



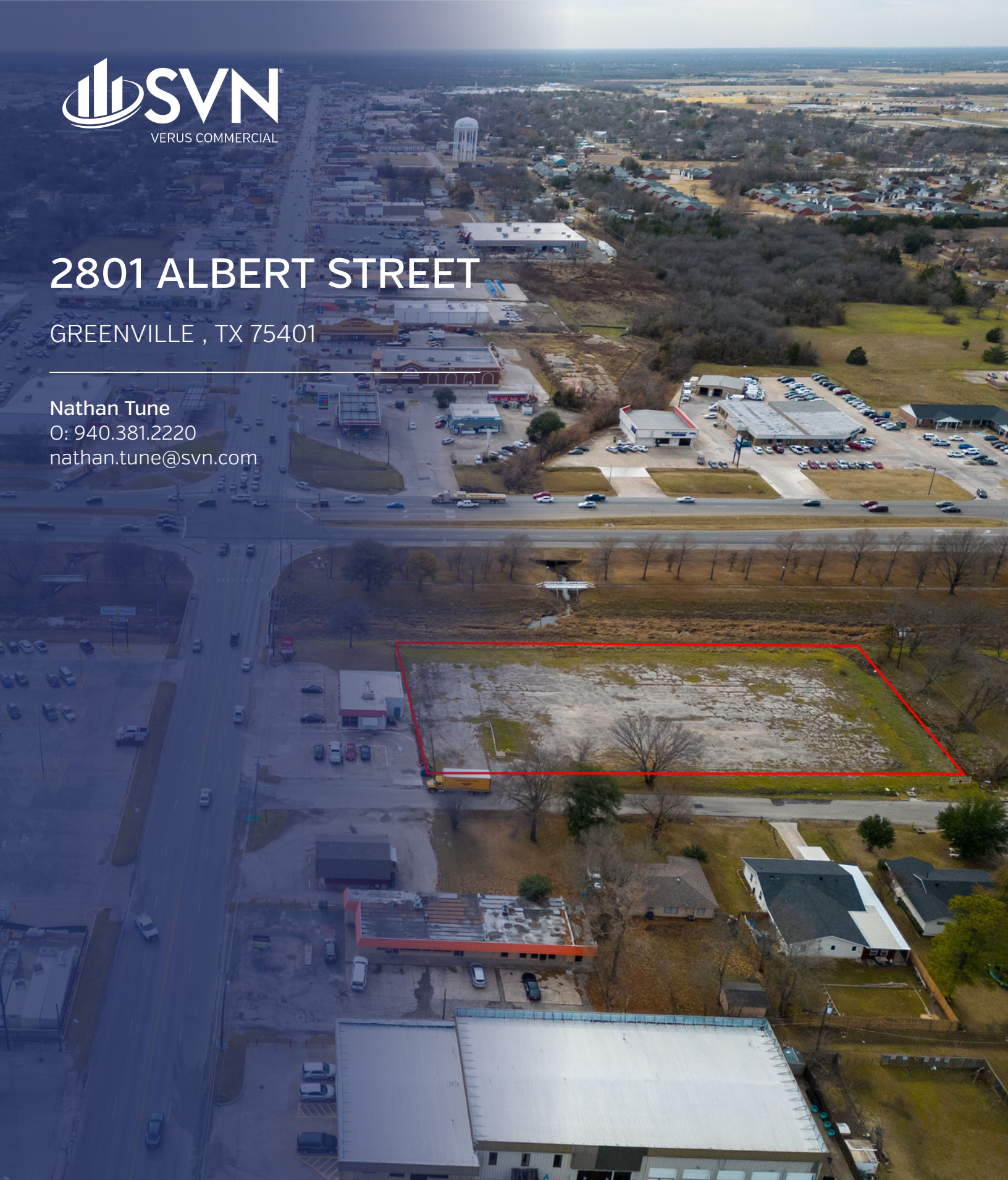
2801 ALBERT STREET

GREENVILLE, TX 75401

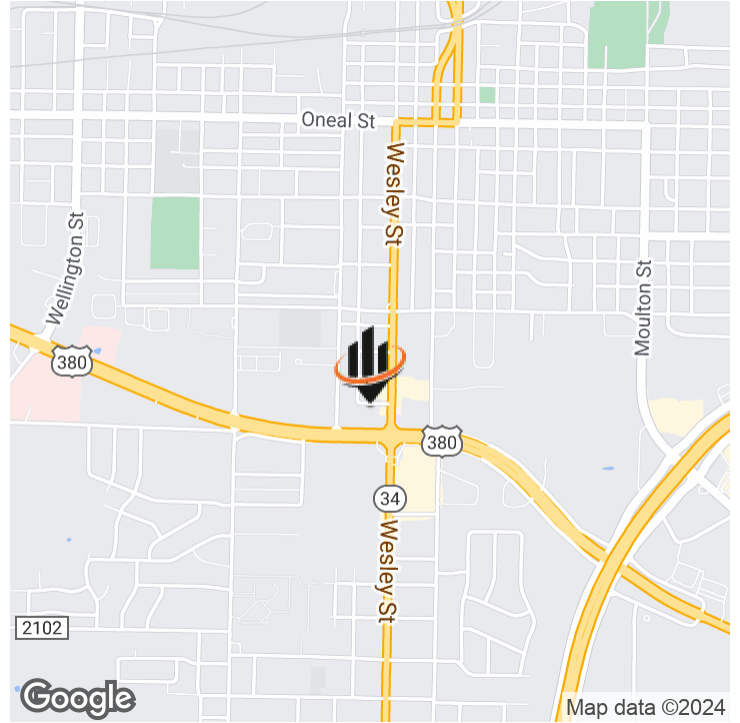
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Property Summary



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	38,867 SF
Lot Size:	0.892 Acres
Zoning:	Commercial

