

FOR LEASE

# Arlington Village | 623 Red Banks Rd Unit

623 RED BANKS ROAD, GREENVILLE, NC 27858



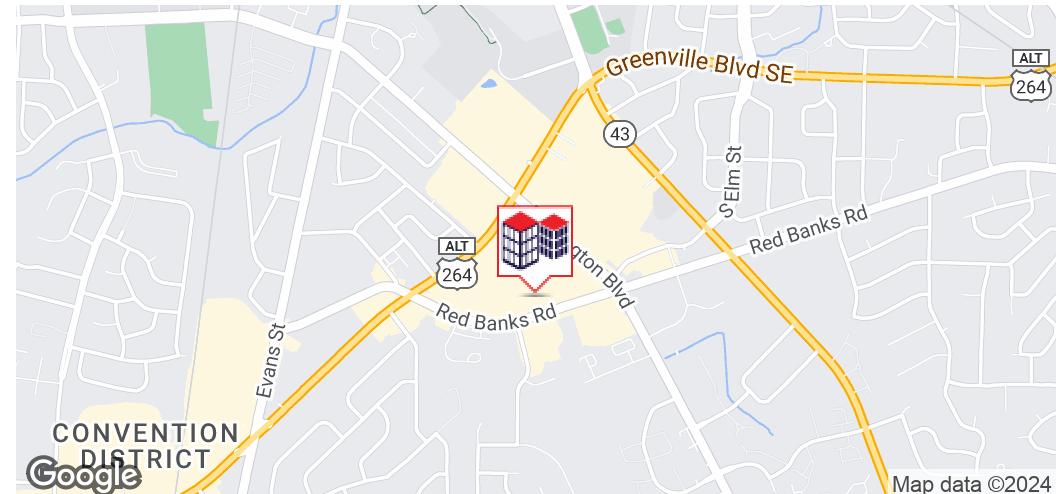
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## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,967 SF
Available SF:	2,967 SF
Year Built:	2003
Zoning:	CG
Traffic Count:	17,500

## PROPERTY OVERVIEW

Open retail available in the Arlington Village Shopping Center. Situated just off Red Banks Rd, this space offers a strategic and high-visibility location for your business.

## PROPERTY HIGHLIGHTS

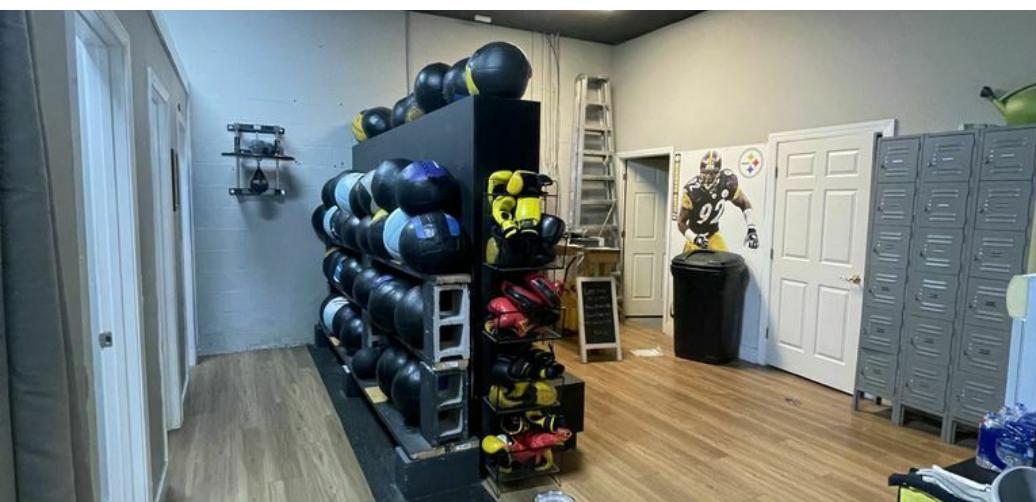
- Located in the area's highest concentration of retailers
- Within minutes of East Carolina University (28,500 Enrolled)
- Within minutes of ECU Medical Center (6,800 Employed)

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## LOCATION DESCRIPTION

Arlington Village is located at the heart of Greenville's Mall District. The shopping center is located within minutes of East Carolina University and ECU Medical Campus. Arlington Village has a high concentration of national tenants like Olive Garden, Buffalo Wild Wings, LongHorn Steakhouse, Panera Bread, Five Guys, and many local/regional tenants. The area also has numerous big-box retailers like PetSmart, Staples, Publix, JCPenney, Belk, Office Depot, Big Lots, and Food Lion.

