

Jon Day & Associates, Inc.
Commercial Realtors

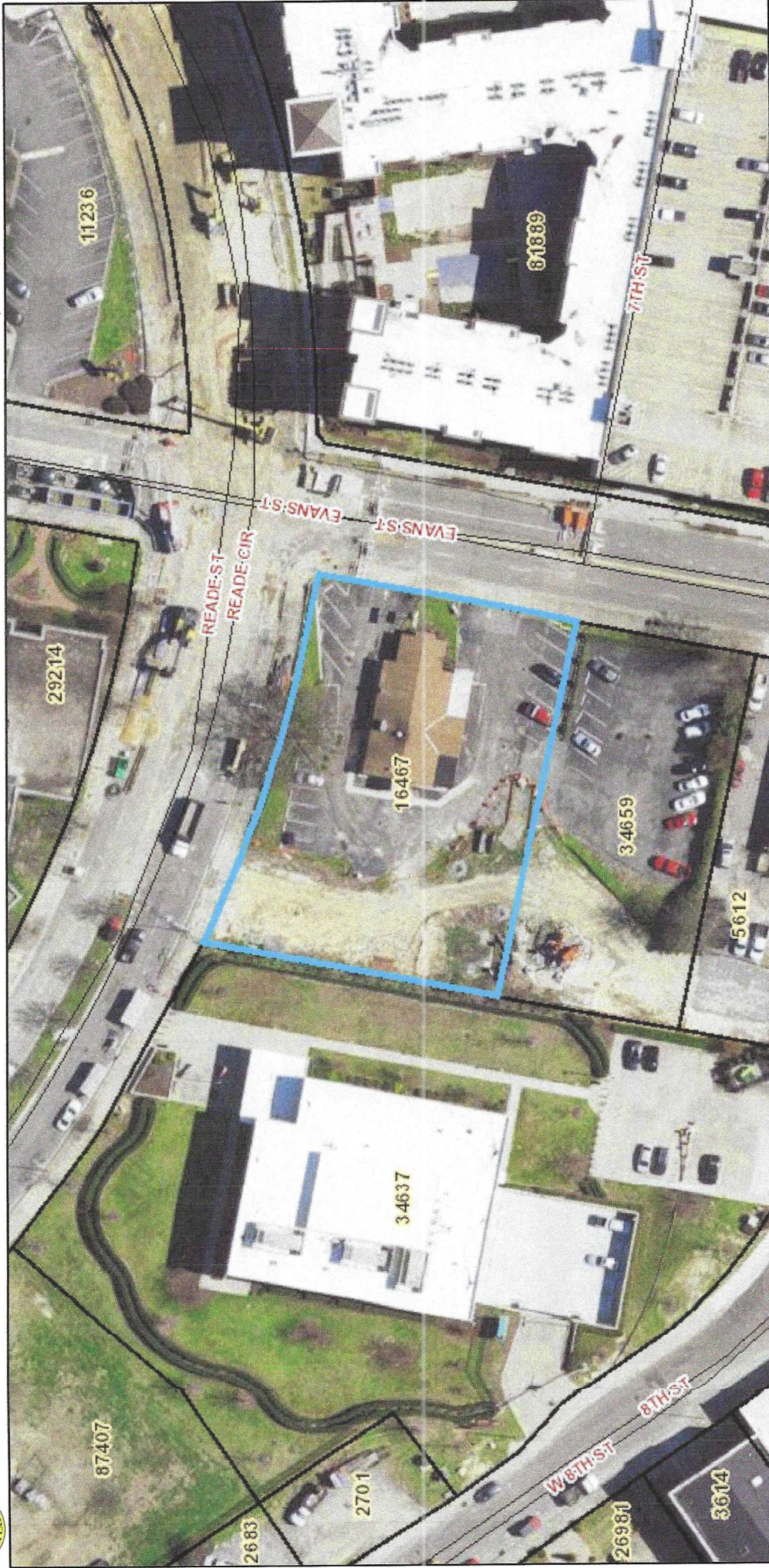
PO Box 507
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Greenville, NC 27835
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Fact Sheet
Nick P Site
560 South Evans Street
Greenville, NC

