



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

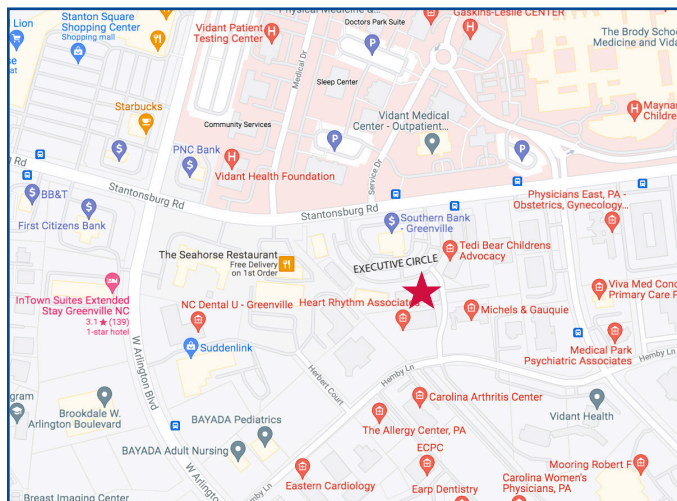
# Available For Lease or Sale

## Medical/Office Space

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

2305 Executive Circle, Greenville, North Carolina

- **Base Lease Rate:**  
\$19.00 Per Square Foot,  
Triple Net
- **Offering Price:** \$2,500,000
- **Estimated TICAM** \$3.56 Per  
Square Foot
- **Square Footage:**  
Approximately 10,872  
Square Feet
- **Floor Plan:**  
See Below/Attached
- **Aerial:**  
See Below/Attached
- **Zoning:**  
MS (Medical Support)
- **Building Signage:**  
Exterior Building Signage  
Available
- **Availability:**  
Available For Occupancy
- **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*

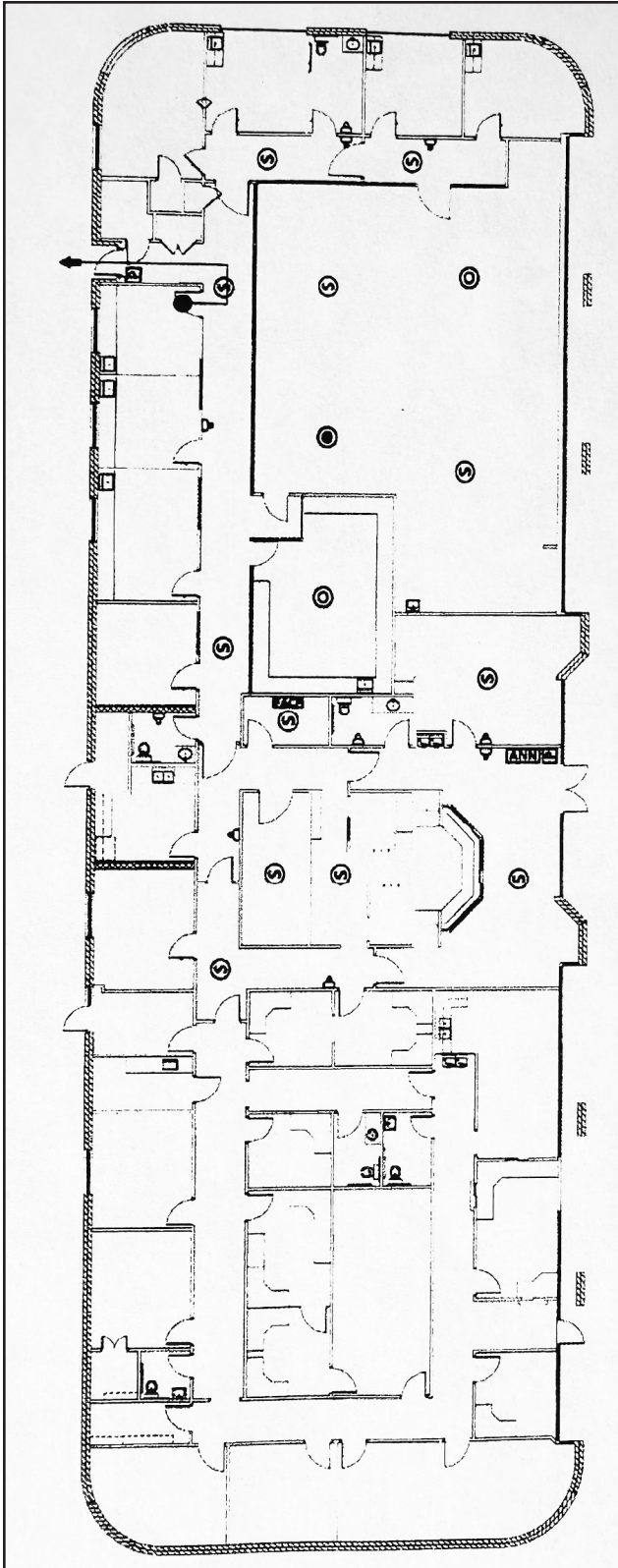
**Michael Waldrop at 919-645-1605**  
**michael@waldropproperties.com**

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# 2305 Executive Circle

Greenville, North Carolina



## Floor Plan

*Disclaimer: The floorplan is considered 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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# 2305 Executive Circle

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Aerial

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