

# VAUGHN'S AT EAST NORTH

GREENVILLE, SOUTH CAROLINA



## SIZE

69,251 square feet

## MAJOR TENANTS

Bi-Lo  
Tuesday Morning



## LOCATION

3715 East North Street | Greenville, South Carolina 29615

## PROPERTY HIGHLIGHTS

- Anchored by a high-volume Bi-Lo
- High traffic location on a major thoroughfare with more than 17,000 cars per day
- Population exceeds 146,900 within a five-mile radius
- Average household income exceeds \$69,800

## LEASING CONTACTS

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## MORE INFO

www.phillipsedison.com



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# VAUGHNS AT EAST NORTH

3715 E NORTH ST | GREENVILLE, SC 29615

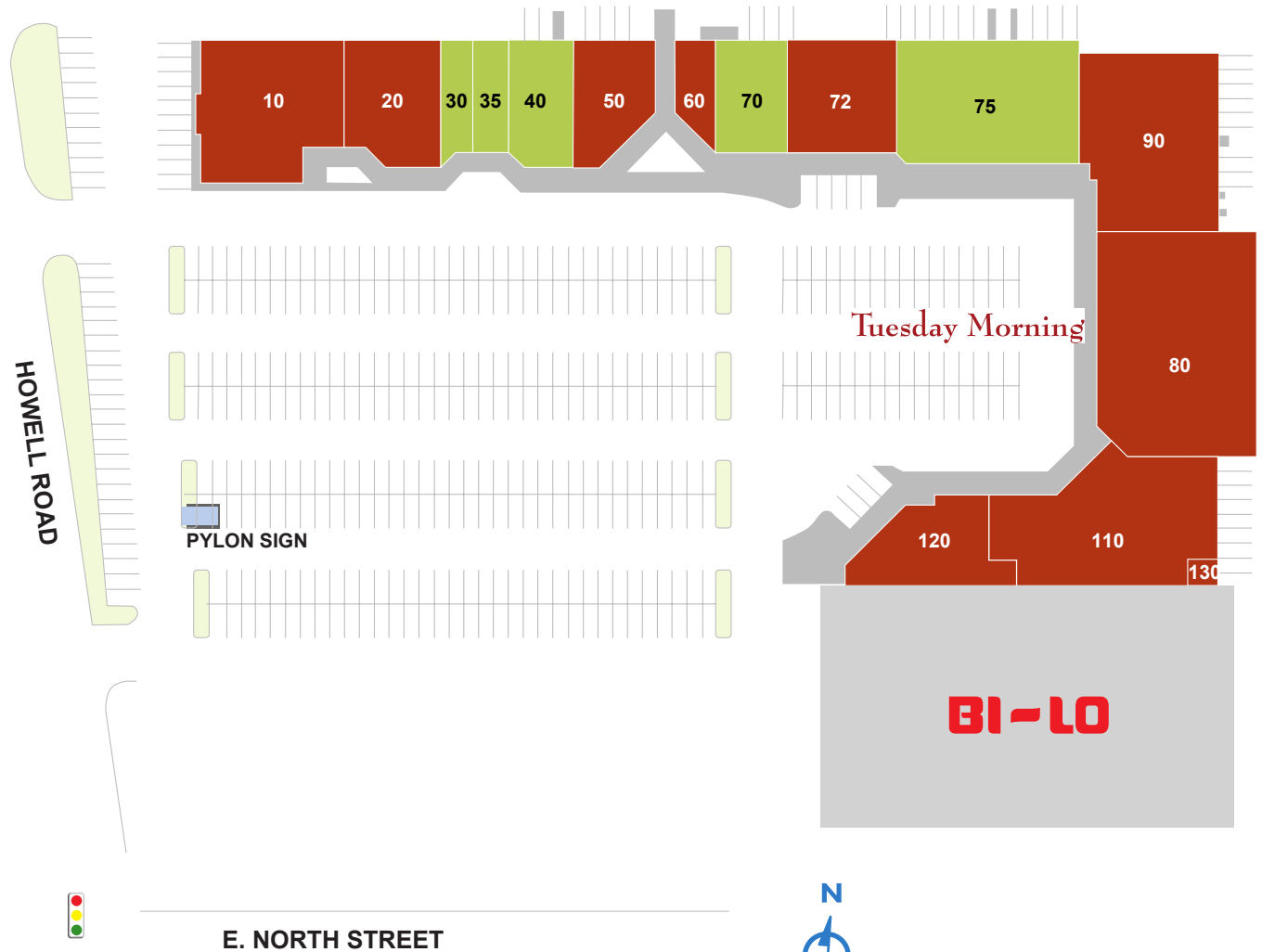
## SPACE TENANT SQ. FT.