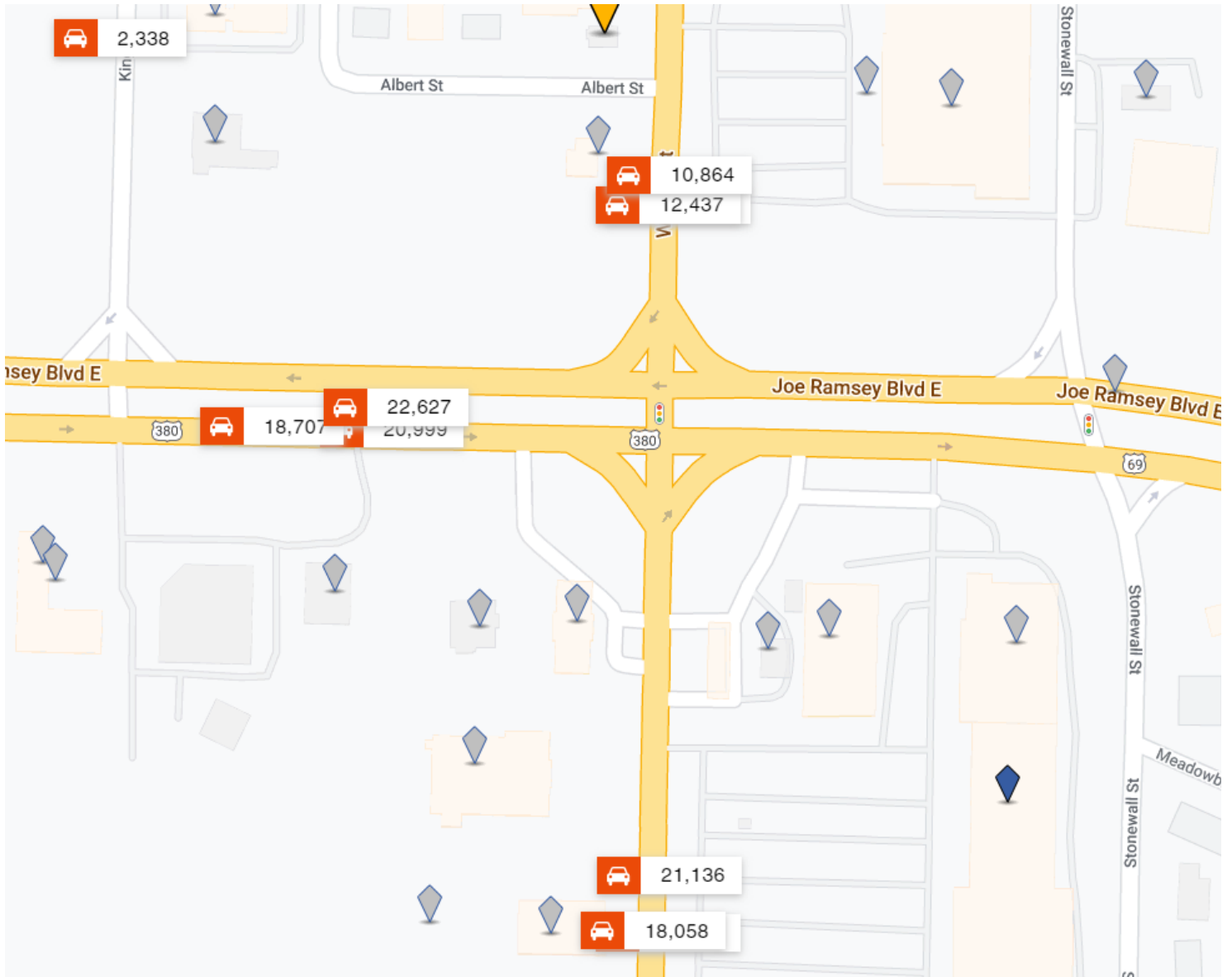
PROPERTY OVERVIEW

Retail Pad site for Ground Lease

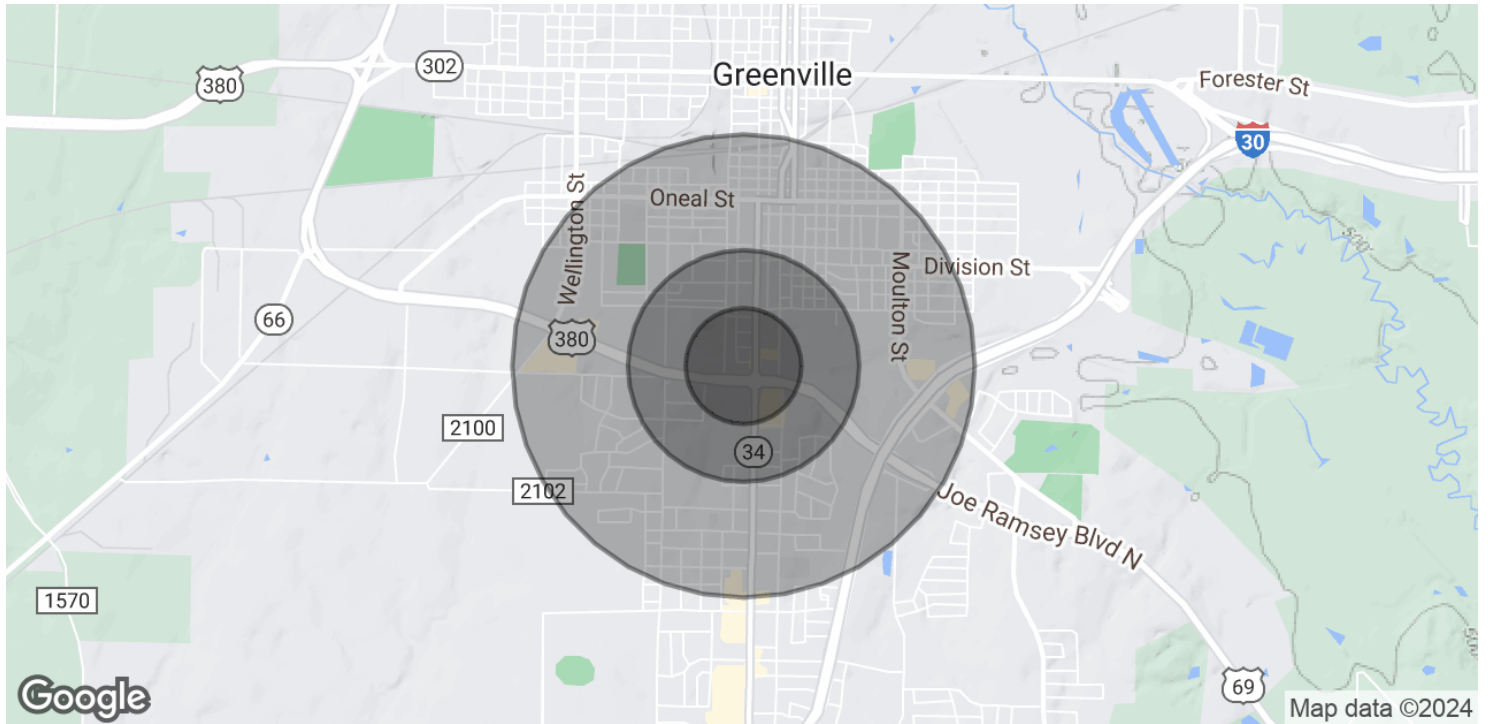
PROPERTY HIGHLIGHTS

- Triple Net

Traffic Counts



Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	712	2,629	7,996
Average Age	38.2	37.5	35.3
Average Age [Male]	37.0	36.6	35.4
Average Age [Female]	40.2	39.2	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,121	3,264
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$51,853	\$52,669	\$52,279
Average House Value	\$71,464	\$78,023	\$86,407

* Demographic data derived from 2020 ACS - US Census