



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

# Available For Lease or Sale

## Medical/Office Building

(Located In The Heart Of Greenville's Medical District)

2303 Executive Circle, Greenville, North Carolina

■ Offering Price: \$1,412,500

■ Base Lease Rate:  
\$19.00 Per Square Foot,  
Triple Net

■ Estimated TICAM:  
\$3.40 Per Square Foot

■ Square Footage:  
Approximately 6,141  
Square Feet

■ Floor Plan:  
See Below/Attached

■ Aerial:  
See Below/Attached

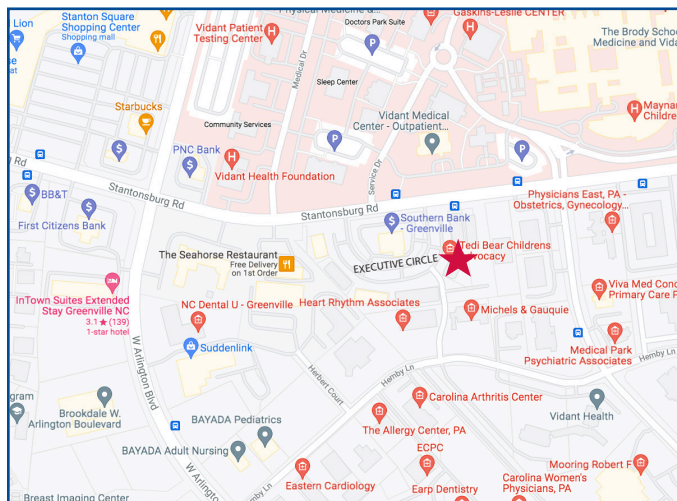
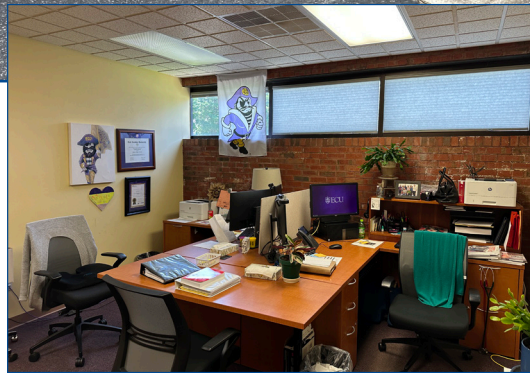
■ Zoning:  
MS (Medical Support)

■ Building Signage:  
Exterior Building Signage  
Available

■ Availability: November 2025

■ Traffic Count/  
Stantonsburg Road:  
Approximately 27,184  
Vehicles Per Day  
*Source: 2024 Kalibrate Technologies*

■ Location:  
Located Across Stantonsburg  
Road From ECU Health  
Medical Center



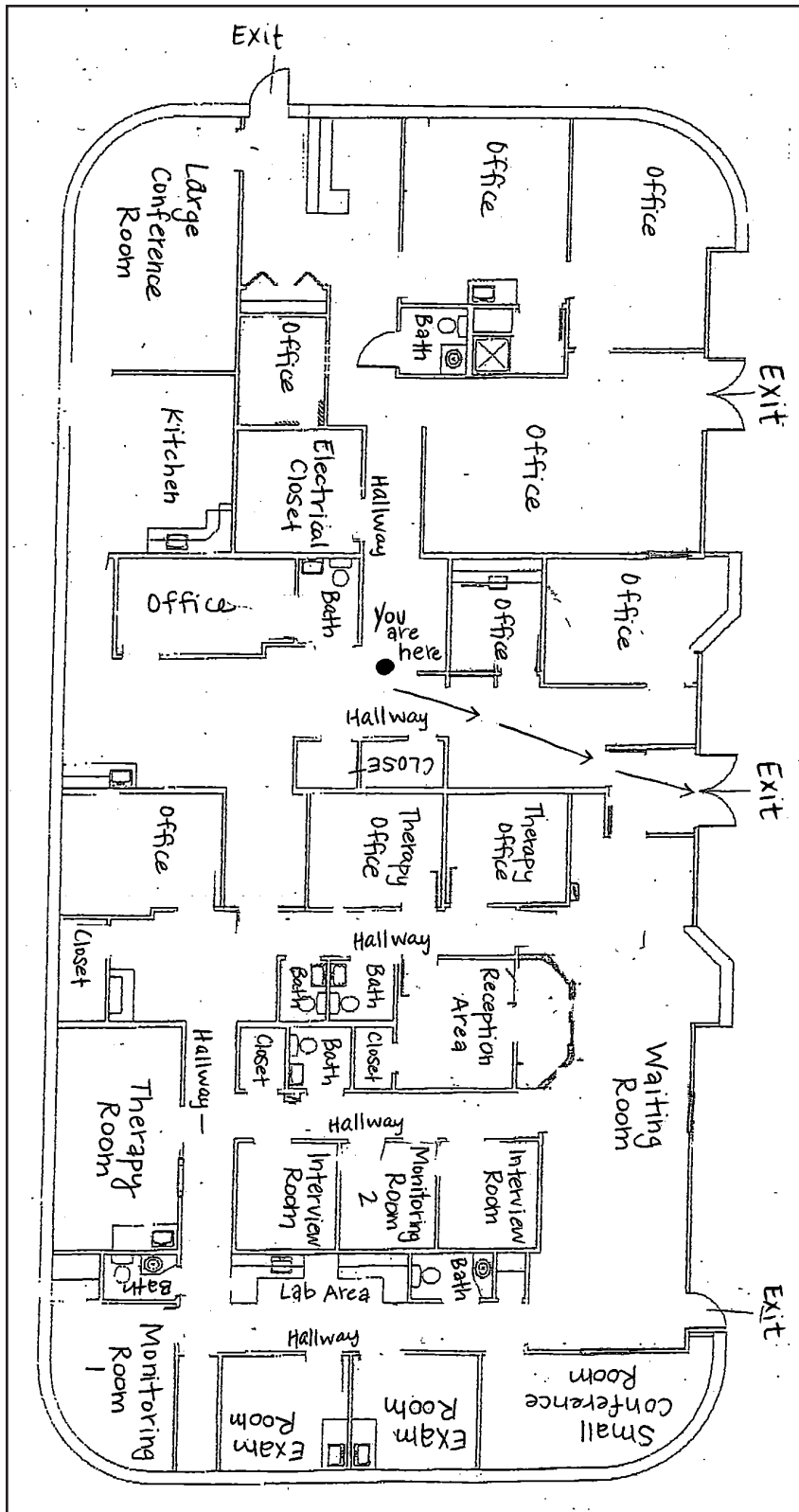
*for more information contact*

**Michael Waldrop at 919-645-1605**  
[michael@waldropproperties.com](mailto:michael@waldropproperties.com)

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# Greenville, North Carolina



## Floor Plan

*Disclaimer: The floorplan is considered to be accurate; however, listing agency makes no representations and/or warranties as to the accuracy of the floor plan or the square footage.*

*for more information contact*

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# 2303 Executive Circle

## Greenville, North Carolina



Aerial

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