

FOR LEASE

Contractor Storage Units | Signature Storage

3910 SOUTH CHARLES BOULEVARD, GREENVILLE, NC 27858



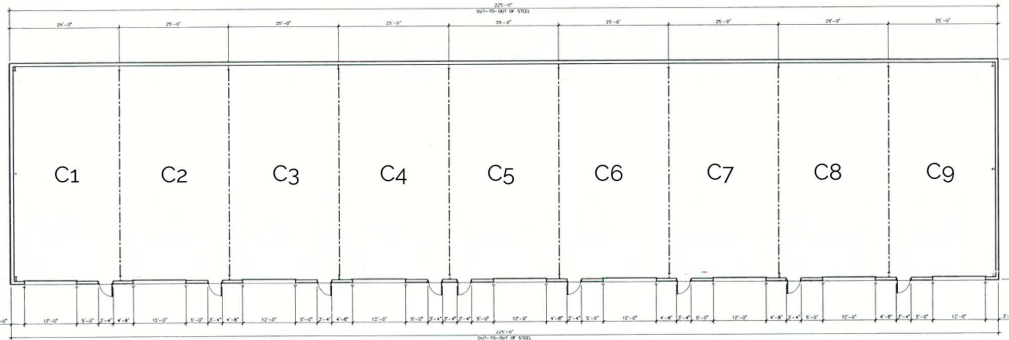
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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr
Building Size:	10,125 SF
Available SF:	1,125 SF
Lot Size:	11.5 Acres
Number of Units:	9
Year Built:	2024
Zoning:	CG
Market:	Greenville
Submarket:	Eastern North Carolina
Traffic Count:	20,000

PROPERTY OVERVIEW

The Overton Group is pleased to offer 3910 Charles Blvd, a 10,125 SF contractor storage solution. Located in the newly developed Signature Storage, Building C offers convenient contractor storage near the intersection of Charles Blvd and Fire Tower Rd. These commercial storage units provide drive-in access to each unit.

The unit's minimum divisibility is 1,125 SF. The expected delivery date is September 1st, 2024.

PROPERTY HIGHLIGHTS

- Minimum unit divisibility: 1,125 SF
- Signature Storage offers a mix of spaces, featuring contractor storage with drive-in doors
- Storage spaces located in a growing industrial market
- Strategically positioned off NC-43

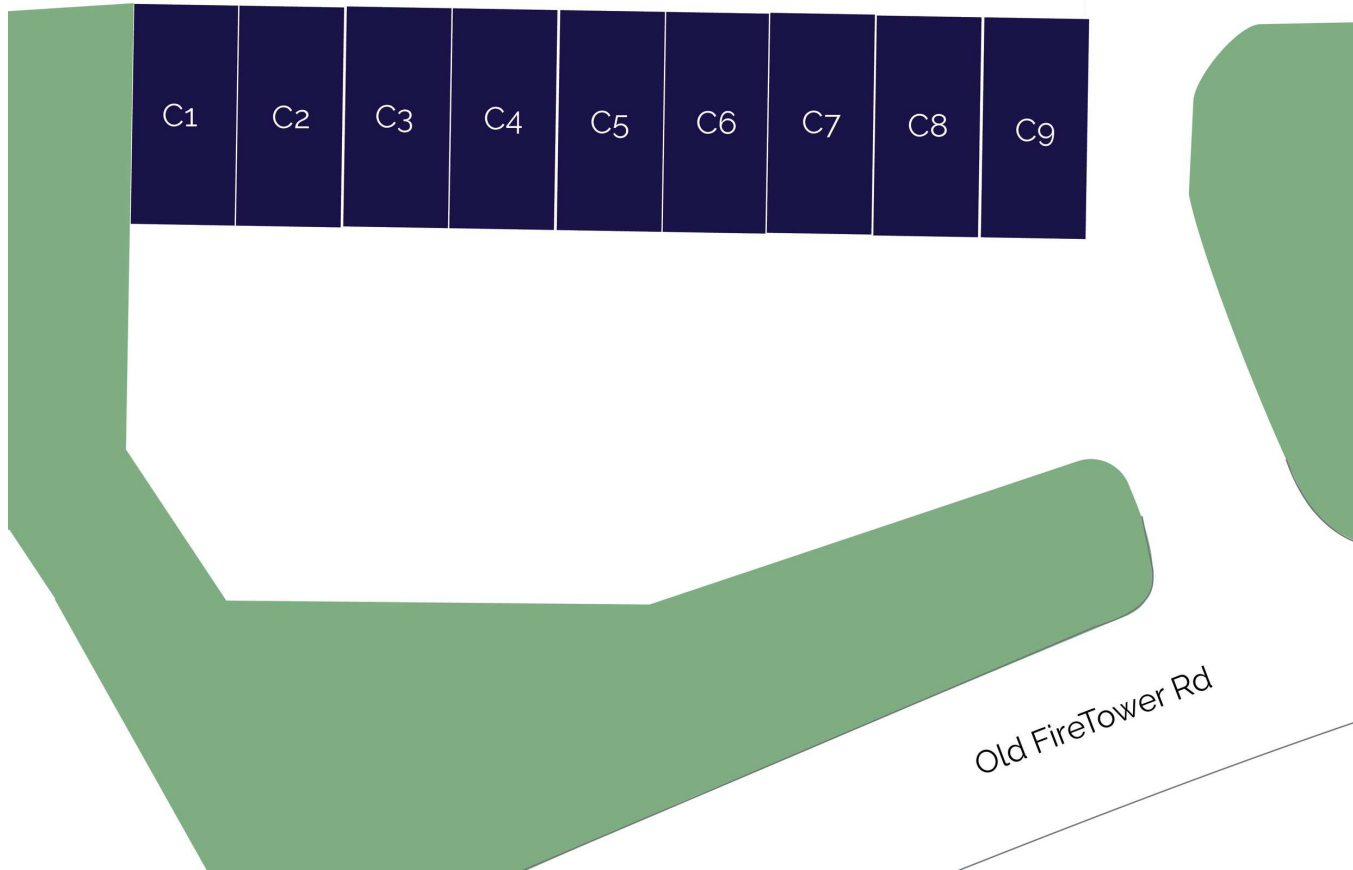
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SUITE	TENANT	SIZE (SF)
C1	Available	1,125 SF
C2	Available	1,125 SF
C3	Available	1,125 SF
C4	Available	1,125 SF
C5	Available	1,125 SF
C6	Available	1,125 SF
C7	Available	1,125 SF
C8	Available	1,125 SF
C9	Available	1,125 SF

