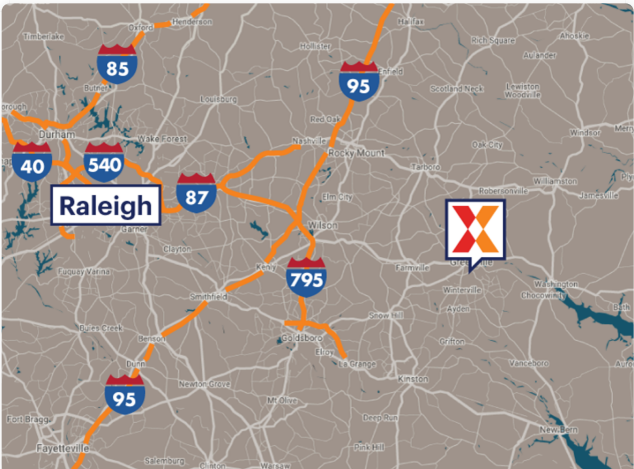


# University Commons - Greenville

Pitt County Greenville, NC 233,153 Sq Ft

3040 South Evans Street | Greenville, NC 27834

35.5789, -77.3830



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 9,127    | 79,860   | 122,048  |
| Daytime Pop. | 11,640   | 122,386  | 155,898  |
| Households   | 4,056    | 34,690   | 51,611   |
| Income       | \$94,311 | \$88,016 | \$91,331 |

Source: Synergos Technologies, Inc. 2024

- Harris Teeter and Target-anchored center with a strong lineup of national retailers including T.J. Maxx, HomeGoods, Barnes & Noble & Five Below
- Ranked as the market’s most highly trafficked community shopping center with an estimated 6.1M+ visits annually (Placer.ai 2025)
- Strong daytime population with 122K+ within a 3-mile radius
- Unparalleled visibility with 2K linear feet of frontage on Greenville Blvd/US 264 with 31K+ vehicles daily (Kalibrate 2021)
- Close proximity to East Carolina University and Pitt Community College with a combined enrollment of 26K+ students (Natl Center for Education Statistics 2023)



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### Available Spaces

|      |             |                      |      |             |                      |
|------|-------------|----------------------|------|-------------|----------------------|
| 1B   | 8,856 Sq Ft | <a href="#">360°</a> | 0021 | 1,200 Sq Ft | <a href="#">360°</a> |
| 0012 | 1,400 Sq Ft | <a href="#">360°</a> |      |             |                      |

### Current Tenants

Space size listed in square feet

|       |                                     |         |
|-------|-------------------------------------|---------|
| 1A    | Wellcare Health Plans               | 6,393   |
| 1C    | Petco                               | 13,614  |
| 0002  | Milan Laser                         | 1,830   |
| 0002A | Crumbl Cookies                      | 2,470   |
| 0002B | K Nail Bar                          | 3,200   |
| 0003  | Hibachi Express                     | 1,200   |
| 004/O | Hand & Stone Massage and Facial Spa | 2,921   |
| 0006  | Barnes and Noble                    | 25,000  |
| 007/O | Hallmark Cards                      | 7,500   |
| 0013  | HomeGoods                           | 22,000  |
| 0014  | Great Clips                         | 1,600   |
| 0015  | Sally Beauty Supply                 | 1,600   |
| 016/O | Sun Tan City                        | 3,200   |
| 0018  | Shoe Station                        | 11,250  |
| 0019  | T.J. Maxx                           | 30,000  |
| 0020A | Buff City Soap                      | 2,700   |
| 0020B | Gangnam Korean BBQ + Hotpot         | 4,900   |
| 022/O | Carter's + OshKosh B'gosh           | 4,500   |
| 0026  | Michaelangelo's Pizza               | 2,100   |
| 0027  | Harris Teeter                       | 67,722  |
| 0027A | Five Below                          | 15,300  |
| 0028  | Chili's Grill & Bar                 | 5,997   |
| NAP01 | Walmart                             | 262,578 |
| NAP02 | Target                              | 125,000 |
| NAP03 | IHOP                                | 0       |
| NAP04 | Chick-fil-A                         | 0       |
| NAP05 | Occupied                            | 0       |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4133M

