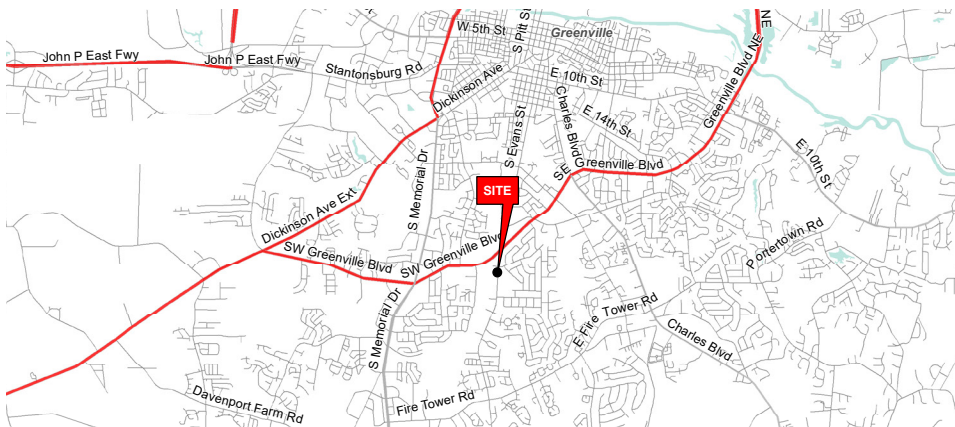




PROPERTY PHOTO

## LYNNCROFT SHOPPING CENTER

3150 EVANS STREET | GREENVILLE, NC, 27834



### LEASE INFORMATION

GLA: 184,151 SF  
 RATE: Call for Details  
 SPACE AVAILABLE: 1,200 SF - 4,800 SF  
 NOW OPEN: *Michaels* Marshalls

### PROPERTY DESCRIPTION

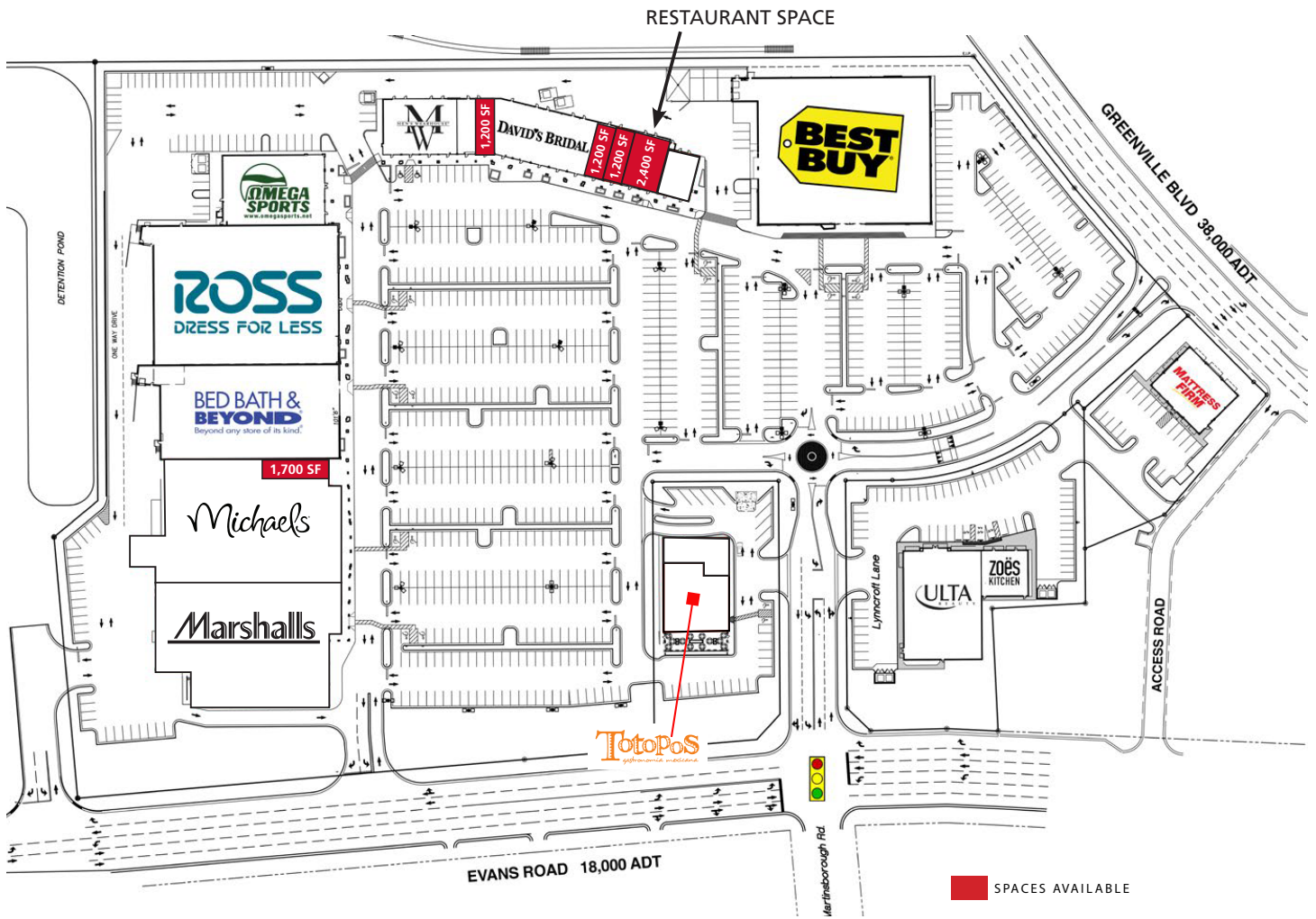
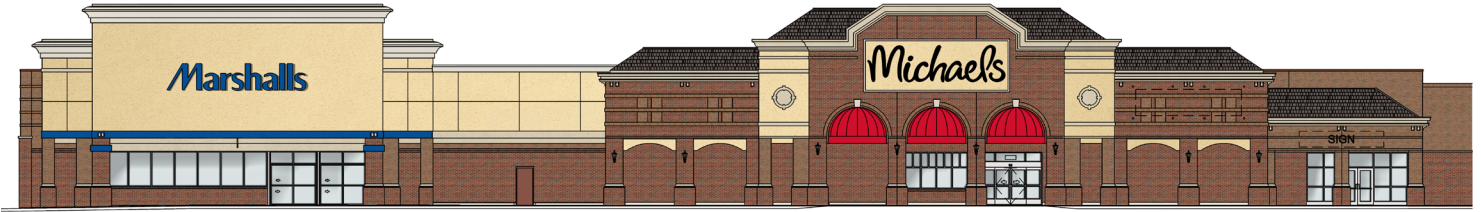
Lynncroft Shopping Center is well located along Greenville's primary retail corridor and is anchored by a strong lineup of national retailers including Best Buy, Ross Dress for Less, Bed Bath & Beyond, Ulta and Omega Sports. Lynncroft has multiple points of ingress/egress including a traffic signal on Evans St.

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	7,430	74,398	114,604
AVERAGE HH INCOME	\$88,799	\$64,886	\$64,251
MEDIAN HH INCOME	\$60,352	\$49,745	\$49,897
BUSINESS ESTABLISHMENTS	681	3,611	5,474
DAYTIME EMPLOYMENT	7,116	38,870	62,761

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## TRAFFIC COUNTS 2016 (NCDOT)

- 33,000 VDP on Greenville Blvd.
- 24,000 VDP on South Evans Street

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AERIAL