



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

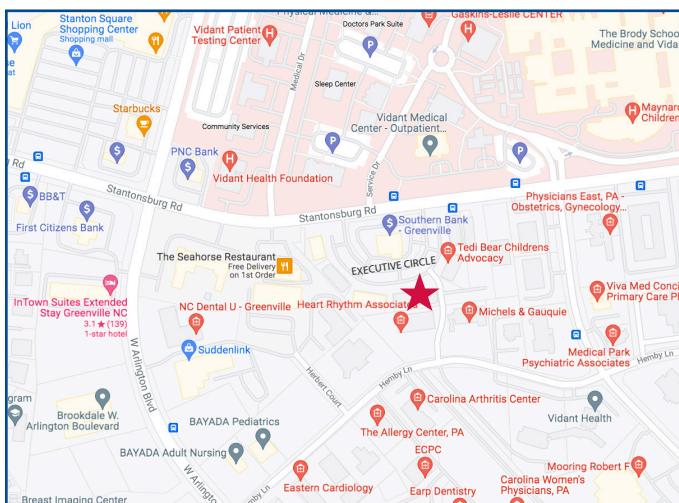
# Available For Lease or Sale

## 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



3700 Computer Dr., Suite 240  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606  
[www.waldropproperties.com](http://www.waldropproperties.com)

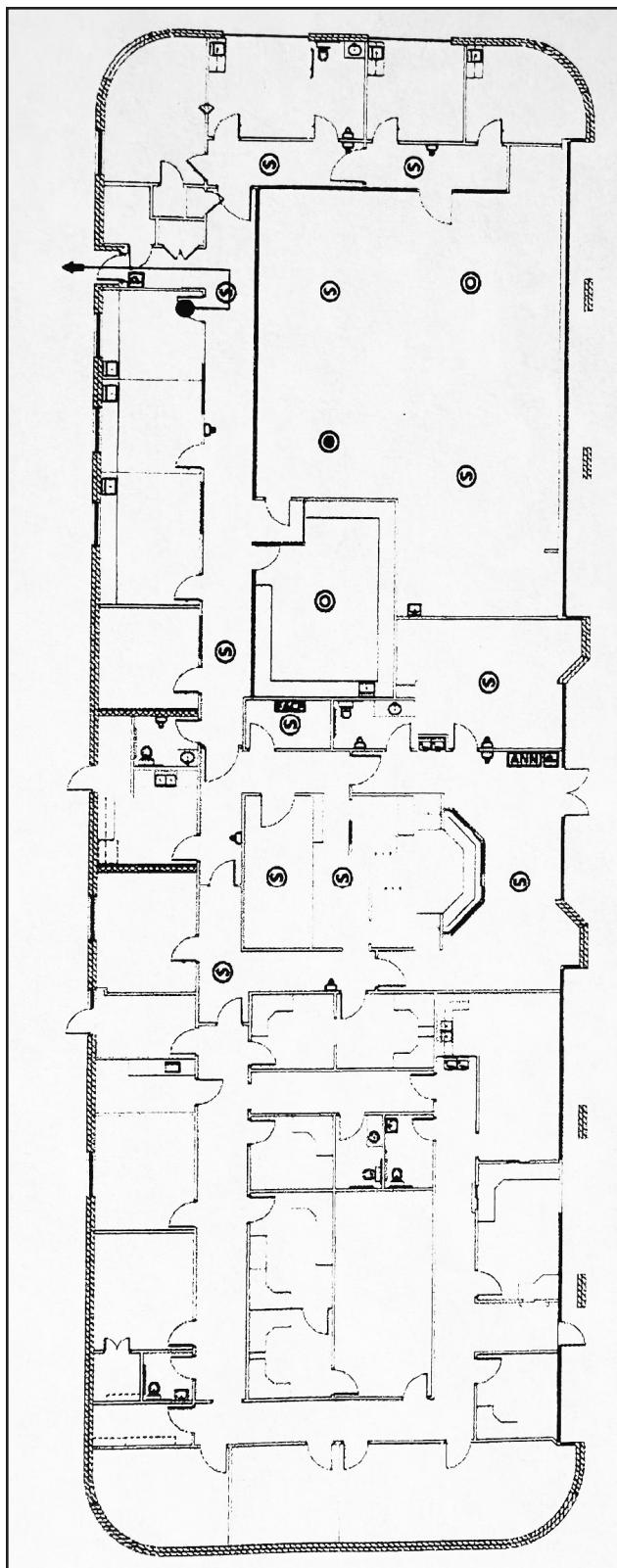
for more information contact

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

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

# 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*

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

[www.waldropproperties.com](http://www.waldropproperties.com)



WALDROP PROPERTIES, LLC

*Commercial Real Estate Solutions*

# 2305 Executive Circle

Greenville, North Carolina



Aerial

for more information contact

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

[www.waldropproperties.com](http://www.waldropproperties.com)



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions