

# 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:** \$3.00/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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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,955	94,920	186,343
Households	3,233	36,487	73,292
Daytime Population	21,661	140,638	227,269
Average Household Income	\$119,603	\$83,185	\$89,143
Average Value of Owner Occ. Housing Units	\$507,307	\$343,990	\$336,385

\*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 McLaughlin	1,000 SF
301 F	EXECUTIVE OFFICES - 3 & 4 AVAILABLE	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	AVAILABLE	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 Sweetener 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 - 1, 2 & 3-4 AVAILABLE	565 SF
408 C	Hulomil	222 SF
410	Flawless PMU	577 SF

# Building 1

211 State Street

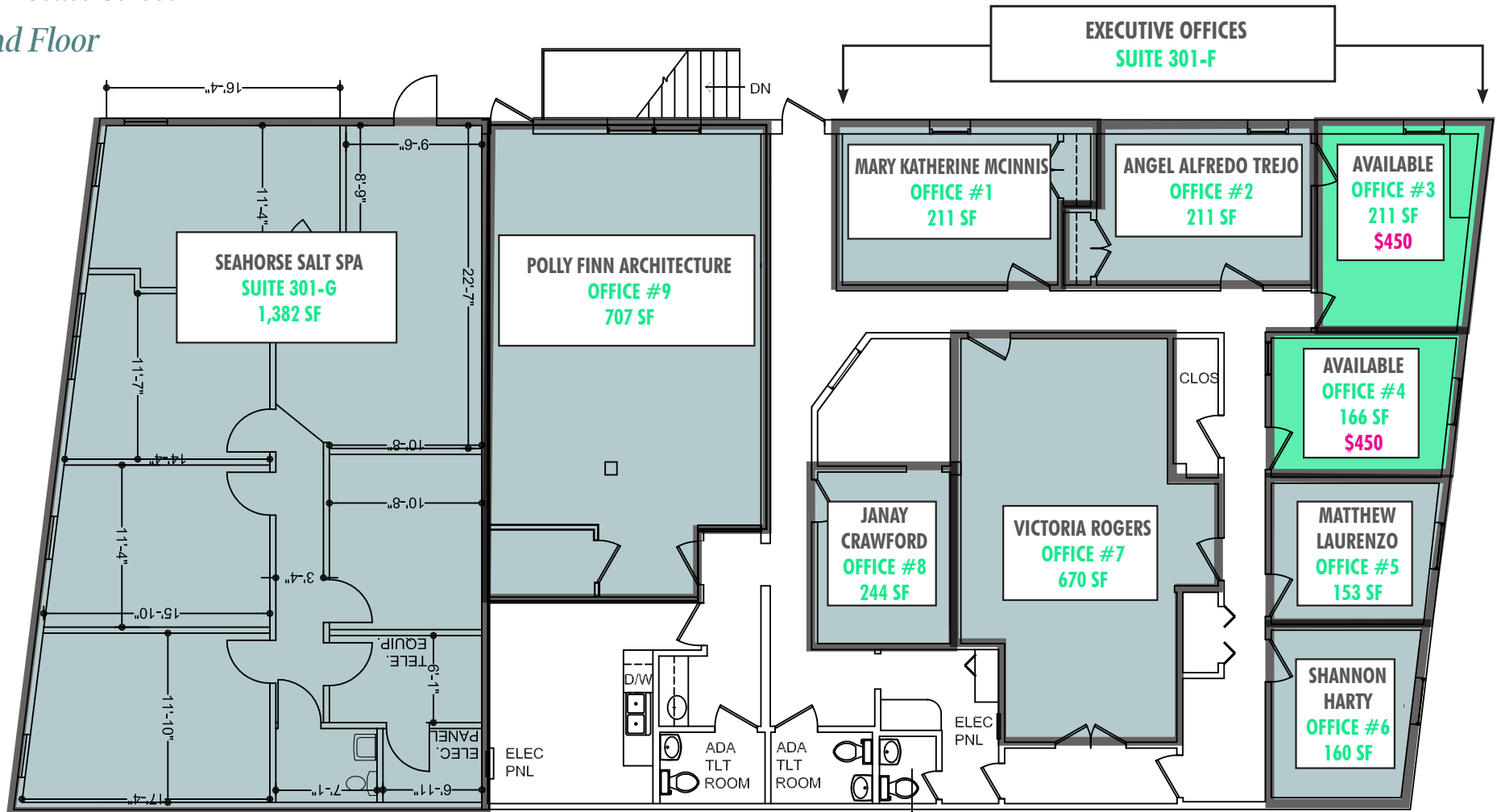
Basement



## Building 2

*301 State Street*

## 2nd Floor



## Building 6

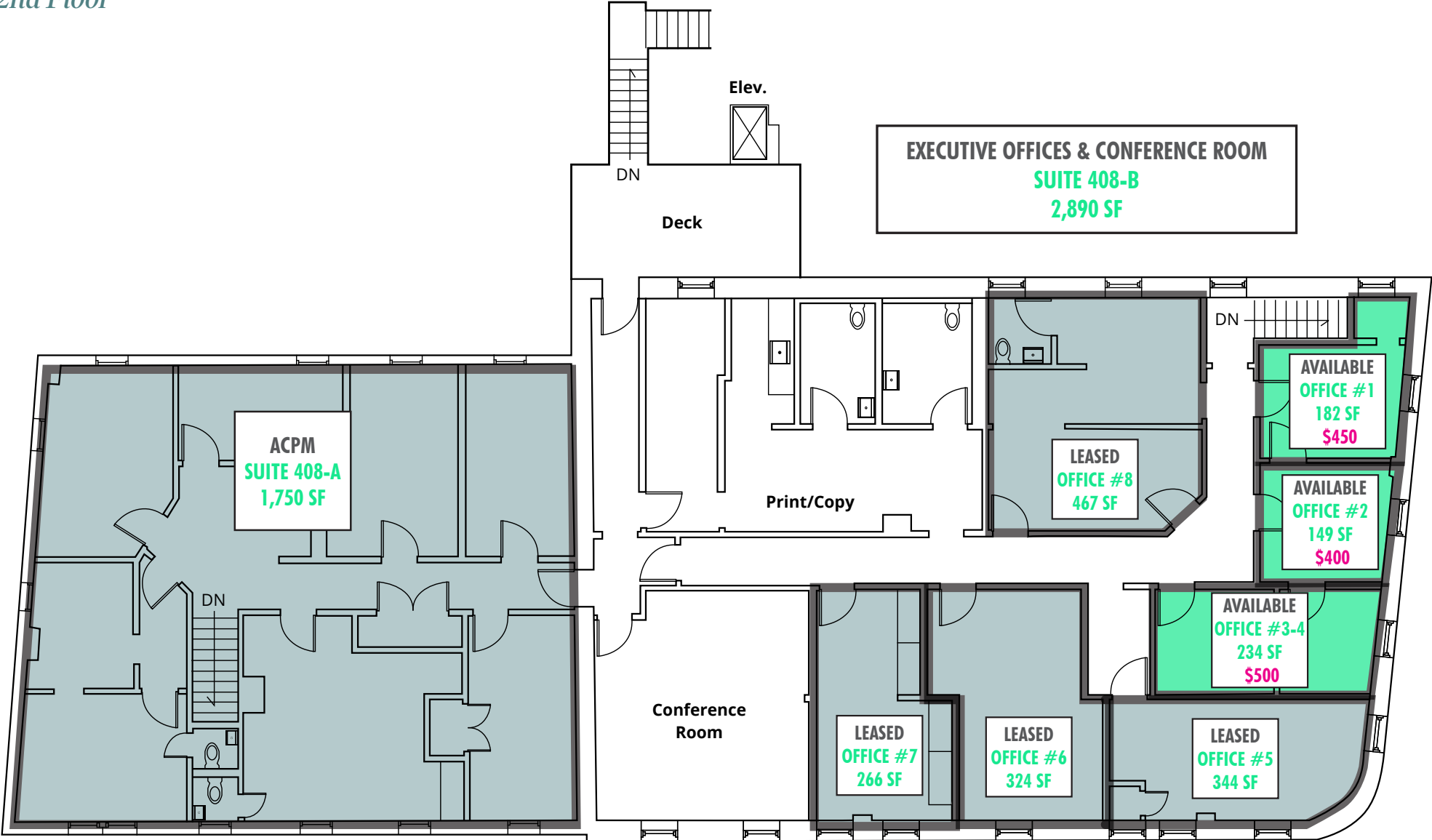
401-409 State Street



Building 9

408 State Street

2nd Floor







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