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,967 SF
Building Size:	2,967 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,213	34,602	51,153
Total Population	8,503	74,739	113,408
Average HH Income	\$71,633	\$55,385	\$59,502

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,503	74,739	113,408
Average Age	35.2	32.3	33.2
Average Age (Male)	35.3	31.6	32.1
Average Age (Female)	34.8	32.8	34.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,213	34,602	51,153
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$71,633	\$55,385	\$59,502
Average House Value	\$181,705	\$122,896	\$131,880

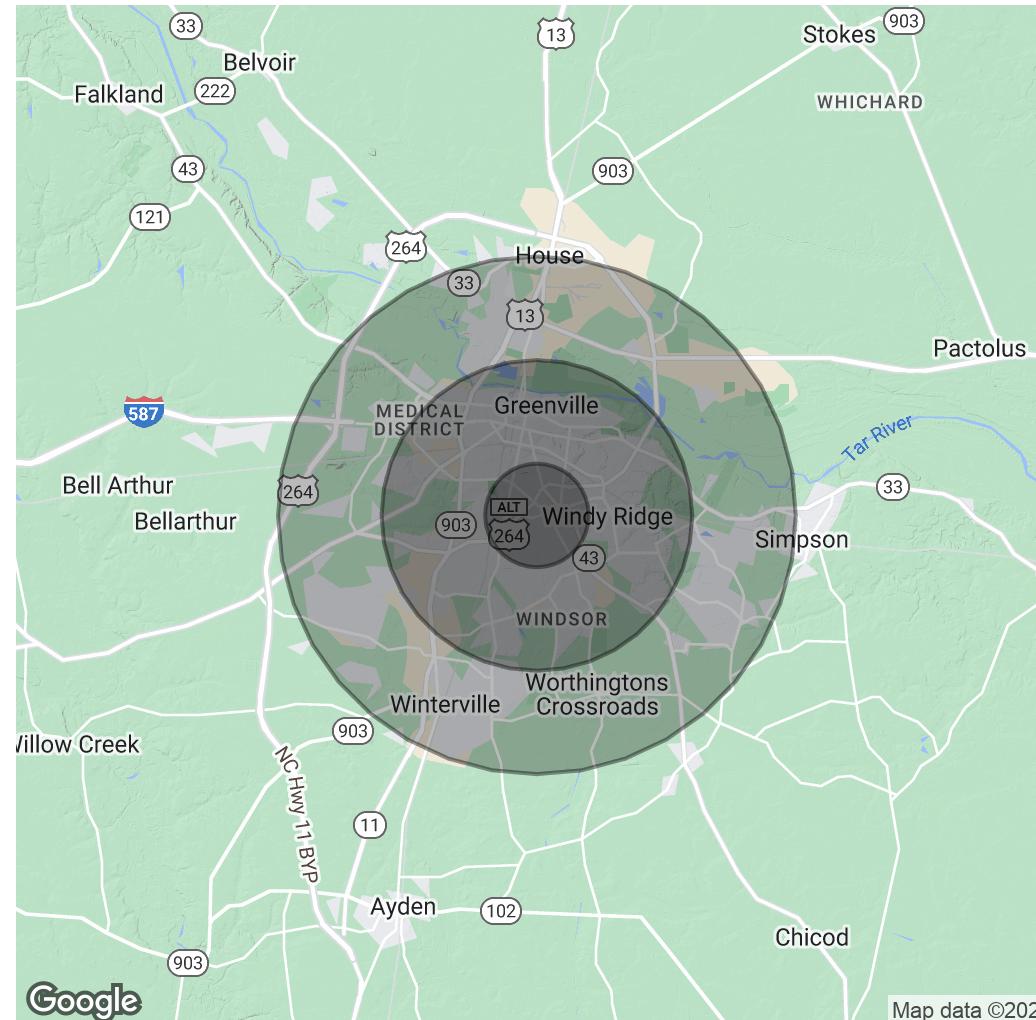
## RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	5,953	43,036	63,741
Total Population - Black	2,119	26,522	40,496
Total Population - Asian	188	1,438	2,383
Total Population - Hawaiian	0	48	110
Total Population - American Indian	97	335	437
Total Population - Other	38	1,194	2,678