10	Level 14 Fitness	6,526
20	El Mariachi Restaurant	3,934
30	<b>AVAILABLE</b>	1,260
35	<b>AVAILABLE</b>	1,640
40	<b>AVAILABLE</b>	1,989
50	America's Pub & Grub	3,925
60	Bacano Cutz	1,150
70	<b>AVAILABLE</b>	2,823
72	Cheaper Than A Dozen	3,500
75	<b>AVAILABLE</b>	7,042
80	Tuesday Morning	12,588
90	The Mansion	10,200
110	Academy of Hair Technology	8,789
120	Pure Vapors	3,749
130	Unleasable	

**TOTAL SQ. FT.** 69,115

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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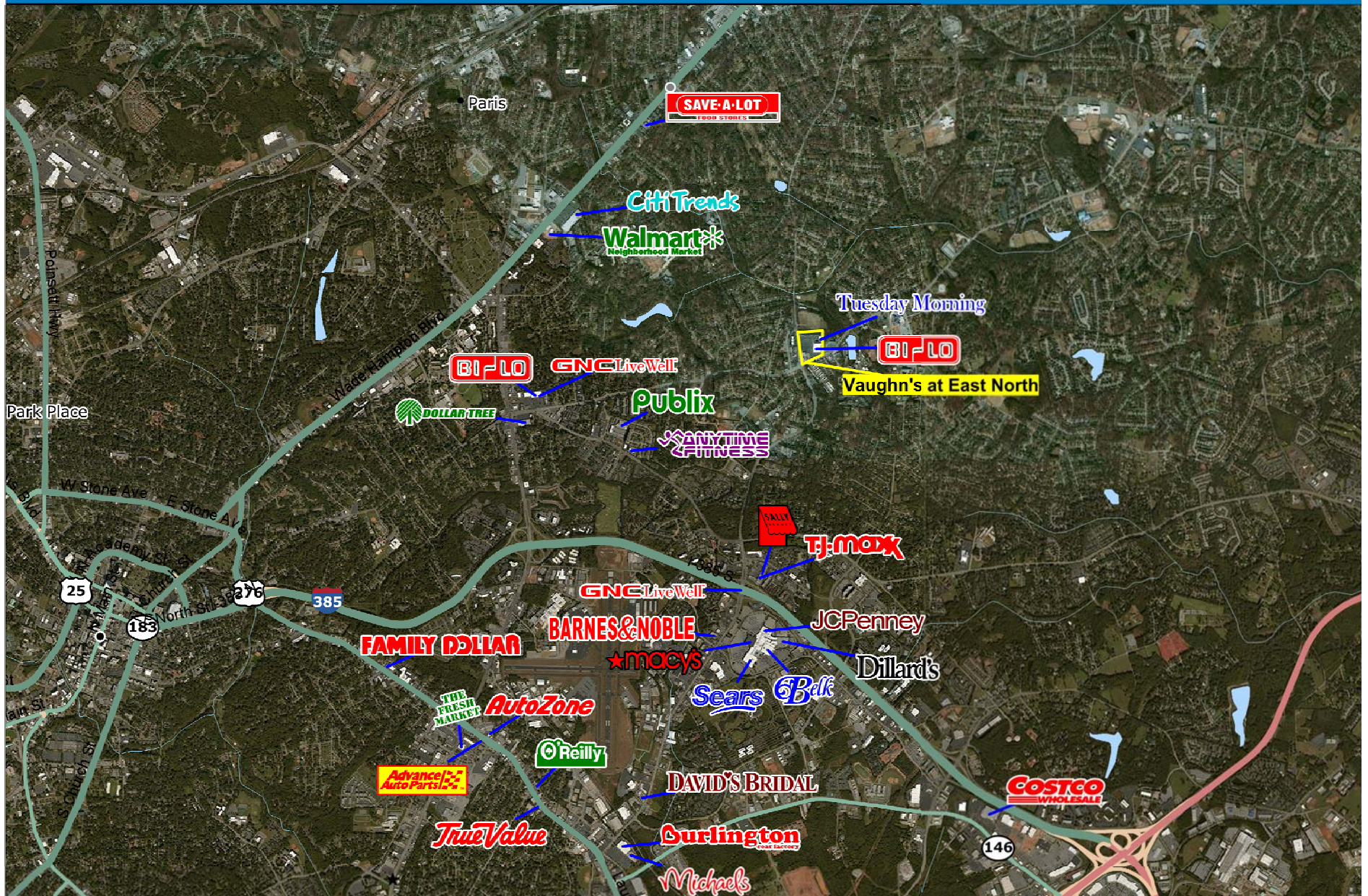
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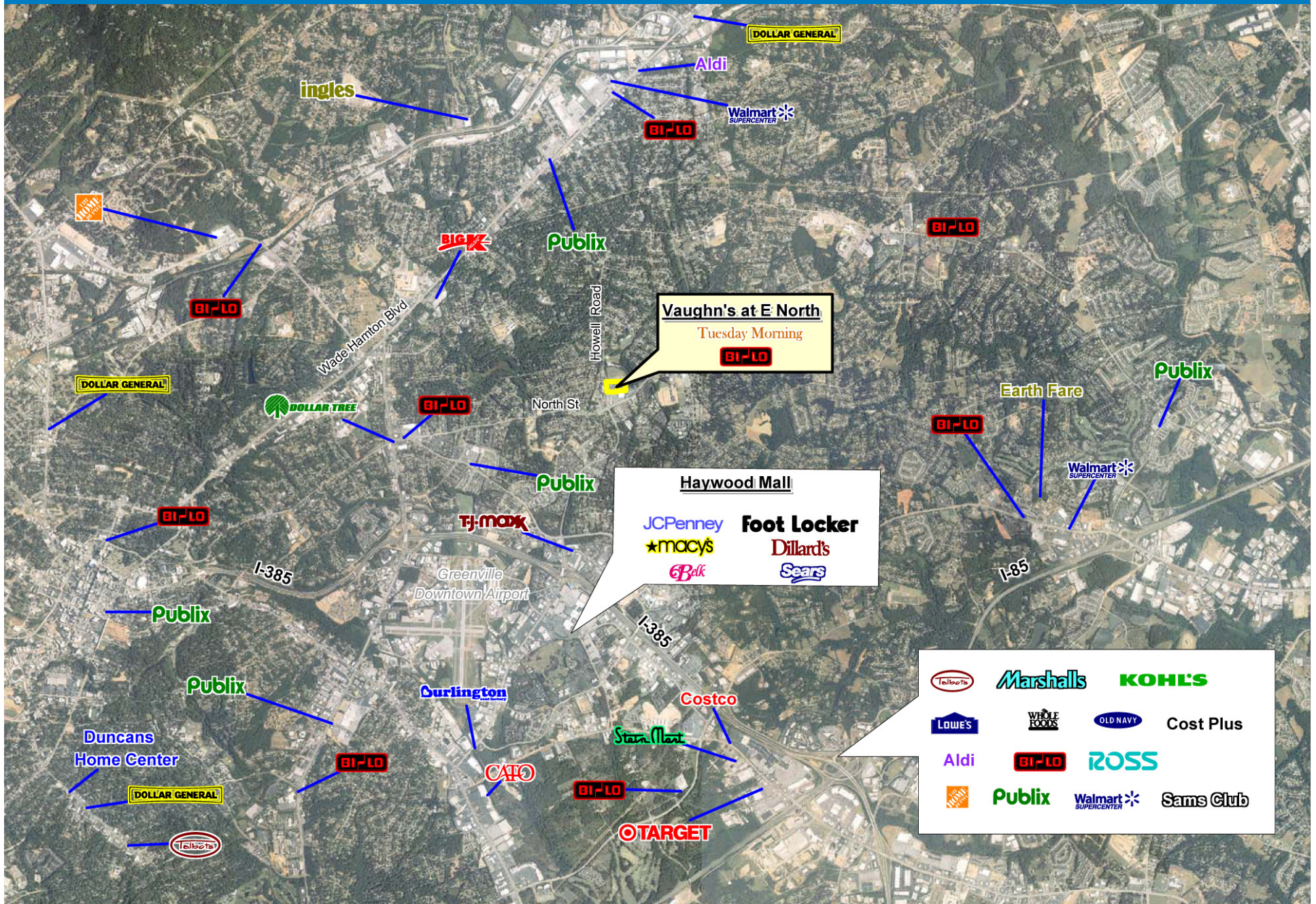
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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 34.873261 Longitude: -82.328933

