

State Street Station *in Old Irving Park*

207-523 State Street, Greensboro, NC 27408

Property Highlights

Retail Shopping Mall | Open Air Lifestyle Center

Stroll through a cordial, relaxed neighborhood of 35 unique shops, galleries, restaurants and boutiques housed in elegantly refurbished 1920s vintage buildings. Shopping center includes 9 buildings with diverse retail and restaurant spaces.

- + **Total Building Size:** 60,625± SF
- + **Lease Rate:** \$12.00 - \$20.00/SF
- + **TICAM:** \$3.50/SF
- + **Parking:** 4,115/1,000 SF
- + Busy mixed-use project serving a high daytime population
- + High end surrounding demographics
- + Situated between North Elm Street and Church Street (1 mile from Revolution Mill)
- + Located in a growing and thriving retail, office and residential area
- + Retail & executive office suites available

Contact Us

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2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,941	95,334	186,732
Households	3,277	37,101	74,500
Daytime Population	21,782	141,151	227,524
Average Household Income	\$130,123	\$86,714	\$94,475
Average Value of Owner Occ. Housing Units	\$546,412	\$358,940	\$356,453

*Source: CBRE Fast Reports

Site Plan



BUILDING 1

SUITE	TENANT	SF
211 A-C	Jewelry Authority	3,000 SF
211 E-D	Renaissance Center for Plastic Surgery	4,851 SF
211 BASEMENT	AVAILABLE	2,400 SF

BUILDING 2

SUITE	TENANT	SF
301 A	Hair Designs by Dee	1,000 SF
301 B	HER Salon	1,007 SF
301 C	Dancing Dogs Yoga	2,000 SF
301 D	Rhyme and Reason Chocolate Company	1,000 SF
301 E	J McLaughin	1,000 SF
301 F	EXECUTIVE OFFICES - FULLY LEASED	2,275 SF
301 G	Seahorse Salt Spa	1,382 SF

BUILDING 3

SUITE	TENANT	SF
305 A	Street Light, Inc.	1,841 SF
305 B	Cafe Pasta	4,950 SF

BUILDING 4

SUITE	TENANT	SF
307	Bitters Social House	2,000 SF

BUILDING 5

SUITE	TENANT	SF
309	Mizumi Hibachi & Sushi	2,250 SF

BUILDING 6

SUITE	TENANT	SF
401	Haven Salon	1,768 SF
403	Celestial Wellness	1,496 SF
405	Kara Cox Interiors	1,073 SF
407	Be Kind Kids	1,067 SF
409	Renew Aesthetics	878 SF

BUILDING 7

SUITE	TENANT	SF
501	Diva Nailz & Co	1,000 SF
503	Moxie Beauty	1,000 SF
505	Fern Piercing & Fine Jewelry	1,000 SF
507	Mad Minks	1,000 SF
509	Haute Couture Gift & Thrift	1,000 SF
511	Dream Sweeter Bakery	1,000 SF
515	LaBella Skin by Katrina	1,500 SF
519	Remedy Salon	1,000 SF
521	The Body Bank	1,212 SF
523	Greensboro Massage & Bodywork	2,175 SF

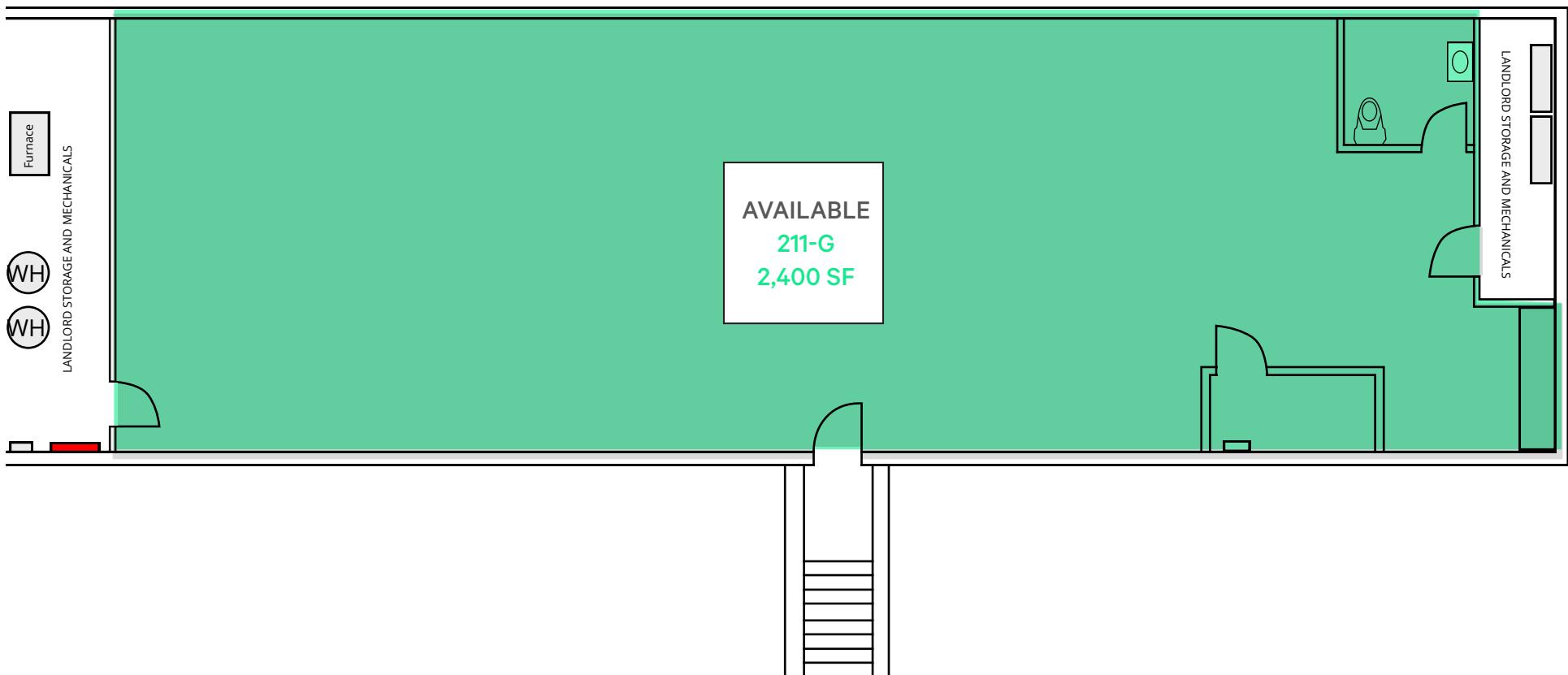
BUILDING 7 CONTINUED

SUITE	TENANT	SF
523 A	Obsidian Tattoo Studio	750 SF
525	Luxe 33 Salon Suites	1,575 SF

BUILDING 9

SUITE	TENANT	SF
400	eBike Central	1,023 SF
402	GSO Power & Fitness	932 SF
404	State Street Wine Company	1,098 SF
406	Home Grounds Coffee Shop	640 SF
408 A	Alliance Commercial Properties	3,000 SF
408 B	EXECUTIVE OFFICES - FULLY LEASED	565 SF
408 C	Hulomil	222 SF
410	Flawless PMU	577 SF

Building 1
211 State Street
Basement





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