## TRAFFIC COUNTS

17,500/day

2020 American Community Survey (ACS)

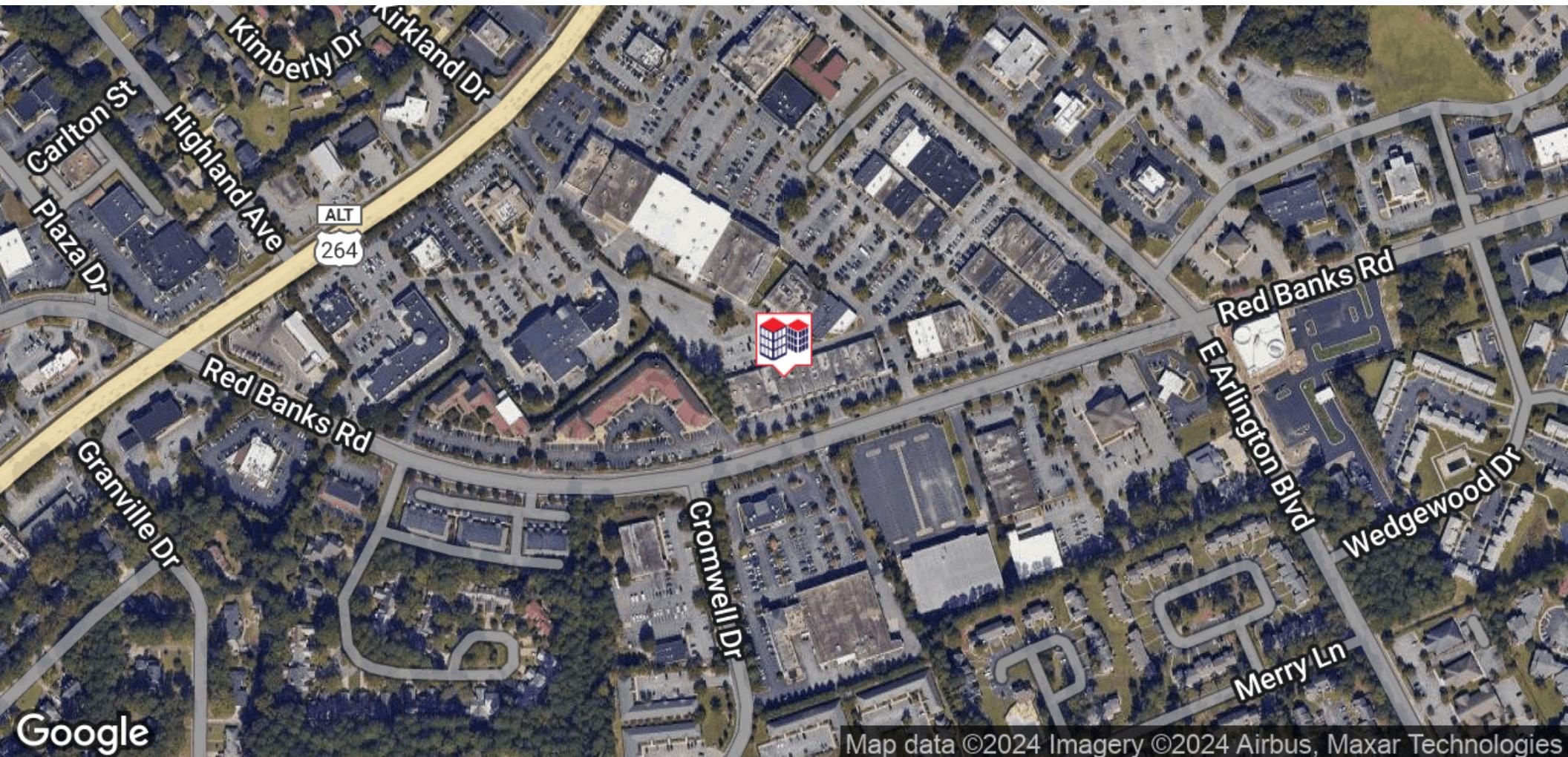