Vaughn's at East North Greenville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	9,304	68,553	152,117	390,063
	2018 Projected Population	10,899	74,604	165,167	423,331
	2010 Census Population	7,999	64,832	144,250	369,591
	2000 Census Population	7,664	62,050	131,029	317,528
	1990 Census Population	7,351	57,618	119,855	274,846
	Historical Annual Growth 1990 to 2000	0.42%	0.74%	0.90%	1.45%
	Historical Annual Growth 2000 to 2010	0.43%	0.44%	0.97%	1.53%
	Estimated Annual Growth 2010 to 2013	4.11%	1.50%	1.43%	1.45%
	Projected Annual Growth 2013 to 2018	3.22%	1.71%	1.66%	1.65%
	Median Age	38.6	36.2	37.7	37.6
Households	Q4 2013 Estimated Households	4,606	29,362	64,527	154,928
	2018 Projected Households	5,461	32,249	70,474	168,566
	2010 Census Households	3,892	27,523	60,850	146,449
	2000 Census Households	3,712	25,990	54,670	126,857
	1990 Census Households	3,245	22,620	47,678	107,030
	Historical Annual Growth 1990 to 2000	1.36%	1.40%	1.38%	1.71%
	Historical Annual Growth 2000 to 2013	0.47%	0.57%	1.08%	1.45%
	Estimated Annual Growth 2000 to 2013	4.60%	1.74%	1.58%	1.51%
	Projected Annual Growth 2013 to 2018	3.47%	1.89%	1.78%	1.70%
	Population per Household	2.02	2.24	2.28	2.46
Population by Race	White	77.0%	72.8%	70.8%	67.9%
	Black or African American	12.6%	12.8%	16.7%	18.9%
	Asian & Pacific Islander	2.1%	3.0%	3.1%	2.3%
	Other Races	1.7%	1.8%	1.8%	1.8%
	Hispanic Population	6.7%	9.5%	7.7%	9.1%
Income	Average Household Income	\$73,027	\$66,915	\$73,248	\$68,331
	Median Household Income	\$52,857	\$49,736	\$52,030	\$48,871
	Per Capita Income	\$36,155	\$29,282	\$31,666	\$27,520
Education (Age 25+)	Elementary	1.9%	4.0%	4.5%	6.0%
	Some High School	5.4%	6.1%	7.3%	8.9%
	High School Graduate	18.2%	20.1%	20.8%	25.4%
	Some College	22.9%	22.0%	19.6%	19.3%
	Associates Degree Only	9.0%	8.3%	7.8%	8.0%
	Bachelors Degree Only	28.7%	26.8%	26.0%	21.1%
	Graduate Degree	13.9%	12.8%	14.0%	11.3%
Business	Number of Businesses	199	2,644	6,338	11,856
	Total Number of Employees	4,917	62,265	137,797	246,966
	Employees per Business	24.66	23.55	21.74	20.83
	Residential Population per Business	46.65	25.93	24.00	32.90

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