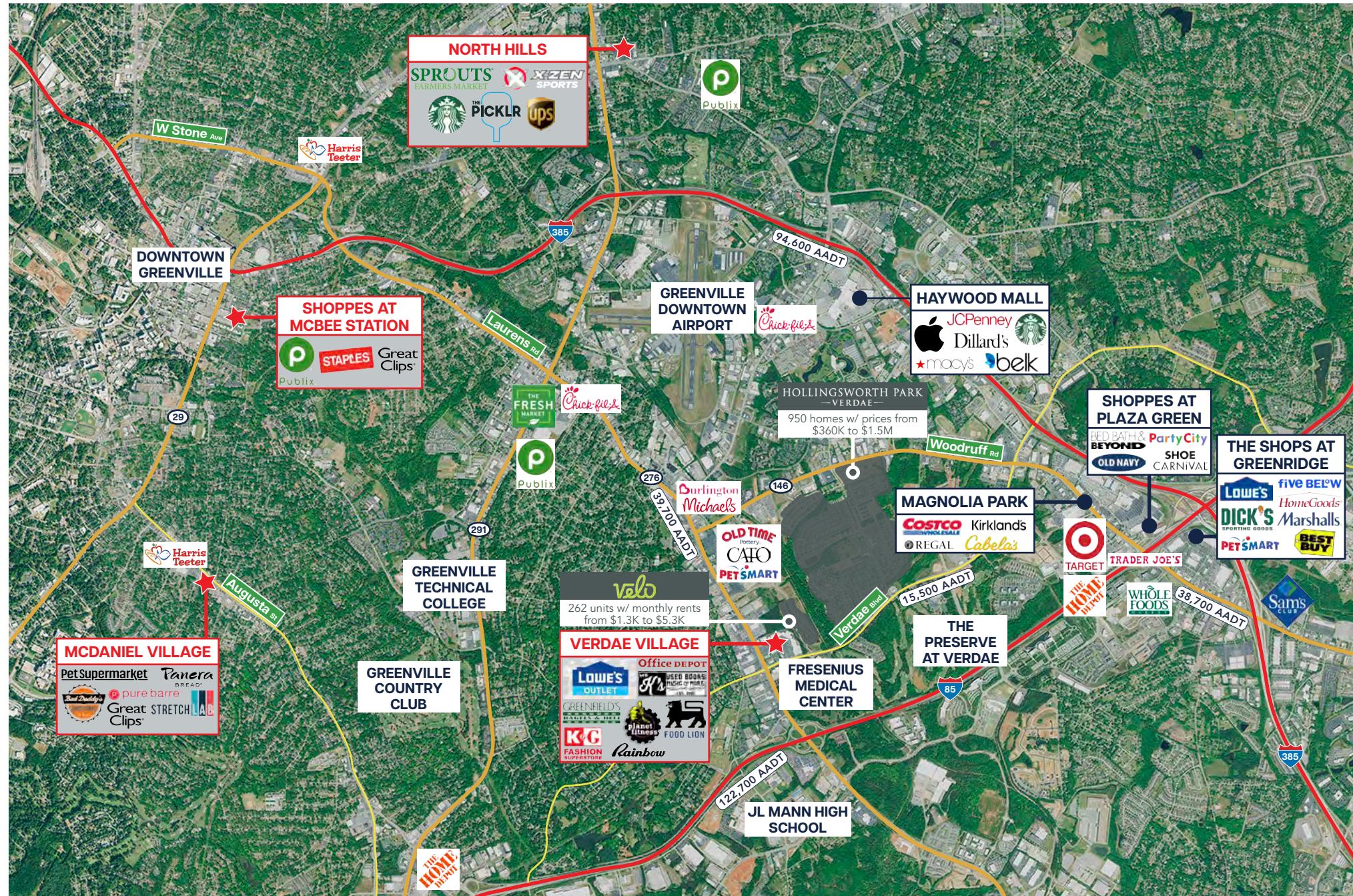
 **SPROUTS<sup>®</sup>**  
FARMERS MARKET





Shop	Tenant	Sq Ft	7 8-10 11-12 13 14 15 16 17 18	AVAILABLE Golden Llama AVAILABLE AVAILABLE Boost Mobile AVAILABLE Korean Bulgogi El Molcajete AVAILABLE	3,000 2,900 5,200 2,000 1,280 2,000 2,000 4,000 5,600
1	X-Zen Sports	15,600			
2	Oscar Nail Spa	6,000			
3	Architech Sports	3,266			
4a	The Picklr	25,701			
4c	Sprouts	24,750			
5	Venus Beauty Supply	3,600			
6	The UPS Store	3,000			

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