

UNIVERSITY COMMONS

3040 SOUTH EVANS ST | GREENVILLE, NC 27834

AVAILABLE



CONTACT

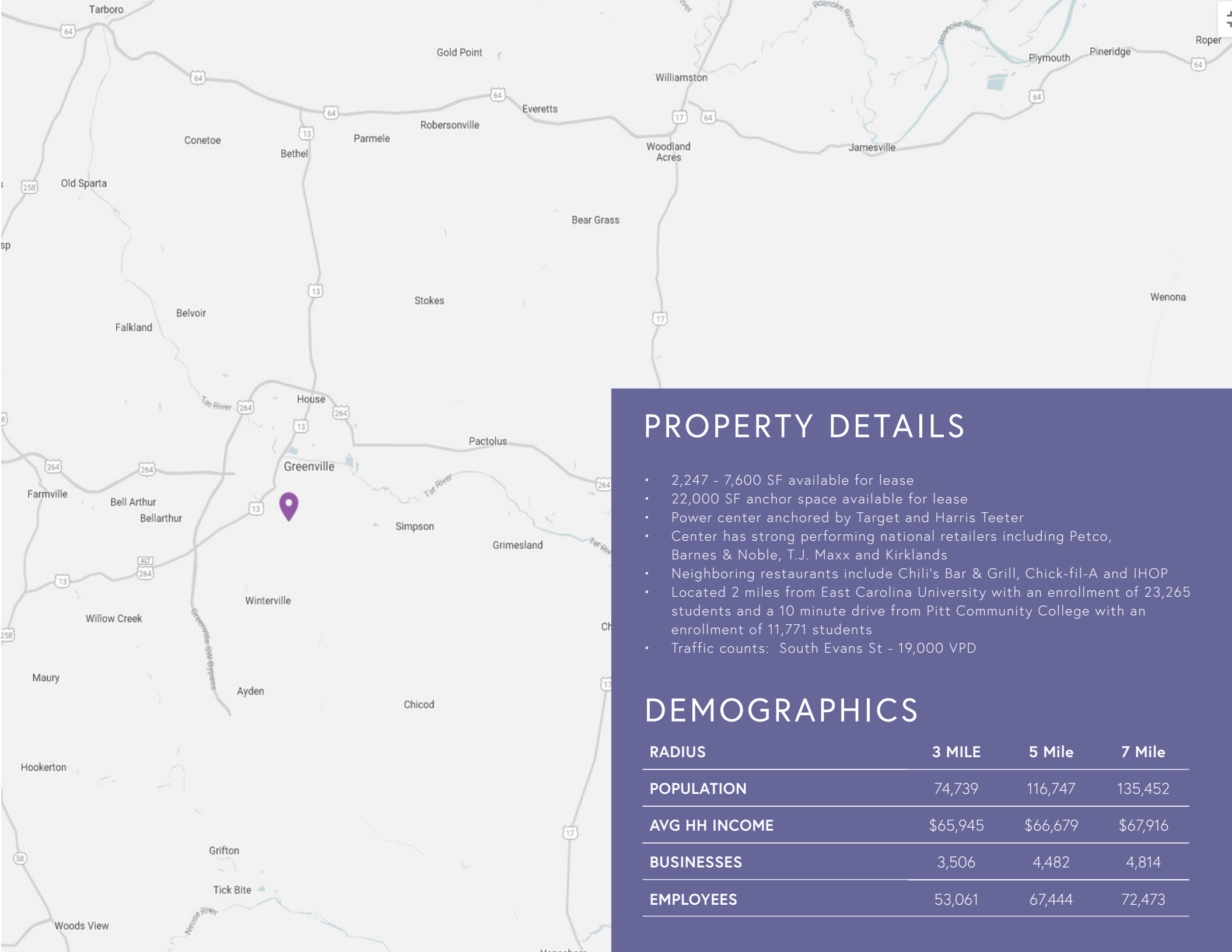
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BRIXMOR[®]
Property Group

THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS[™]



PROPERTY DETAILS

- 2,247 - 7,600 SF available for lease
- 22,000 SF anchor space available for lease
- Power center anchored by Target and Harris Teeter
- Center has strong performing national retailers including Petco, Barnes & Noble, T.J. Maxx and Kirklands
- Neighboring restaurants include Chili's Bar & Grill, Chick-fil-A and IHOP
- Located 2 miles from East Carolina University with an enrollment of 23,265 students and a 10 minute drive from Pitt Community College with an enrollment of 11,771 students
- Traffic counts: South Evans St - 19,000 VPD

DEMOGRAPHICS

RADIUS	3 MILE	5 Mile	7 Mile
POPULATION	74,739	116,747	135,452
AVG HH INCOME	\$65,945	\$66,679	\$67,916
BUSINESSES	3,506	4,482	4,814
EMPLOYEES	53,061	67,444	72,473

MARKET OVERVIEW

Greenville, North Carolina

Greenville is widely recognized as the thriving cultural, educational, economic, and medical hub of Eastern North Carolina. While retaining its Southern charm and hospitality, Greenville has grown into the 10th largest city in the state and is a thriving, metropolitan city of nearly 100,000 in the heart of Pitt County with a population of nearly 185,000 residents.

