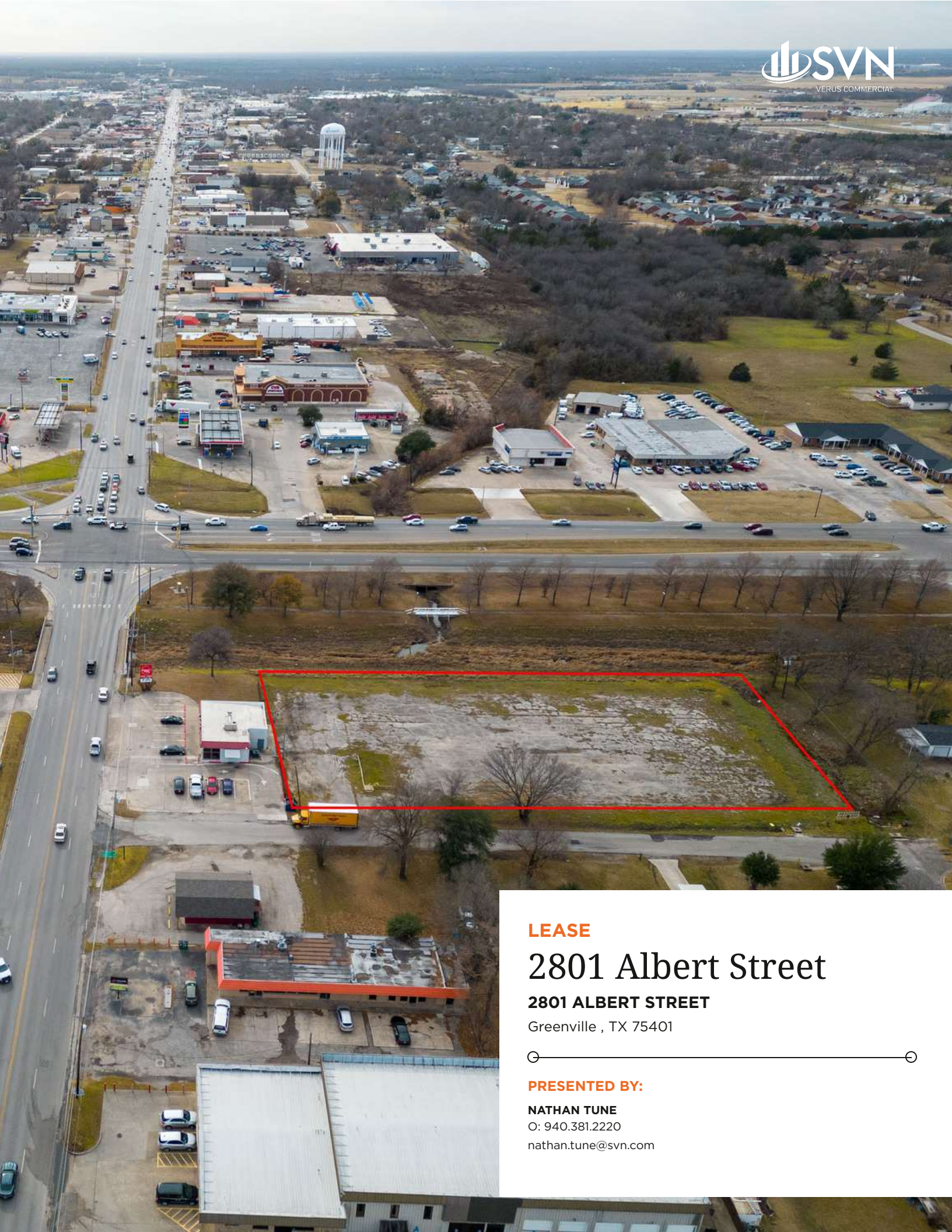




LEASE

2801 Albert Street

2801 ALBERT STREET

Greenville, TX 75401

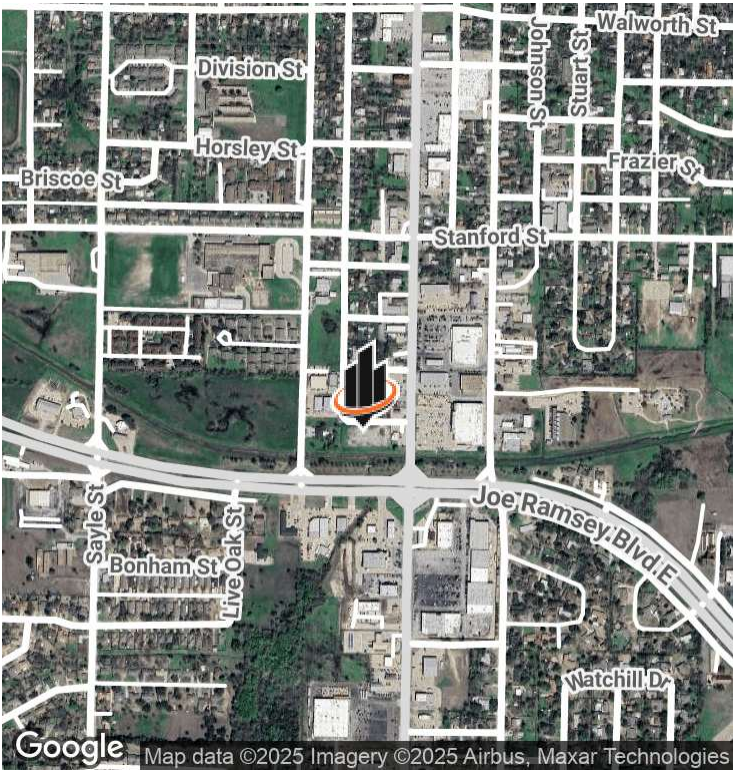
PRESENTED BY:

NATHAN TUNE

O: 940.381.2220

nathan.tune@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for pricing
AVAILABLE SF:	38,867 SF
LOT SIZE:	0.892 Acres

PROPERTY DESCRIPTION

Retail Pad site for Ground Lease

PROPERTY HIGHLIGHTS

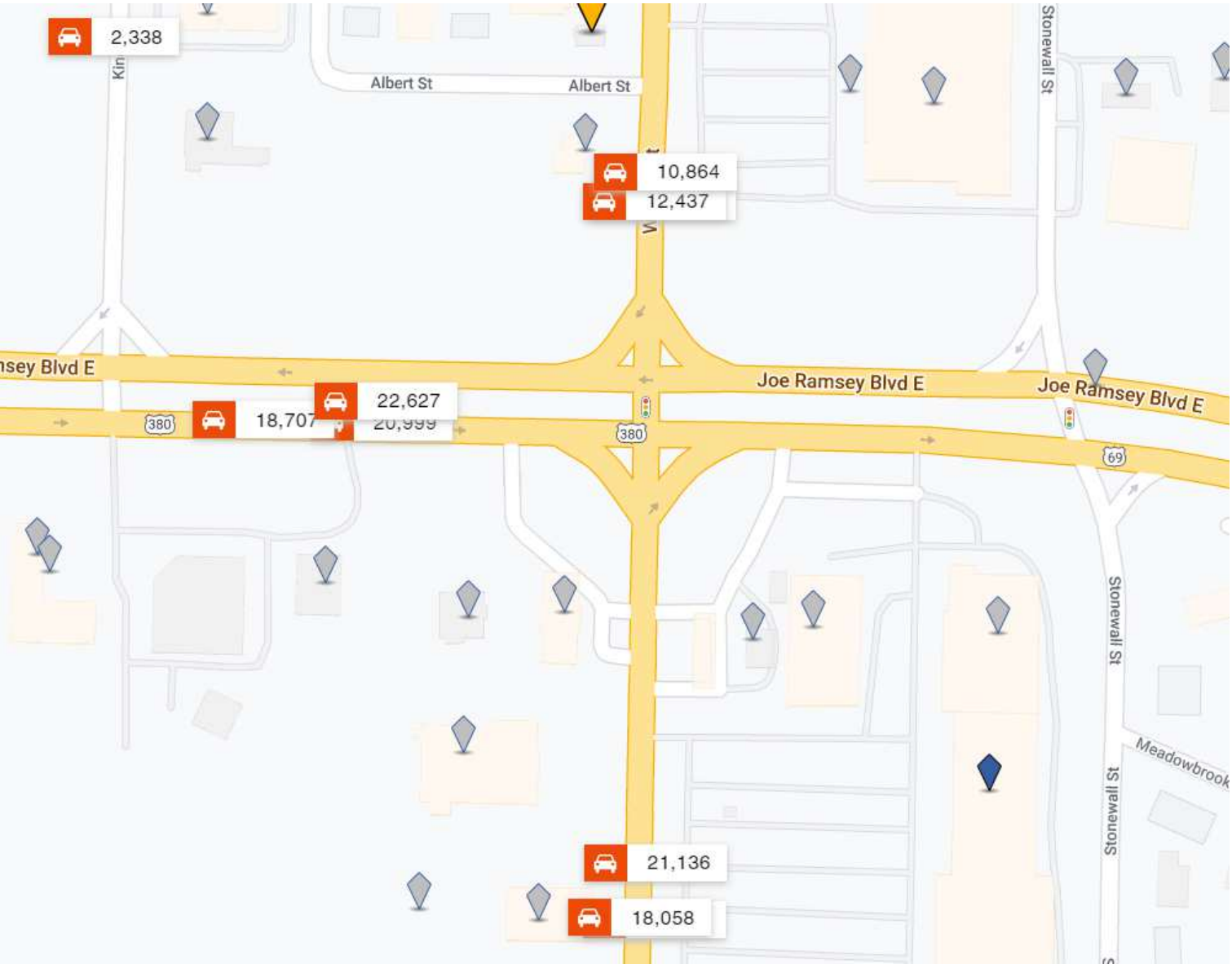
- Triple Net

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An aerial photograph of a commercial property. A large, rectangular area in the upper center is highlighted with a semi-transparent blue overlay and labeled "RETAIL PAD SITE" in white capital letters. To the left of this area is a building with a red roof and a sign that reads "BROOKLYN". In front of this building is a parking lot with several cars. To the right of the blue area is a red barn-like building with a sign that reads "Simply Hair". Further right is a larger building