

WOODRIDGE CORPORATE PARK

1990 ALLEN ROAD, GREENVILLE, NC 27834

FOR LEASE



JAKE VIVERETTE | MBA

804-754-5462

jake.viverette@overtongroup.net

license no. 350592 (NC)

ANDREW ROUPAS

804-380-4215

andrew.roupas@overtongroup.net

license no. 356434 (NC)

PROPERTY OVERVIEW



1990 Allen Road, Greenville, NC 27834



5.39
Acres



21,900
Total SF



13
Units



1,800
SF Available



CH
Zoning



2001
Year Built



Pitt
County

PROPERTY DESCRIPTION

Woodridge Corporate Park offers 21,900 SF and 13 units between two buildings on a 5.39 acre site southwest of Greenville. Built in 2001, the park features drive-in doors on 8 units and ample parking.

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff.

Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.

PROPERTY HIGHLIGHTS

- 13 units between two buildings
- 1,800 SF unit available

PROPERTY DETAILS

Address	1990 Allen Road
Market	Greenville
County	Pitt
Type	Corporate Park
Zoning	CH
Lot Size	5.39 acres
Year Built	2001
# of Units	13
Total Building Size	21,900 SF

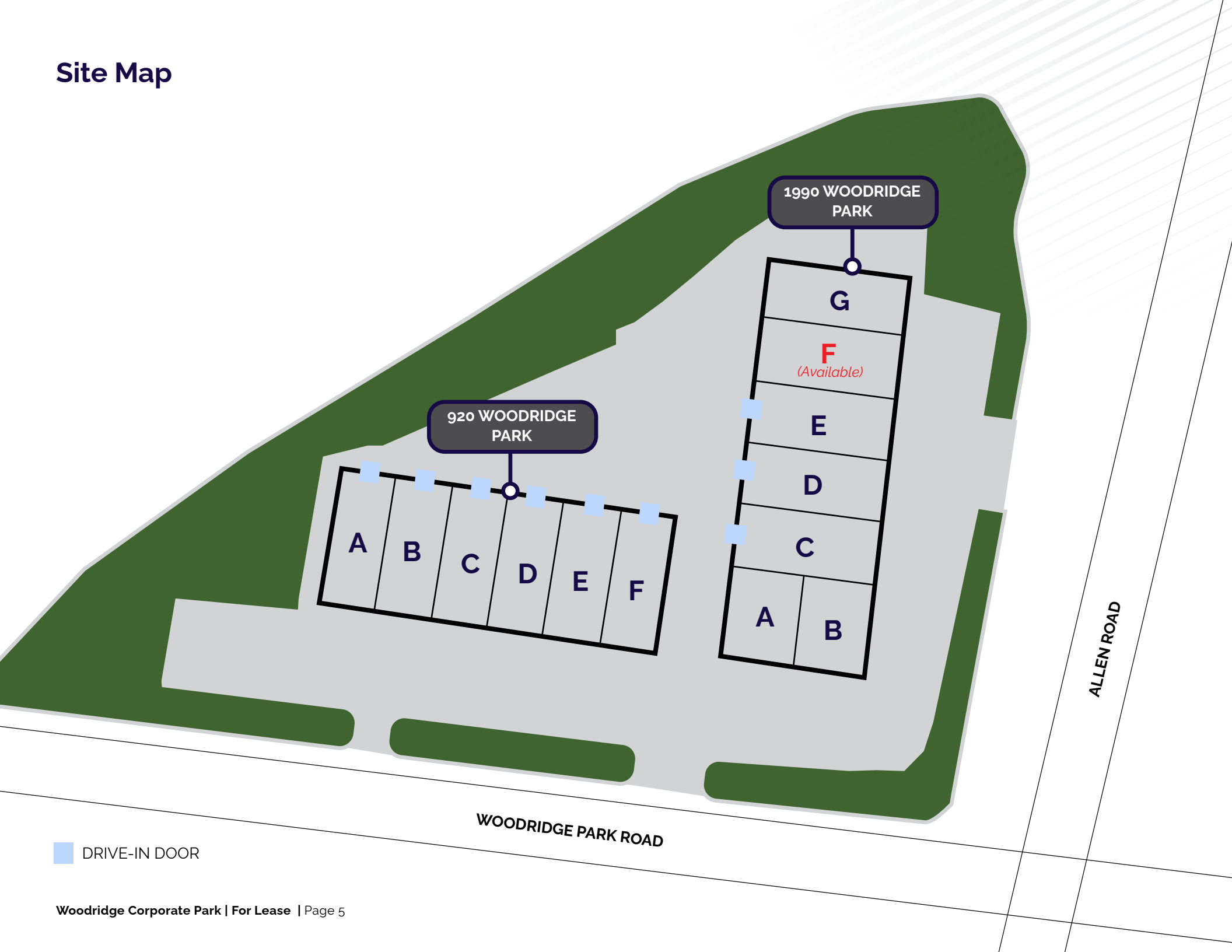
Property Photos



Property Photos



Site Map



■ DRIVE-IN DOOR

Surrounding Area



INNOVATIVE
COURIER

WOODRIDGE
MINI STORAGE

ABC SUPPLY
COMPANY

PURILUM
MANUFACTURING

KATHY TAFT
CENTER

920 WOODRIDGE
PARK (6 UNITS)

WOODRIDGE PARK ROAD

1990 WOODRIDGE
PARK (7 UNITS)

ALLEN ROAD

DOWNTOWN
GREENVILLE & ECU
5 MILES

Market Overview | Greenville, NC

MSA HIGHLIGHTS

180K
Residents

94K
Total Workforce

6,800
Jobs at
ECU Health

29K
Students at ECU

10th Largest City in NC

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. The school competes in the Division 1 FBS American Conference. The ECU Health Medical Campus, formerly Vidant Medical Center, further solidifies Greenville's reputation as a regional healthcare leader. As the only Level 1 trauma center east of I-95, it boasts 1,712 licensed beds, serves a population of 1.4 million, and employs 6,800 individuals.



Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.



Additionally, the city has recently experienced a surge in retail development, welcoming big-box retailers such as Trader Joe's and Lowe's Foods,



This retail boom has further enhanced Greenville's economic vitality and enriched its expanding commercial landscape.

Recent Economic Announcements

Investments & Expansions in the Greenville Market



Boviet Solar, a global renewable energy company, will create 908 new jobs in Pitt County. The company will invest more than \$294 million to locate its first North American solar panel manufacturing facility in the City of Greenville.

