

# Greenville Crossing

4001-4029 KENNETT PIKE, GREENVILLE, DE 19807



**MULTIPLE SPACES** FOR LEASE



# PROPERTY MANAGEMENT

Greenville Crossing

Property Managed by **B P G** | 3 6 0

BPG | 360 is a **full-service real estate asset and property management company** that strives to exceed the expectations of every tenant and owner they serve. The company actively manages more than six million square feet of commercial properties in the Maryland to Philadelphia office corridor, which includes properties both in The Buccini/Pollin Group's portfolio as well as those controlled by third-party owners. BPG 360's commercial operations team effectively touches every aspect of property management. With a 25 year history of managing commercial, hotel, retail and residential properties, every member brings their own experience and ideas to the table to provide an exceptional business model. BPG 360 is all about providing best in class customer service to the owners we represent, the tenants we serve, the vendor partnerships we culture and the fellow associates we work with every day.

BPG | 360 boasts one of the east coast's deepest benches of professionals with a very broad talent base of real estate and mechanical backgrounds. Our core team experience includes master electricians and plumbers, crafted painters, HVAC engineers, and landscapers along with experienced property managers, tax and financial analysts, construction managers and law enforcement personnel. It brings together top executives with experiences from the nation's leading real estate companies. This team marries their institutional backgrounds with a very entrepreneurial and pro-active tenant-focused platform.

The team maximizes the value of its assets with a hands-on, progressive management approach, enhancing financial performance through increased operating efficiency, asset repositioning, and rehabilitation strategies. The BPG 360 team carefully designs custom strategic plans to meet the challenges and opportunities faced by each specific property while optimizing value and performance based on the owner's specific goals.

# PROPERTY FACT SHEET

One Greenville Crossing



## General Site Information

### Description:

- Situated in the heart of Greenville, DE, an ultra-affluent community with a captive mature residential population
- Located along Route 52, center lies at the heart of Greenville's retail corridor with close proximity to Route 202 and Wilmington; Rt. 52 links Greenville to affluent PA suburbs, Kennett Square and Chadds Ford
- Companies maintaining a significant local office presence include: Bank of America, Astrazeneca, and DuPont's World Headquarters
- Highly visible space ideal for higher-end community uses

### Address:

4007-4029 Kennett Pike Greenville, DE 19807

### Year Built:

1950, renovated in 2007

### Property Type:

Retail

### Anchor Tenants:

Walgreens, Wells Fargo Bank, and The BBC Tavern & Grill

### Min. Divisible:

1,027 SF

### Max. Contiguous:

2,746 SF (including lower level basement)

### Gross Leasable Area:

63,012 SF

### Public Transportation:

Philadelphia International Airport - 23.8 miles • Wilmington Amtrak Station - 6.1 Miles

### Demographics:

	1 Mile	3 Mile	5 Mile
Population	2,835	51,030	172,536
Households	1,370	22,964	71,312
Average Household Income	\$197,591	\$112,292	\$93,549



# PROPERTY FACT SHEET

Two Greenville Crossing



## General Site Information

### Description:

First class office/specialty retail building located in the heart of Greenville. 4001 Kennett Pike has elevator access to all floors and a lower level covered parking garage. Amenities in the building are within walking distance include numerous restaurants, banks, shipping and postal services, and high quality specialty shopping.

Located on Route 52 at Hillside Road, just north of Route 141. Here, Delaware's "corporate corridor" intersects with its most prestigious residential area. Route 52 is a commuter route linking downtown Wilmington and the 141 corridor with affluent suburbs in Delaware and southern Pennsylvania. Easy access to Wilmington, I-95, and Route 202. 3 miles from downtown Wilmington. Location not subject to city wage taxes or city gross receipts taxes.

### Location:

4001 Kennett Pike Greenville, DE 19807

### Year Built:

1990

### Property Type:

Retail and Office

### Anchor Tenants:

Purebread Deli Joseph A. Banks, and J. McLaughlin

### Min. Divisible:

1,347 SF

### Max. Contiguous:

4,164 SF

### Gross Leasable Area:

66,177 SF

### Public Transportation:

Philadelphia International Airport - 23.8 miles • Wilmington Amtrak Station - 6.1 Miles

### Demographics:

	1 Mile	3 Mile	5 Mile
Population	2,835	51,030	172,536
Households	1,370	22,964	71,312
Average Household Income	\$197,591	\$112,292	\$93,549



# GREENVILLE CROSSING

One Greenville Crossing





# GREENVILLE CROSSING

Two Greenville Crossing





# PROPERTY OVERVIEW

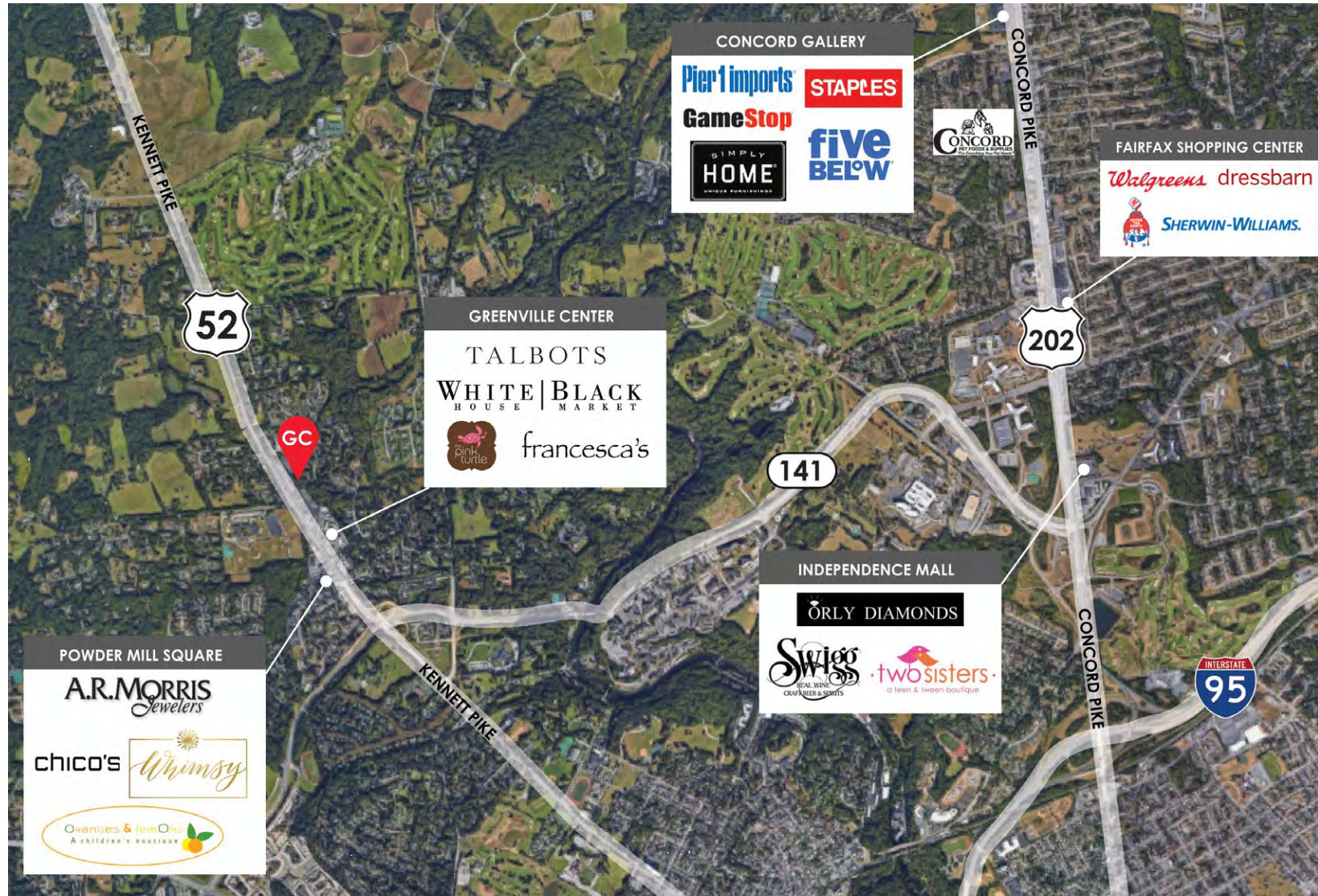
One Greenville Crossing • Two Greenville Crossing





# LOCAL RETAIL MAP

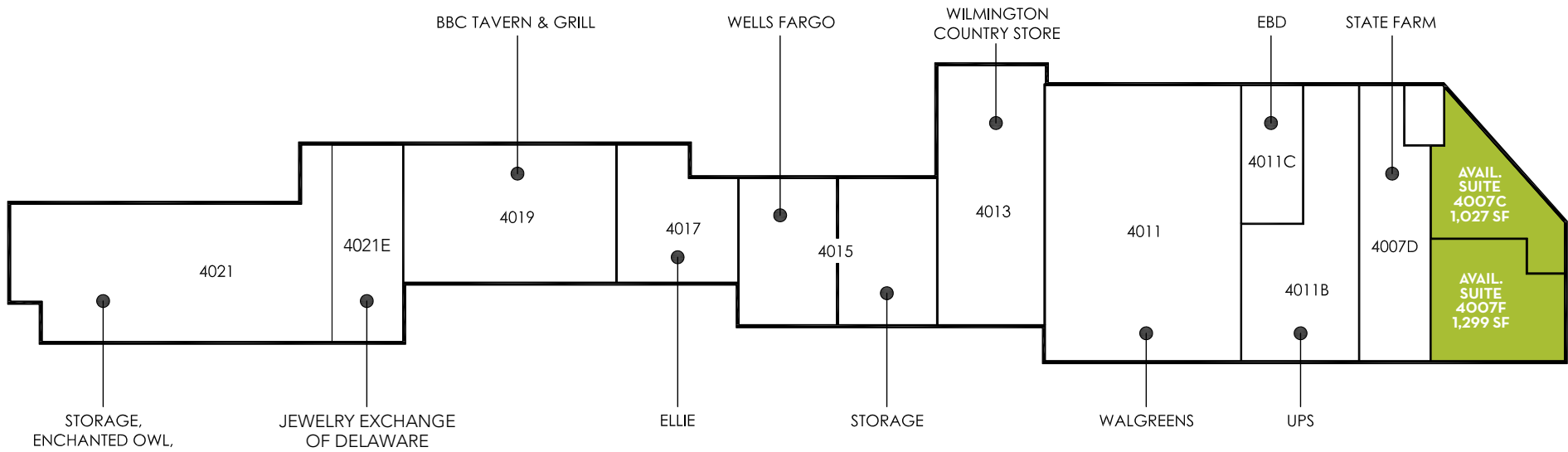
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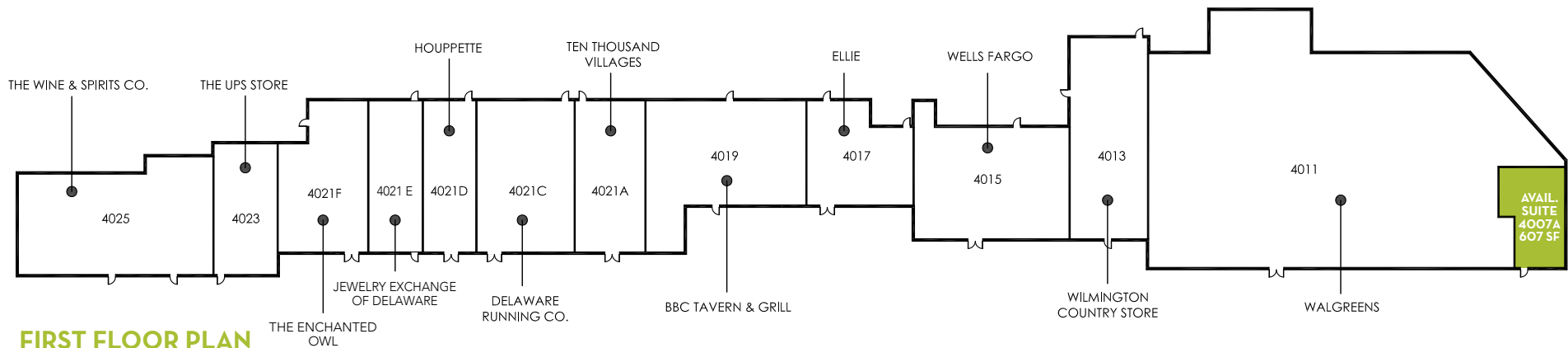


