



FOR LEASE

3715 E North St

Greenville, SC 29615

Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com

The Burgess Company
37 Villa Road Suite 200
Greenville, SC 29615
864.672.6080
tbccre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Highlights

- New Pylon Sign
- New Façade Updates- 2021
- Ample Parking: +/- 550 Spots
- Adjacent To Future Greenville County Library
- Anchor Tenant: Senior Action Center - +/- 700 Daily Visitors
- Zoning: C-1- Greenville County

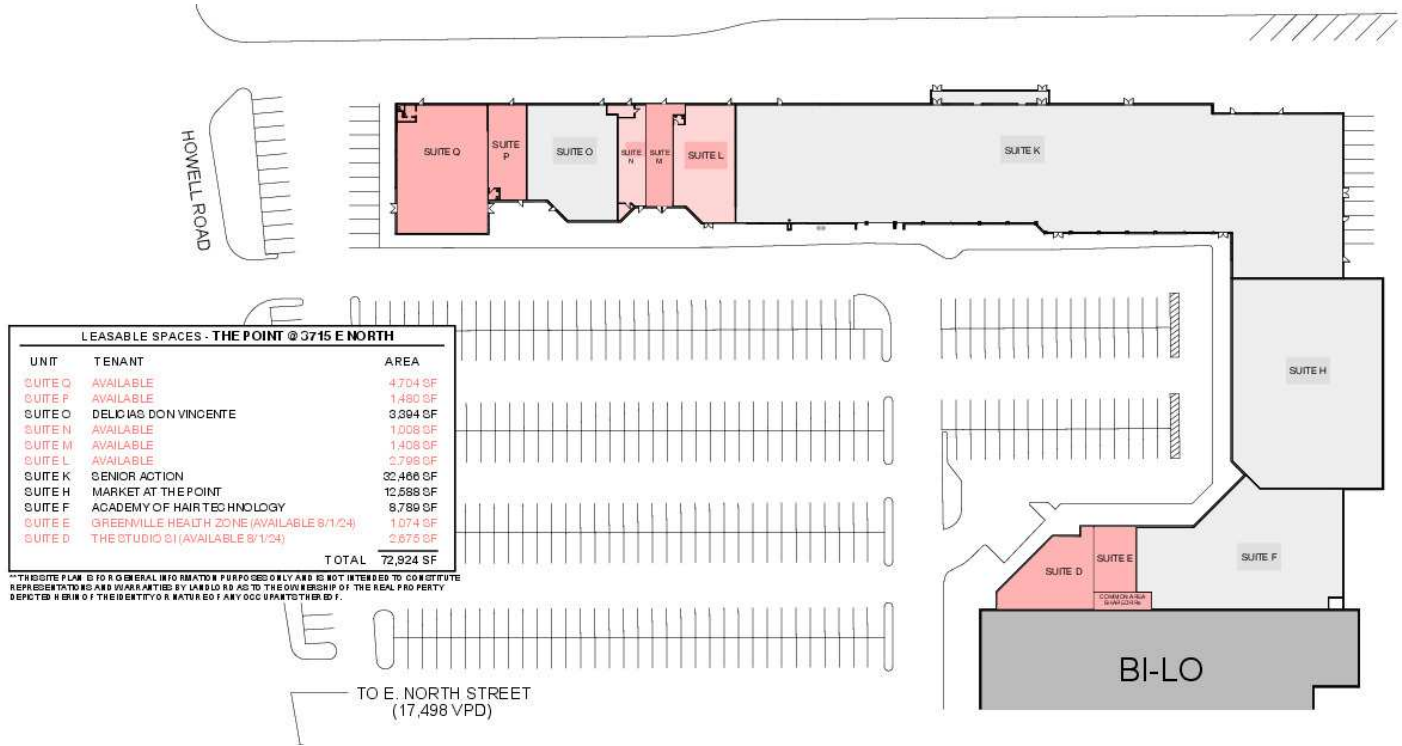
Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	18
Available SF:	980 - 2,796 SF
Lot Size:	209,447 SF
Building Size:	72,896 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,206	29,968	71,680
Total Population	8,389	64,439	154,887
Average HH Income	\$74,339	\$73,667	\$86,327