908
New Jobs

\$294M
Investment



Nipro Medical Corporation, a leader in the global healthcare and medical device industry, has selected Pitt County for its first North American manufacturing center of excellence, creating 232 jobs with a massive \$398M capital investment.

232
New Jobs

\$398M
Investment



UNX-Christeys, a detergent and cleaning product manufacturer headquartered in Greenville, announces an expansion project bringing 21 new jobs with an average wage of \$59,857 and \$10.5M in new capital investment to Greenville-Pitt County.

21
New Jobs

\$10.5M
Investment



Attindas, which designs and manufactures high-quality absorbent hygiene products, announces an expansion project bringing 25 new jobs with an average wage of \$56,746 and \$26.2M in new capital investment to Greenville-Pitt County.

25
New Jobs

\$26.2M
Investment

MAJOR EMPLOYERS

ThermoFisher
SCIENTIFIC



AVIENT



ECU HEALTH



Catalent



ECU: The Cornerstone of Greenville

Higher Education Drives Community Spirit

East Carolina University (ECU) is a cornerstone of eastern North Carolina, with a total enrollment of 28,798 students, including 23,056 undergraduates and 21,471 full-time students.

Known for its commitment to academic excellence and student success, ECU is the largest Division I university in the region and a critical engine of growth for Greenville and beyond.

With 91% of students hailing from within the state, ECU plays a vital role in serving North Carolina's educational needs. The university employs more than 5,600 faculty and staff, contributing significantly to the regional workforce and economic landscape.

ECU generates over \$2 billion annually for the local economy through education, research, innovation, and healthcare partnerships.

ECU's academic strengths are reflected in its most popular undergraduate majors: Nursing, Management, and Biology. As part of its mission, the university prioritizes not only teaching and learning but also meaningful research, creative exploration, and community engagement—fostering a culture of stewardship and innovation.

ECU Athletics play a major role in the university's identity and community spirit. With a vibrant Division I sports program, the ECU Athletic Complex draws more than 500,000 fans annually, reinforcing the university's presence as both a regional powerhouse and a unifying force for students, alumni, and supporters.