Enjoy world-class events at East Carolina University and the Greenville Convention Center. Experience vibrant art, live music, and culinary scene in the Uptown and Dickinson Avenue Arts districts. Spend time browsing numerous antique shops and boutiques. Explore historic sites and pick-your-own farms. Paddle the scenic Tar River waterway and swamps. Bike, walk, or run the extensive Greenville Greenway system. Discover legendary BBQ joints and craft breweries on the Pitt County Brew & 'Cue Trail. No matter where you find yourself in Greenville, you are sure to find yourself in good company!



FAST FACTS

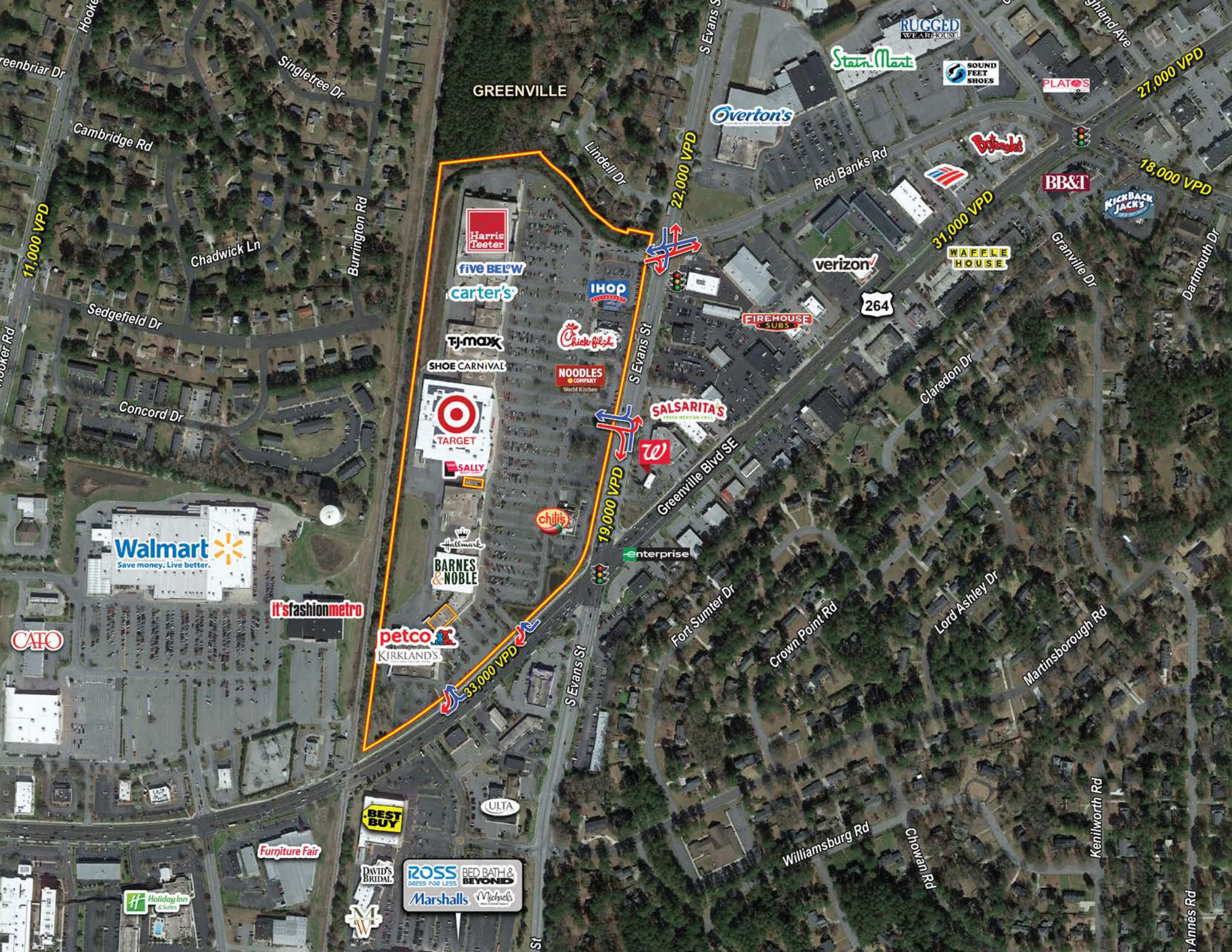
- *TOP 10 Best Small Places for Businesses & Careers*
- *TOP 25 Mid-City Business Growth & Development*
- *TOP 10 Micro American Cities of the Future*
- *TOP 100 Best Communities for Young People*
- *TOP 75 Best Places for Millennials in North Carolina*
- *TOP 20 Best Small Cities for Information Jobs*