1. Location: Southwest corner of Evans Street and Reade Circle
560 S. Evans Street
Greenville NC
This property is located at a signalized intersection adjacent to downtown Greenville.
 2. Size: 1.09 Acres
 3. Dimensions: 198' x 229'
 4. Road Frontage: 198' of frontage on Reade Circle
229' of frontage on Evans Street
 5. Topography: Generally level at street grade
 6. Utilities: City water, sewer, electricity, and gas
 7. Zoning: CDF-Commercial Downtown Fringe.
 8. Surrounding Land Uses: US Bankruptcy Court, City of Greenville Library, The Boundary student Housing site, Bank, ECU Campus is 1 Block East.
 9. Sales Price: \$2,000,000.00 for 1.09 Acres Site
 10. Comments: Excellent site that is convenient to downtown Greenville. Possible Co-Brand For a restaurant or fast food user.
Access will be confirmed by City of Greenville.
Several high density residential complexes in this area.
 11. Terms: To Be Negotiated
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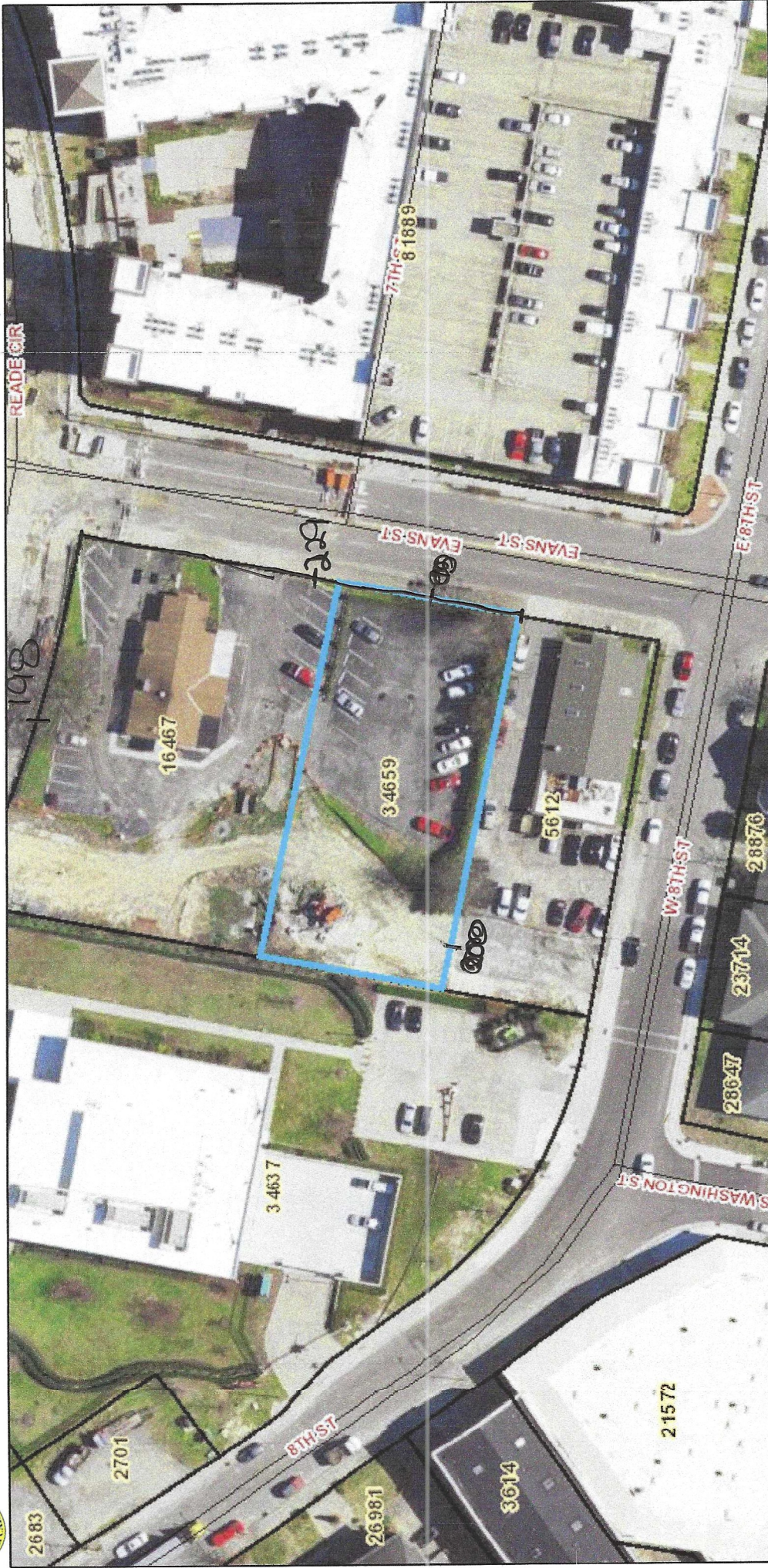
12. Possible Uses: Drive Thru Coffee or Fast Food.
13. Improvements: Existing 2,217 SF former Restaurant, approximately 40 onsite parking spaces.
14. Drainage: Existing storm water drainage easement on site.