\$2B+
Annual Economic Impact

28,500
Total Students Enrolled



Greenville's Solid Medical Foundation

Healthcare Hub of Eastern NC

Greenville, North Carolina is home to one of the most dynamic and growing healthcare hubs in the state—anchored by ECU Health Medical Center, the region's only Level I trauma center east of I-95. As the flagship hospital of the ECU Health system, this premier academic medical center serves as a critical provider of advanced care, education, and medical innovation for more than 1.4 million residents across eastern North Carolina.

Across its entire system, ECU Health operates 1,708 licensed beds, employs over 13,600 people, and partners with more than 500 providers across 100+ practice locations. With over 6,000 employees based in Greenville alone, the medical district is not only a hub of care delivery but a major economic and employment driver for the region.

With major investments such as the upcoming 144-bed behavioral health hospital in partnership with Acadia Health, the Greenville Medical District continues to evolve as a center of excellence for healthcare, education, and innovation in North Carolina.



The **Brody School of Medicine** has a well-established reputation for producing primary care physicians. The school admits 86 residents each year and is ranked #1 in North Carolina and #2 in the nation for primary care. Brody is also recognized for its commitment to student diversity, fostering a more inclusive and representative medical workforce.

1.4M	1,708	13,600
Reached Yearly	Licensed Beds	Total Employees



Area Demographics

Greenville, NC



5-mile Demographics



99K
Total Population



37
Median Age



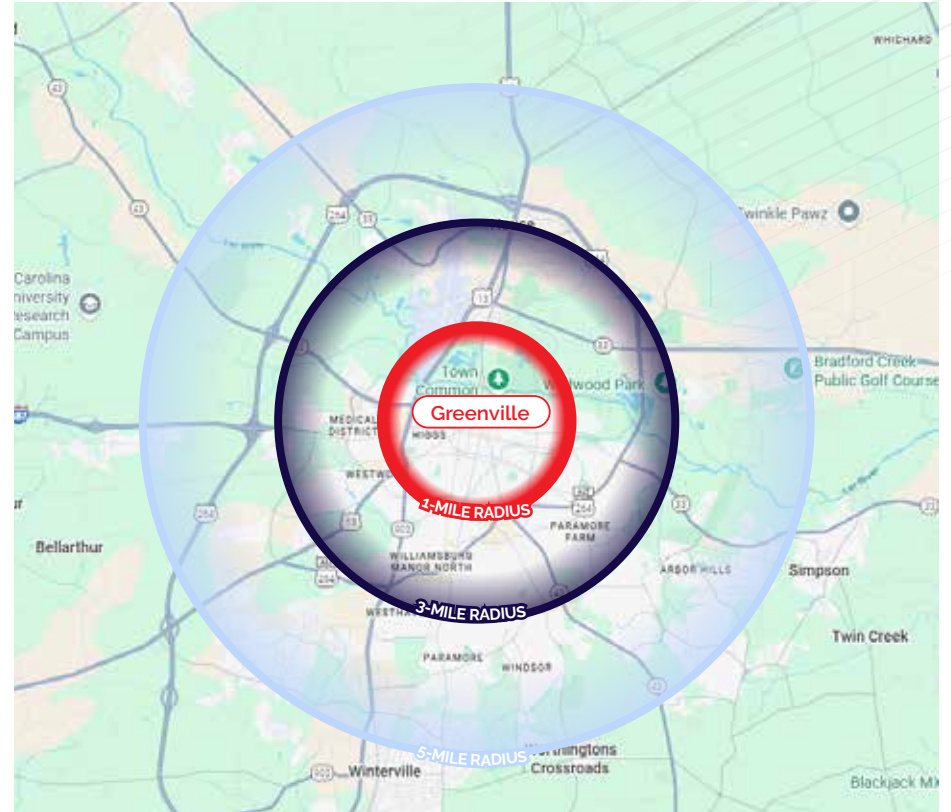
42K
Total Households



\$68K
Avg. Household Income



\$245K
Avg. Home Value



POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	10,040	49,971	98,603
Median Age	28	36	37

HOUSEHOLDS & INCOME

Total Households	3,173	21,837	42,477
# of Persons per HH	3.2	2.3	2.3
Average HH Income	\$39,371	\$56,953	\$68,263
Average Home Value	\$239,493	\$234,119	\$245,746

Disclosure

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



JAKE VIVERETTE | MBA

804-754-5462

jake.viverette@overtongroup.net

license no. 350592 (NC)

ANDREW ROUPAS

804-380-4215

andrew.roupas@overtongroup.net

license no. 356434 (NC)