

CURRENT AVAILABLE SPACES

503 State Street

- Retail - Street Front
- 1,000 /SF
- \$12.00 /SF NNN
- \$2.50 /SF TICAM

511 State Street

- Retail - Street Front
- 2,500 /SF
- \$12.00 /SF NNN
- \$2.50 /SF TICAM

301-B State Street

- Retail/Spa/Office Space
- 1,007 /SF
- \$10.00 /SF NNN
- \$2.50 /SF TICAM

301-DE State Street

- Retail - Street Front
- 1,953 /SF
- \$12.00 /SF NNN
- Corner Unit
- \$2.50 /SF TICAM

523 1/2 State Street

- Office Space
- 900 /SF
- \$10.00 /SF NNN
- Lower Level -
Faces Cornwallis
- \$2.50 /SF TICAM

301-F State Street

- Salon/Spa/Office Space
- 1,030 /SF
- \$10.00 /SF NNN
- Second Floor -
Faces Roseland St.
- \$2.50 /SF TICAM

Demographic Overview

CATEGORY	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
2007.Population	6,908	79,505	160,960
2007 Average HH Income	\$80,899	\$57,497	\$62,091
2007 Households	3,029	31,347	65,097
2007 Medium Age	48.2 Years	36.7 Years	38.1 Years

Source: Scan/US

Traffic Counts

North Elm Street and State Street 20,652 VPD

Source: City of Greensboro 2005 Traffic Counts



for additional information contact:

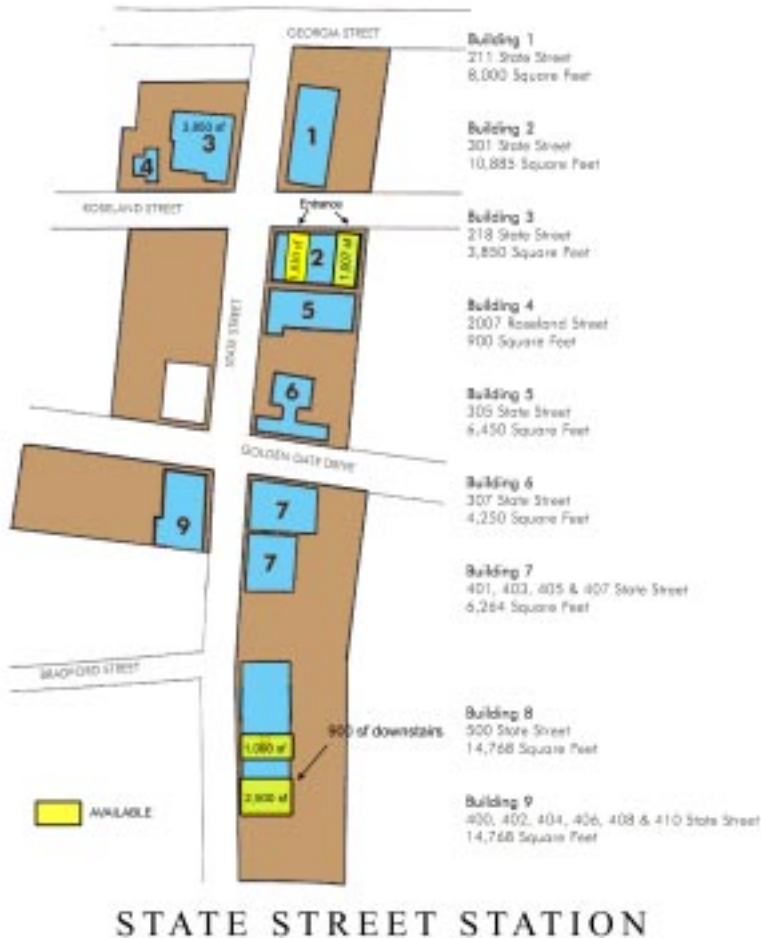
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ALLIANCE
COMMERCIAL PROPERTIES

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State Street s t a t i o n

Greensboro, North Carolina



- *Aesthetic Images Photography
award winning wedding photography
- Café Pasta & Grille
nightly dining featuring gourmet Italian cuisine
- Carolina Coffee and Tea
fresh brewed coffees, teas and gifts in a friendly setting
- Dr's May, Hill, McKinney, Anthony, Burwell
- Earnhardt Optical
designer eyewear and contact lenses
- *Fancy Feet Boutique
designer womens footwear
- *Hair Designs By Dee
a hair and nail salon
- *Hearthside Home Care
lifestyle soaps, candles . . .
- Hints Salon
a hair and nail salon
- John P. McDonald, PA
Certified Public Accountants
- *Judy On State
unique ladies apparel & accessories
- State Street Center For Renewal
award-winning massage and holistic health services
- Eckletic By Nature
unique and award winning gift shop
- Mark Holder Jeweler
custom designed fine jewelry
- Mimi's
fine clothing and accessories for mature ladies
- *N Stitches
alterations, custom window treatments, fabrics
- Nails and More
a nail and spa salon
- Napoli Italian Market & Deli
casual dining for lunch and dinner
- Prestige Management
homeowner association management
- *Rebecca Salon/Maypop Gallery
contemporary hair-styling for women
- Renaissance Center for Plastic Surgery and
cosmetic surgery
- Shades Salon
a hair and nail salon
- *Spalutions
massage therapy
- Spectrum Salon
contemporary hair-styling for women
- *Spoiled Salon
contemporary hair-styling for women
- *The Spot For Tea Parties
fine tea parties
- The Pewter Place
uniques gifts and home holiday decor
- *The Social Butterfly of Greensboro
metal wine racks, headboards, unique gifts
- Tyler White Gallery
original paintings, prints and sculpture
- Yamamori Jewelers
custom designed fine jewelry
-
- *New Businesses



*COME BE A PART
OF OUR
GREAT TENANT
LINEUP!*

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