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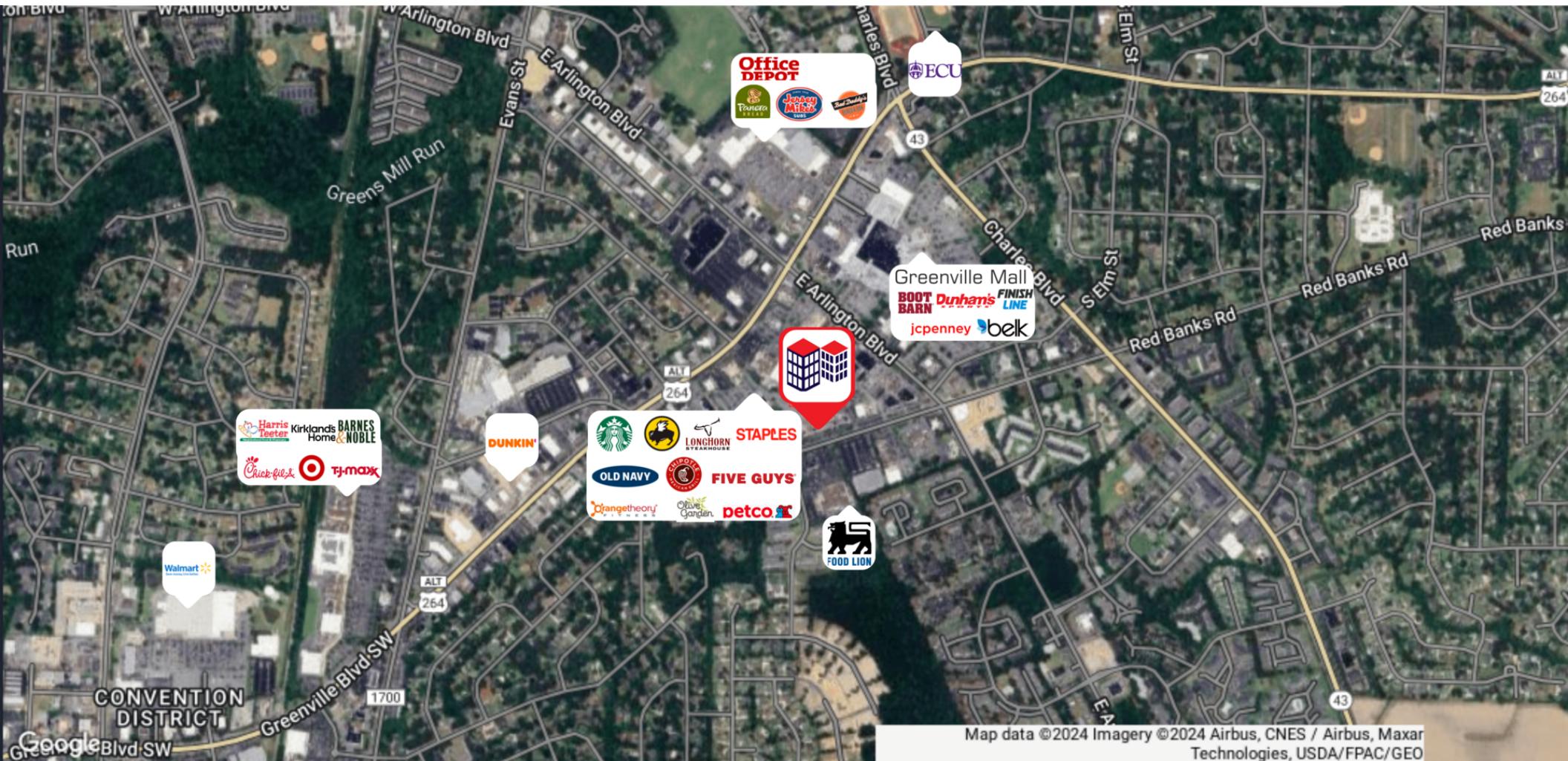
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