# LEASING PLANS - BUILDING 1

One Greenville Crossing



**LOWER LEVEL FLOOR PLAN**

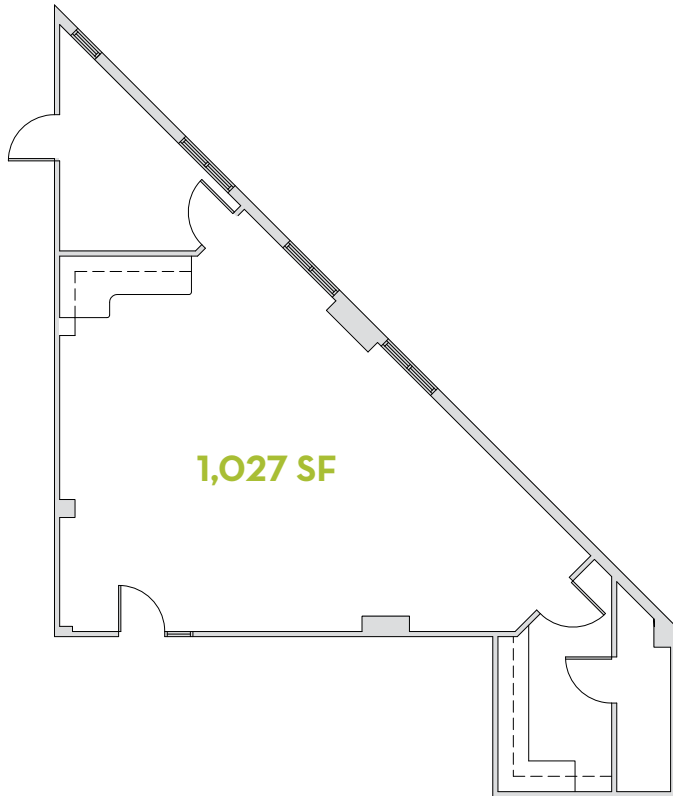


**FIRST FLOOR PLAN**

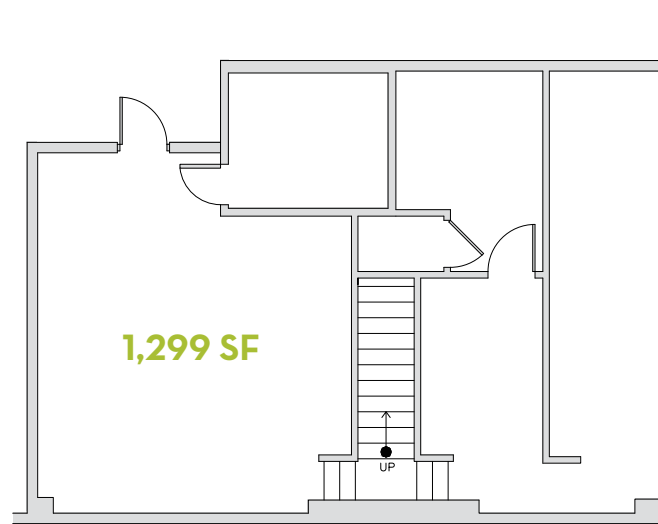


# FLOOR PLANS - BUILDING 1

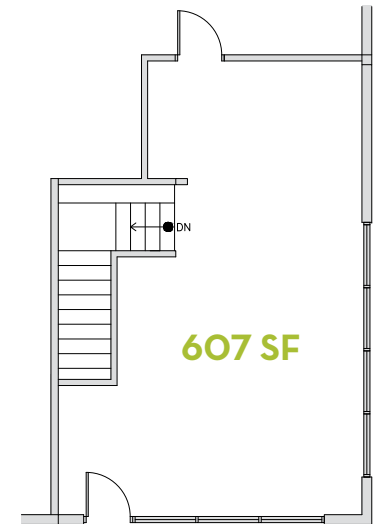