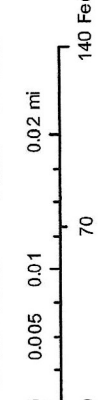
Scale: 1:919 1 inch = 77 feet
0 0.005 0.01 0.02 mi
0 70 140 Feet

Map Produced: October 16, 2024
Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.
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Parcel #:	16467	Building # / Unit:		Land Value:	679536
Physical Address:	560 EVANS ST	Acreage:	0.65	Total Current Market Value:	834996
Owner(s):	PANTELLIDIS, PANAGIOTIS	Current Owner:	00022E 01370	Total 2023 Market Value:	739881
		Map Book:	DB110-787	Municipality:	GREENVILLE
		Dec/Doc. Date:	11/01/2022	Township:	GREENVILLE
		Dec/Document Sales Price:	0	Census Tract:	100
		Building Type/Use:	07-COMM-CONST(22-FASTFOODS)	Neighborhood:	008001
Mail Address:	2413 KAY RD	Number of Buildings:	1	Elementary School:	Elmhurst ES
City/State/Zip:	GREENVILLE NC 27858	Year Built:	1964	Middle School:	C M Eppes MS
NC PIN:	4688301435	Total Living Area:	2217	High School:	J H Rose HS
Subdivision/Section/Phase:		Building Value:	150900	Fire Service District:	INSIDE MUNICIPALITY
Prior Legal Description:	TWO GREEK RESTAURANT	Extra Features Value:	4560		
Block/Lot:					
Tract:					



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Parcel #:	34659	Building # / Unit:	153328	Land Value:	153328
Physical Address:	0 EVANS ST	Acreage:	0.44	Total Current Market Value:	160388
Owner(s):	PANTELEDIS, PANAGIOTIS	Current Owner:	000E22 01370	Total 2023 Market Value:	160448
		Deed/Document:	DB210-17	Municipality:	GREENVILLE
		Map Book:	11/01/2022	Township:	GREENVILLE
		Deed/Doc. Date:	0	Census Tract:	100
		Deed/Document:	0	Neighborhood:	008001
		Sale Price:	0	Elementary School:	Elmhurst ES
		Building Type/Use:	0	Middle School:	C M Eppes MS
		Number of Buildings:	0	High School:	J H Rose HS
		Year Built:	0	Fire Service District:	INSIDE MUNICIPALITY
		Total Living Area:	0		
		Building Value:	0		
		Extra Features Value:	7060		

Mail Address: 2413 KAY RD
City/State/Zip: GREENVILLE NC 27858
NC PIN: 4688301249
Subdivision/Section/Phase:
Prior Legal Description: PARK LOT EVANS ST.
Block/Lot:
Tract:

W 8TH ST

SITE

EVANS ST

13,000 ADT

RADE CIR

11,000 ADT

PROPOSED
R/RO