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	980 - 2,796 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite N	Available	980 SF	NNN	\$14.00 SF/yr	-
Suite L	Available	2,796 SF	NNN	\$14.00 SF/yr	-
Suite P	Available	1,480 SF	NNN	\$14.00 SF/yr	-
Suite Q	-	2,017 SF	NNN	\$19.00 SF/yr	-
Suite R	-	2,687 SF	NNN	\$19.00 SF/yr	-
Suite M	-	1,408 SF	NNN	\$14.00 SF/yr	-

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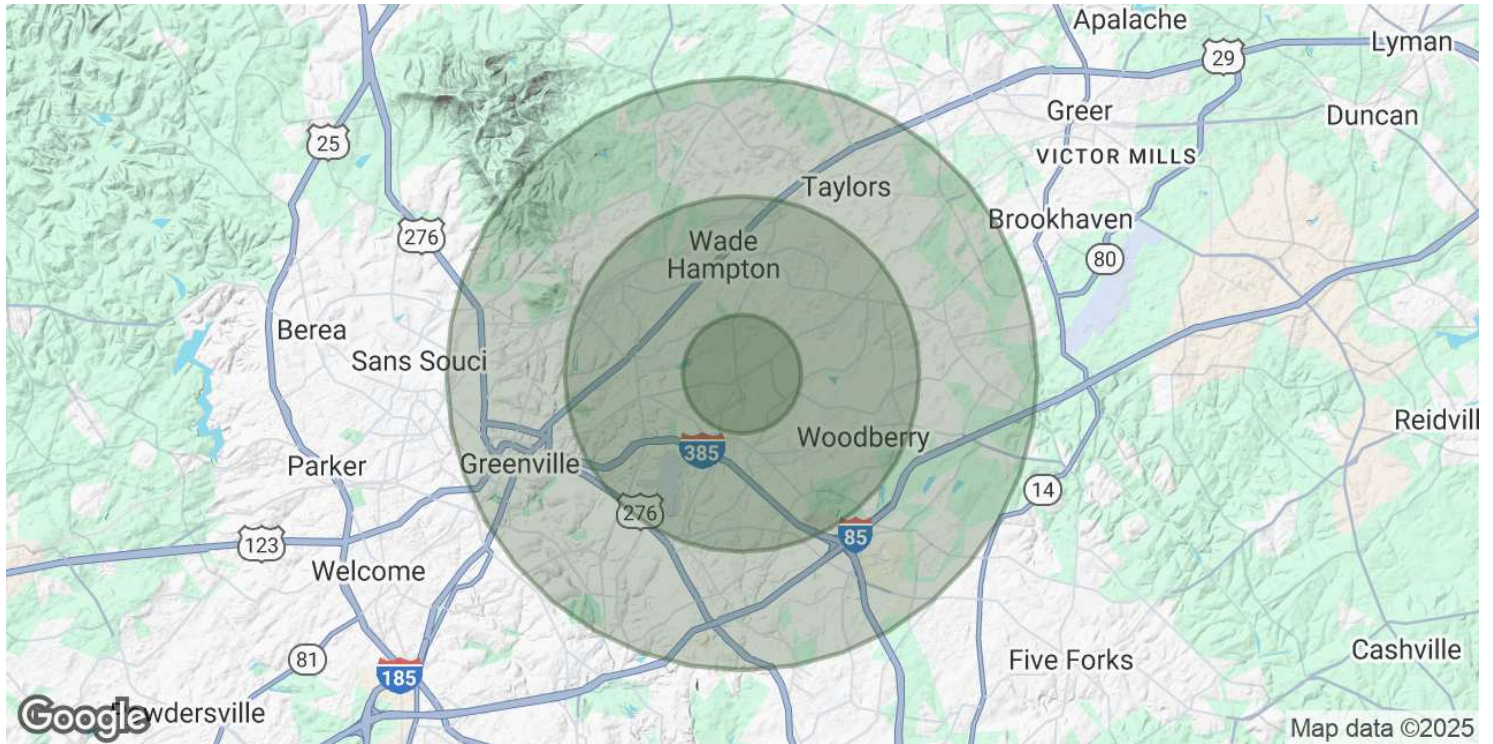
Location Map



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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,389	64,439	154,887
Average Age	42.2	38.8	39.0
Average Age (Male)	41.8	38.5	38.8
Average Age (Female)	40.7	39.2	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,206	29,968	71,680
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$74,339	\$73,667	\$86,327
Average House Value	\$239,084	\$214,547	\$262,871

2020 American Community Survey (ACS)

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Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate salesman and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

ICSC Member

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