One Greenville Crossing



**SUITE 4007C • 1,027 SF**



**SUITE 4007F • 1,299 SF**

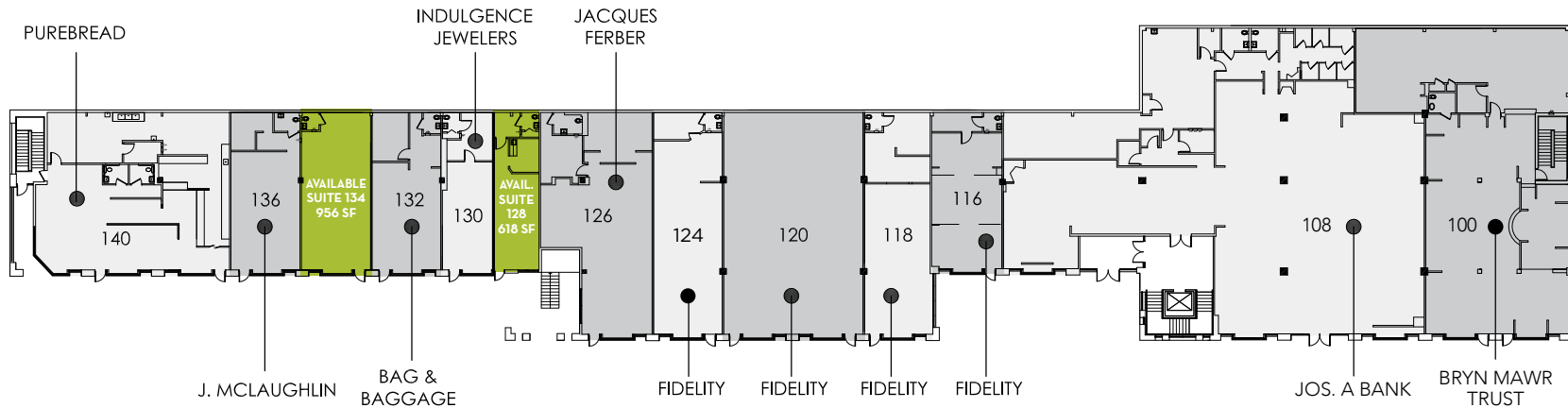


**SUITE 4007A • 607 SF**

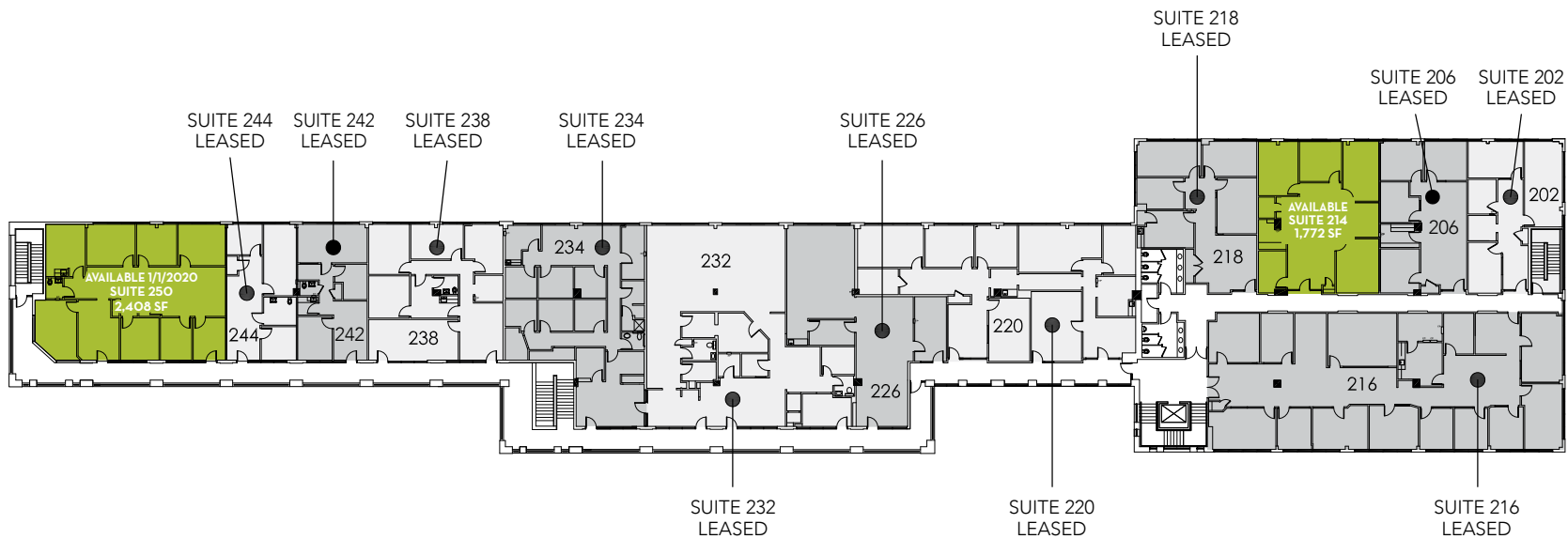


# LEASING PLANS - BUILDING 2

Two Greenville Crossing



