

# WOODRIDGE CORPORATE PARK

1990 ALLEN ROAD, GREENVILLE, NC 27834

FOR LEASE



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

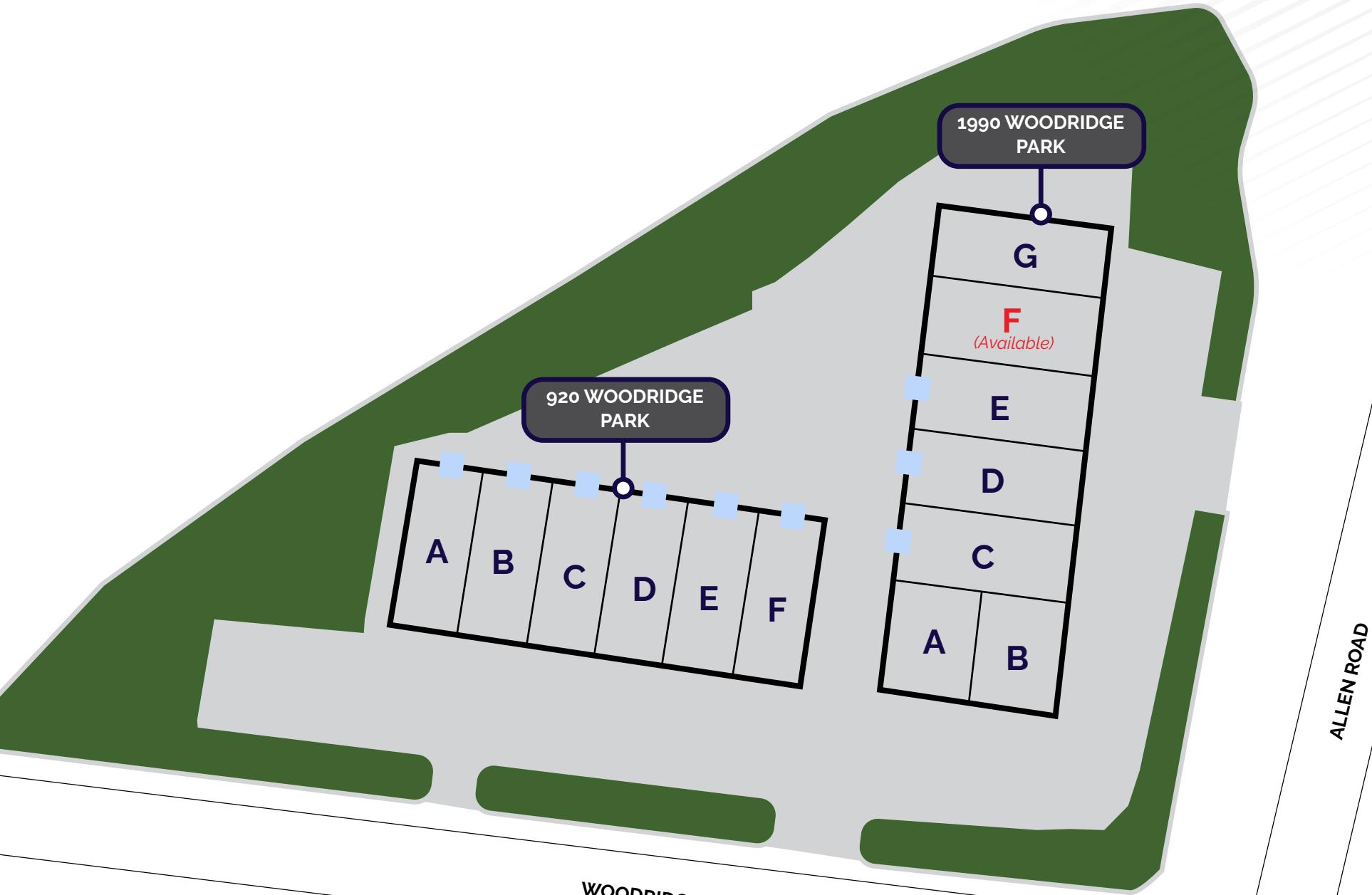
## Property Photos



## Property Photos



# Site Map



■ DRIVE-IN DOOR

## Surrounding Area





## 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-Christeyns**, 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



# 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**  
Reached  
Yearly

**1,708**  
Licensed  
Beds

**13,600**  
Total  
Employees



# Area Demographics

## Greenville, NC



### 5-mile Demographics



**99K**  
Total Population



**37**  
Median Age



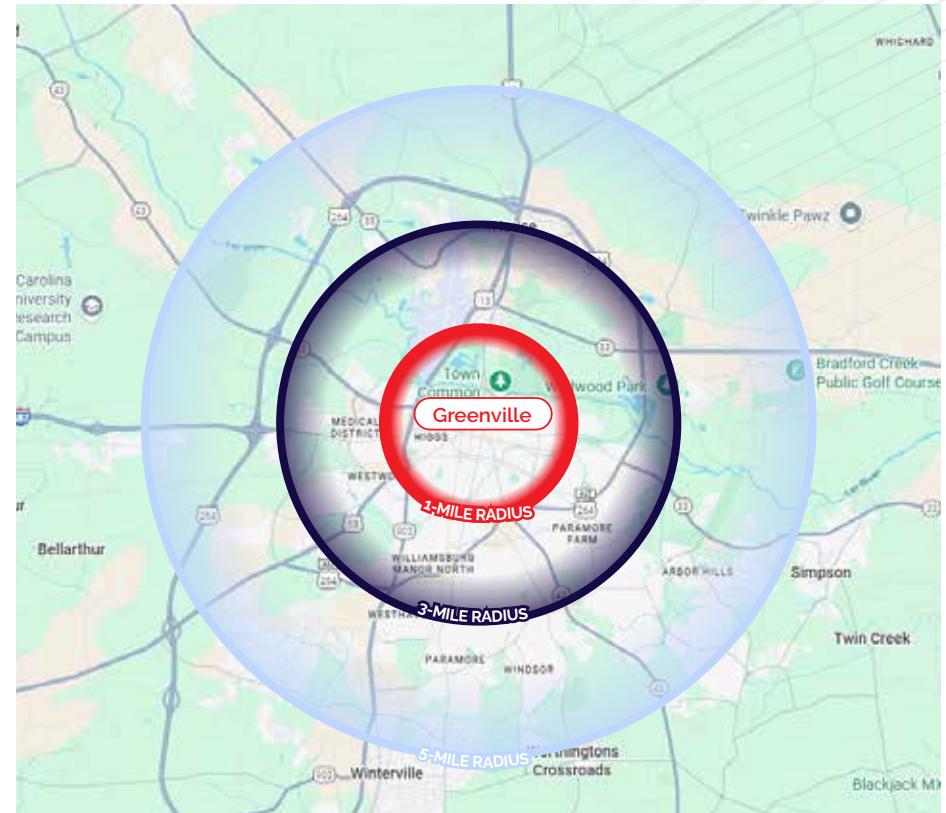
**42K**  
Total Households



**\$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 |

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