SITE PLAN



TENANT ROSTER

N.A.P.	Walmart	262,578 SF
N.A.P. 1	Target	125,000 SF
N.A.P. 2	IHOP	0 SF
N.A.P. 3	Chick-fil-A	0 SF
N.A.P. 4	Noodles & Company	0 SF
1A	WellCare Health Management	6,393 SF
1B	Kirkland's	8,856 SF
1C	Petco	13,614 SF
0002	Available	5,670 SF
0002A	Milan Laser Hair Removal	1,830 SF
0003	Hibachi Express	1,200 SF
0004	LaVida Massage	2,921 SF
0006	Barnes & Noble Booksellers	25,000 SF
0007	Hallmark	7,500 SF
0012	New York Nail Bar	1,400 SF
0013	Available	22,000 SF
0014	Great Clips	1,600 SF
0015	Sally Beauty Supply	1,600 SF
0016	Sun Tan City	3,200 SF
0018	Shoe Carnival	11,250 SF
0019	T.J. Maxx	30,000 SF
0020	Available	7,600 SF
0021	Hemp Garden	1,200 SF
0022	Carter's	4,500 SF
0026	Michaelangelo's Pizza	2,100 SF
0027	Harris Teeter	54,422 SF
0027 A	Five Below	15,300 SF
0028	Chili's Grill & Bar	5,997 SF



GREENVILLE

11,000 VPD

19,000 VPD

22,000 VPD

33,000 VPD

27,000 VPD

18,000 VPD

31,000 VPD

Walmart
Save money. Live better.