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



# FLOOR PLANS - BUILDING 2

Two Greenville Crossing



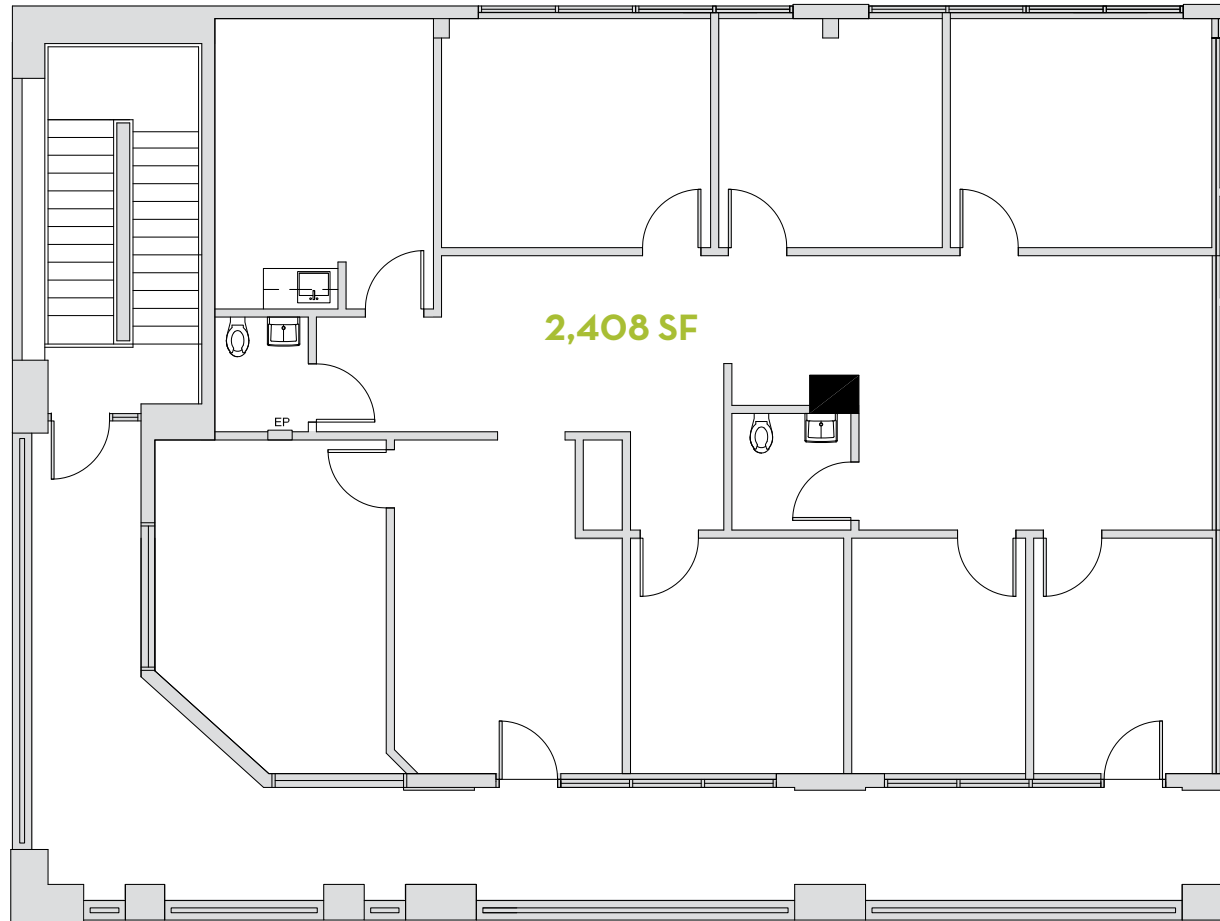
**SUITE 134** • 956 SF



**SUITE 128** • 618 SF

# FLOOR PLANS - BUILDING 2

Two Greenville Crossing