with a red roof and a sign that reads "boost". In the foreground, there is a road with a green sign that reads "No Entry Between 8:00am - 5:00pm". A white pickup truck and a dark SUV are parked near the "boost" building. A yellow truck is parked near the blue area. The background shows a residential area with houses and trees.

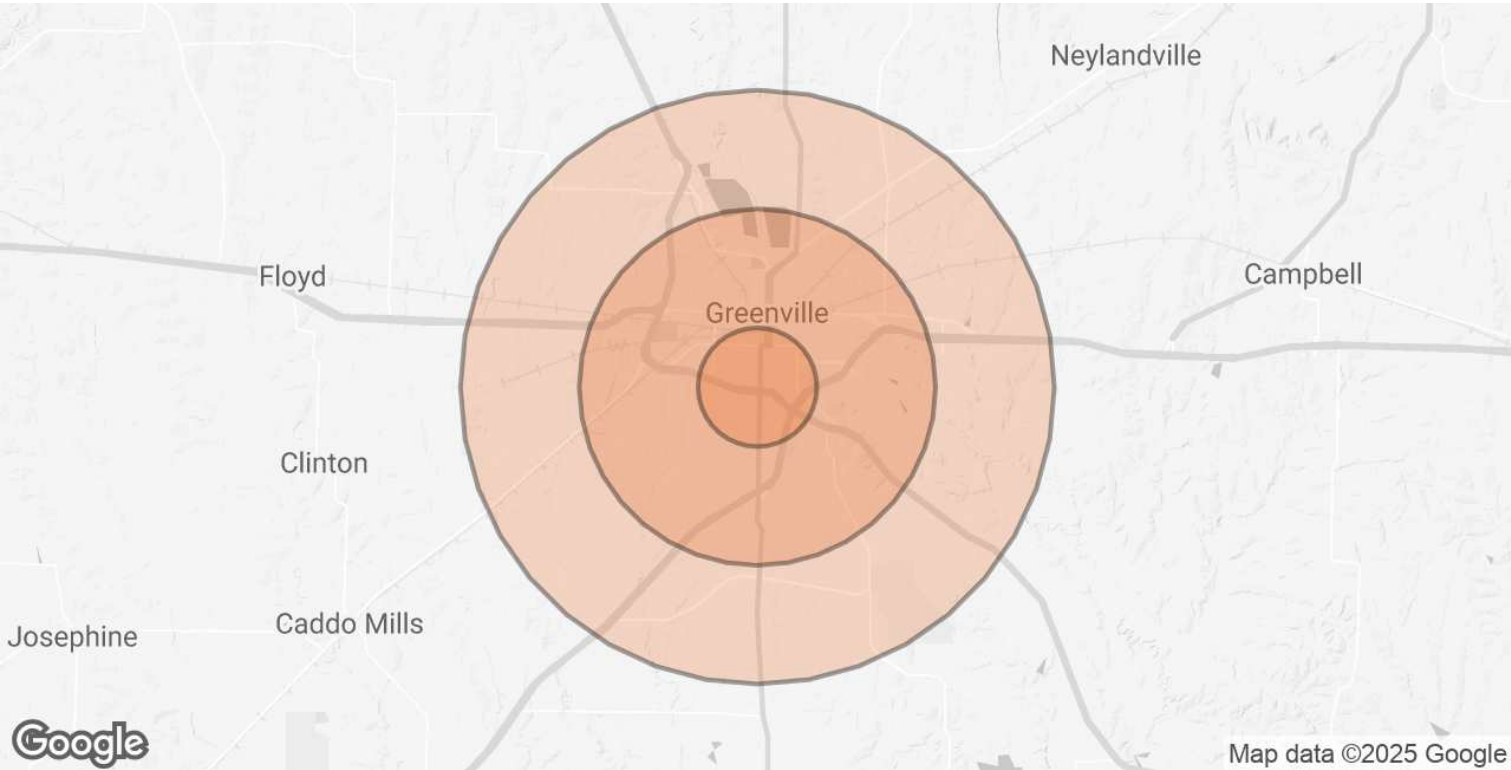
3

TRAFFIC COUNTS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,611	27,896	33,694
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,693	10,525	12,630
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$63,592	\$72,176	\$78,182
AVERAGE HOUSE VALUE	\$170,743	\$197,893	\$214,656

Demographics data derived from AlphaMap

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MEET THE TEAM



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