TARGET

petco

KIRKLAND'S

ROSS
DRESS FOR LESS
BED BATH & BEYOND

Marshalls

ULTA

BEST BUY

Furniture Fair

Holiday Inn

DAVID'S BRIDAL

M

verizon

FIREHOUSE
SUBS

SALSARITA'S
FRESH MEXICAN GRILL

W

enterprise

Waffle House

BB&T

KICK BACK JACKS

SOUND FEET SHOES

PLATOS

RUGGED WEARHOUSE

Stein Mart

Overton's

Wingstop

Harris Teeter

five BELOW

carter's

IHOP

T.J. MAXX

Chick-fil-A

NOODLES & COMPANY
World Kitchen

SHOE CARNIVAL

SALLY BEAUTY

chili's

Hallmark

BARNES & NOBLE

it's fashion metro

CATO

Williamsburg Rd

Chowan Rd

Kenilworth Rd

Martinsborough Rd

Lord Ashley Dr

Crown Point Rd

Fort Sumner Dr

Greenville Blvd SE

S Evans St

Lindell Dr

S Evans St

Red Banks Rd

264

Granville Dr

Dartmouth Dr

Shiloh Ave

Singletree Dr

Cambridge Rd

Chadwick Ln

Burrington Rd

Sedgefield Dr

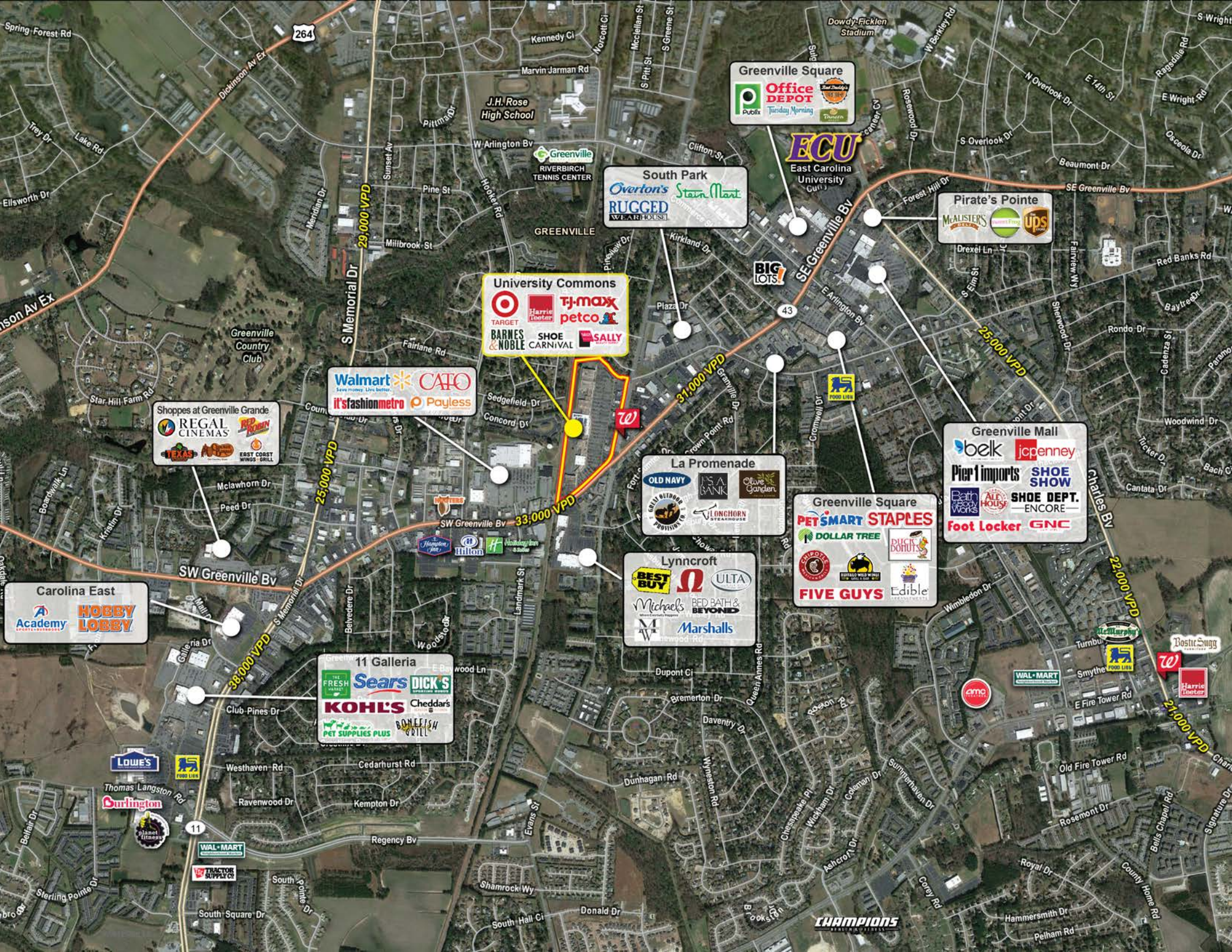
Concord Dr

Greenbriar Dr

Hooker Rd

Hooker Rd

in Annes Rd



264

Dickinson Av Ex

J.H. Rose High School

Greenville Square
Office DEPOT
 Publix Tuesday Morning
 ECU

South Park
Overton's
RUGGED WEARHOUSE

Pirate's Pointe
 McALISTER'S
 UPS

University Commons
 Target
 Barnes & Noble
 T.J. Maxx
 Petco
 Shoe Carnival
 Sally Beauty

Walmart
 CATO
 it'sfashionmetro
 Payless

Shoppes at Greenville Grande
 REGAL CINEMAS
 TEXAS ROADHOUSE
 EAST COAST WINGS-GRILL

Greenville Mall
 belk
 JCPenney
 Pier 1 imports
 SHOE SHOW
 Bath Works
 ALL HOURS
 SHOE DEPT. ENCORE
 Foot Locker
 GNC

La Promenade
 OLD NAVY
 USA BANK
 Olive Garden
 LUNCHHORN
 WEAHOUSE

Greenville Square
PETSMART
STAPLES
 DOLLAR TREE
 FIVE GUYS
 Edible

Lynncroft
 BEST BUY
 ULTA
 Michaels
 RED BATH & BEYOND
 Marshalls

11 Galleria
 THE FRESH MARKET
 Sears
 DICK'S
 KOHL'S
 Cheddar's
 BONEFISH GRILL
 PET SUPPLIES PLUS

Carolina East
 Academy Sports & Outdoors
 HOBBY LOBBY

Lowe's
Curlington

WAL-MART

TRACTOR SUPPLY CO.

CHAMPIONS

S Memorial Dr

SW Greenville Bv

SW Greenville Bv

11

31,000 VPD

33,000 VPD

25,000 VPD

38,000 VPD

25,000 VPD

22,000 VPD

21,000 VPD

43

Spring Forest Rd

Kennedy Ct

Marvin Jarman Rd

W Arlington Bv

GREENVILLE

ECU
East Carolina University

South Park

Pirate's Pointe

University Commons

Walmart

Shoppes at Greenville Grande

Greenville Mall

La Promenade

Greenville Square

Lynncroft

11 Galleria

Carolina East

Lowe's

WAL-MART

TRACTOR SUPPLY CO.

CHAMPIONS



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