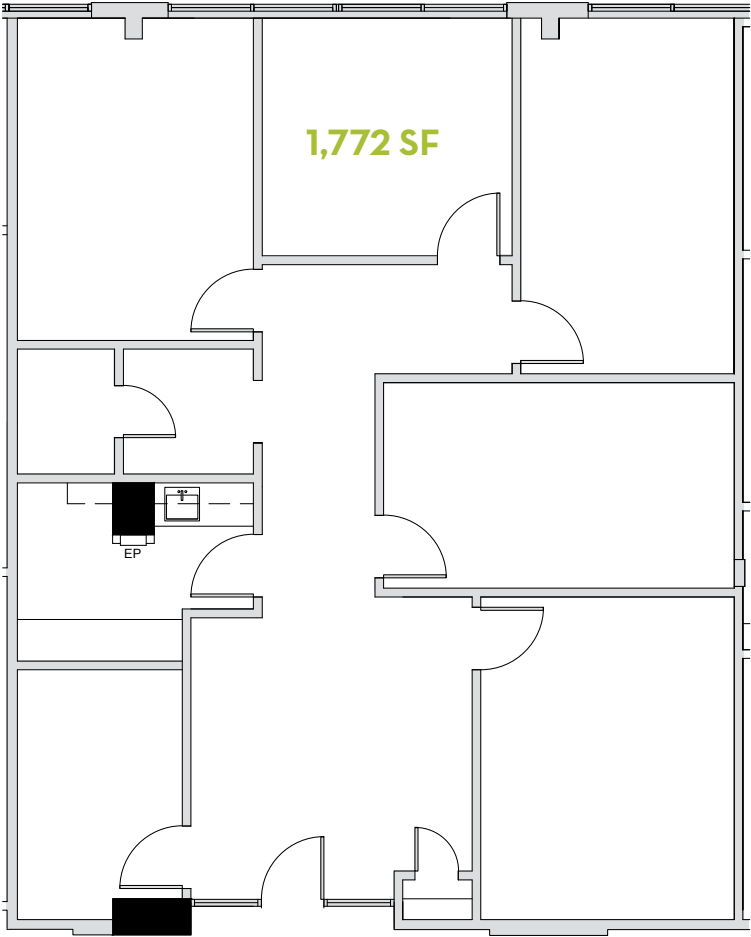


**SUITE 250 AVAILABLE 1/1/2020 • 2,408 SF**



# FLOOR PLANS - BUILDING 2

Two Greenville Crossing



**SUITE 214 • 1,772 SF**

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