

**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  $\pm 4$  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

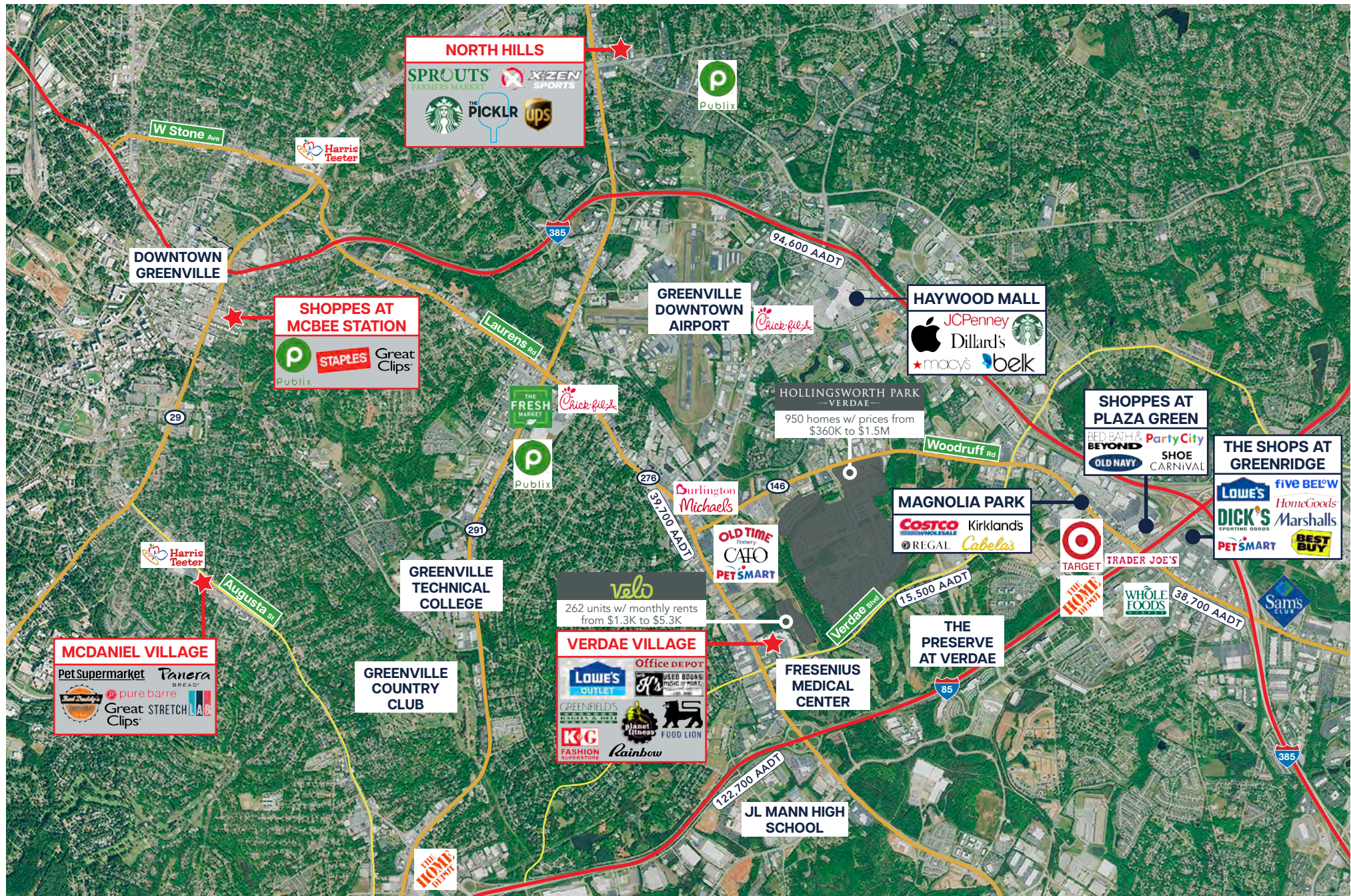




Shop	Tenant	Sq Ft			
1	X-Zen Sports	15,600	7	<b>AVAILABLE</b>	<b>3,000</b>
2	Oscar Nail Spa	6,000	8-10	Golden Llama	2,900
3	Architech Sports	3,266	11-12	<b>AVAILABLE</b>	<b>5,200</b>
4a	The Picklr	25,701	13	<b>AVAILABLE</b>	<b>2,000</b>
4c	Sprouts	24,750	14	Boost Mobile	1,280
5	Venus Beauty Supply	3,600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



# NORTH HILLS GREENVILLE, SOUTH CAROLINA





**NORTH HILLS  
GREENVILLE, SOUTH CAROLINA**



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)