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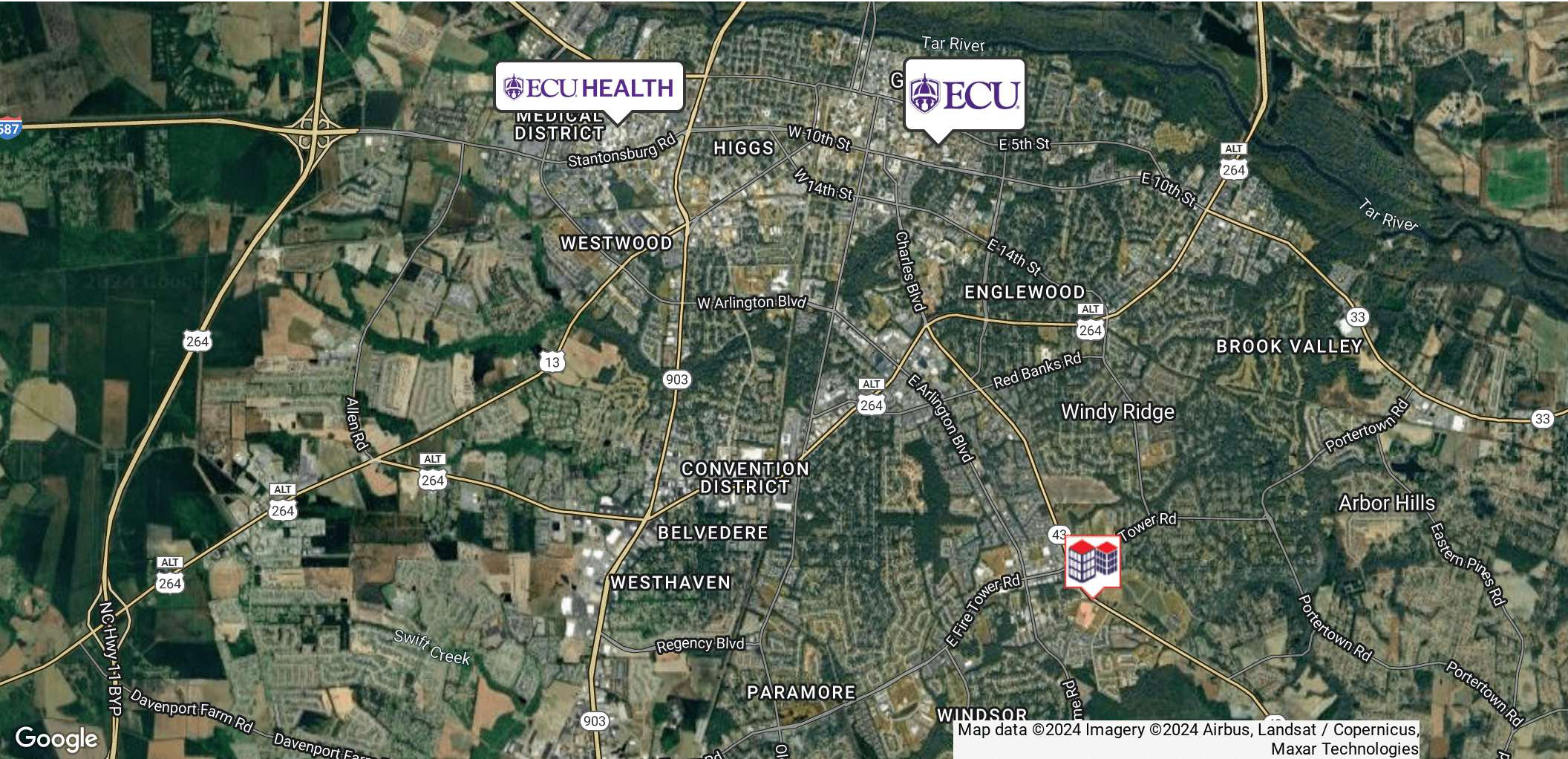
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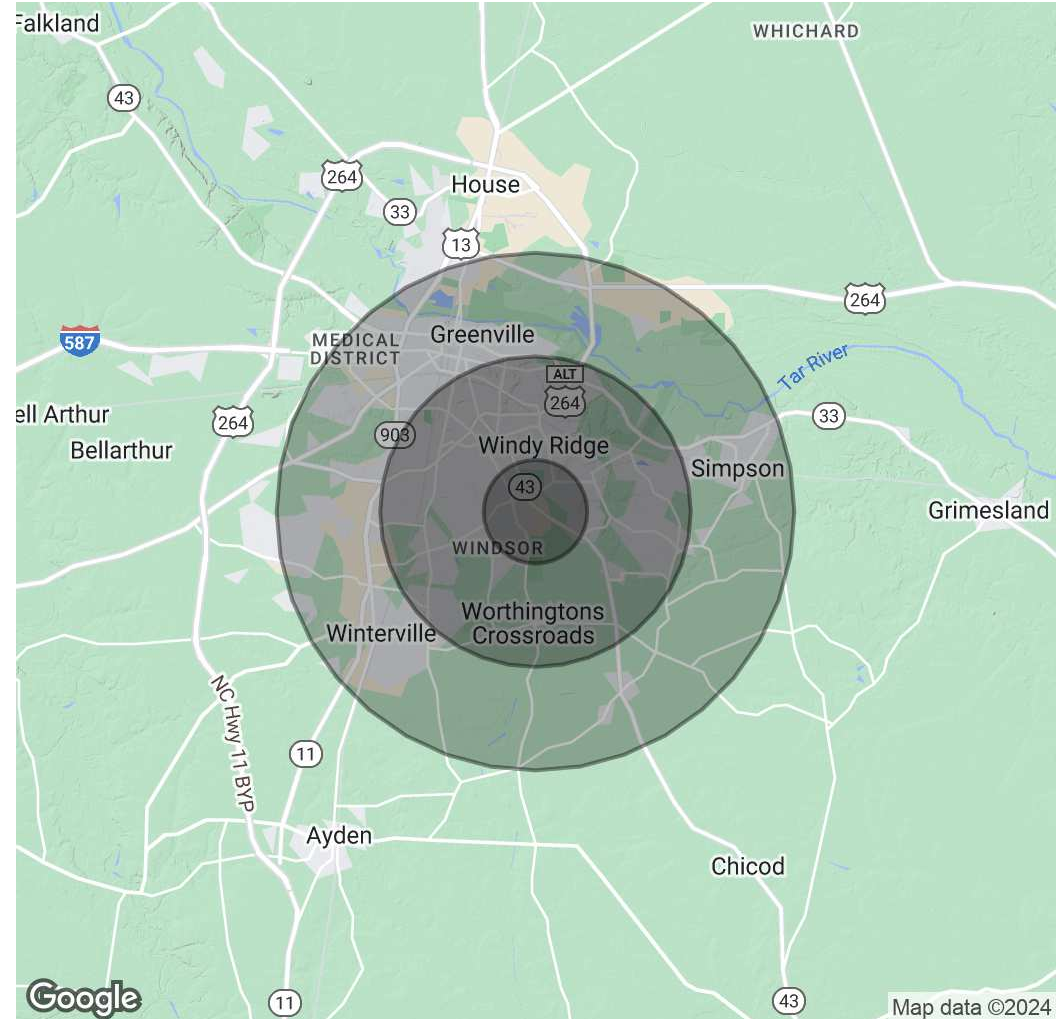
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,876	54,688	104,182
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,712	23,639	43,280
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,934	\$82,551	\$76,309
Average House Value	\$274,296	\$284,120	\$258,955

Demographics data derived from AlphaMap



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