



FOR SALE
**S CONTENTNEA STREET
MEDICAL OFFICE**

Farmville, NC

PRESENTED BY:



PROPERTY OVERVIEW



	3,100 Building SF		Office Property Type
	\$499K Sales Price		\$3,750 Lease Rate Per Month
	2006 Year Built		Pitt County

Listing Broker



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PROPERTY DESCRIPTION

3450 S. Contentnea Street presents a well-maintained medical office opportunity in the heart of downtown Farmville. Formerly occupied by an established optometry practice, the property is thoughtfully configured for medical or professional use, offering a functional layout that minimizes downtime for a new user.

The building features a welcoming reception and waiting area, complemented by 11 private offices, including 6 exam rooms equipped with sinks, making it ideal for medical, dental, vision, therapy, or specialty healthcare practices. The efficient floor plan also allows for adaptability to a range of professional office uses.

Recent capital improvements enhance both curb appeal and operational efficiency, highlighted by a newly repaved parking lot completed in 2022, providing ample, convenient on-site parking for patients and staff.

This offering provides flexibility for an owner-occupant seeking to establish or expand a practice, as well as an investor pursuing stabilized medical office income.

PROPERTY HIGHLIGHTS

- Turnkey medical office with 11 private offices, including 6 exam rooms with sinks
- Recent CapEx: Newly repaved parking lot (2022) with ample on-site parking
- Former optometry practice—ideal for medical, dental, vision, or office use
- Flexible owner-user or investment opportunity
- \$499K purchase price; \$3,750/mo projected lease

Parcel Outline



EPINE STREET

S CONTENTNEA STREET







Surrounding Businesses



TIM BBQ GRILLS



FARMVILLE RETAIL & RESTAURANTS
piggly wiggly



3450 S
CONTENTNEA
STREET

E PINE STREET

S CONTENTNEA STREET

Farmville Nestled in Eastern NC Economy



Farmville is strategically positioned along the I-587 corridor between Greenville and Wilson, offering investors exposure to multiple economic drivers within the region.

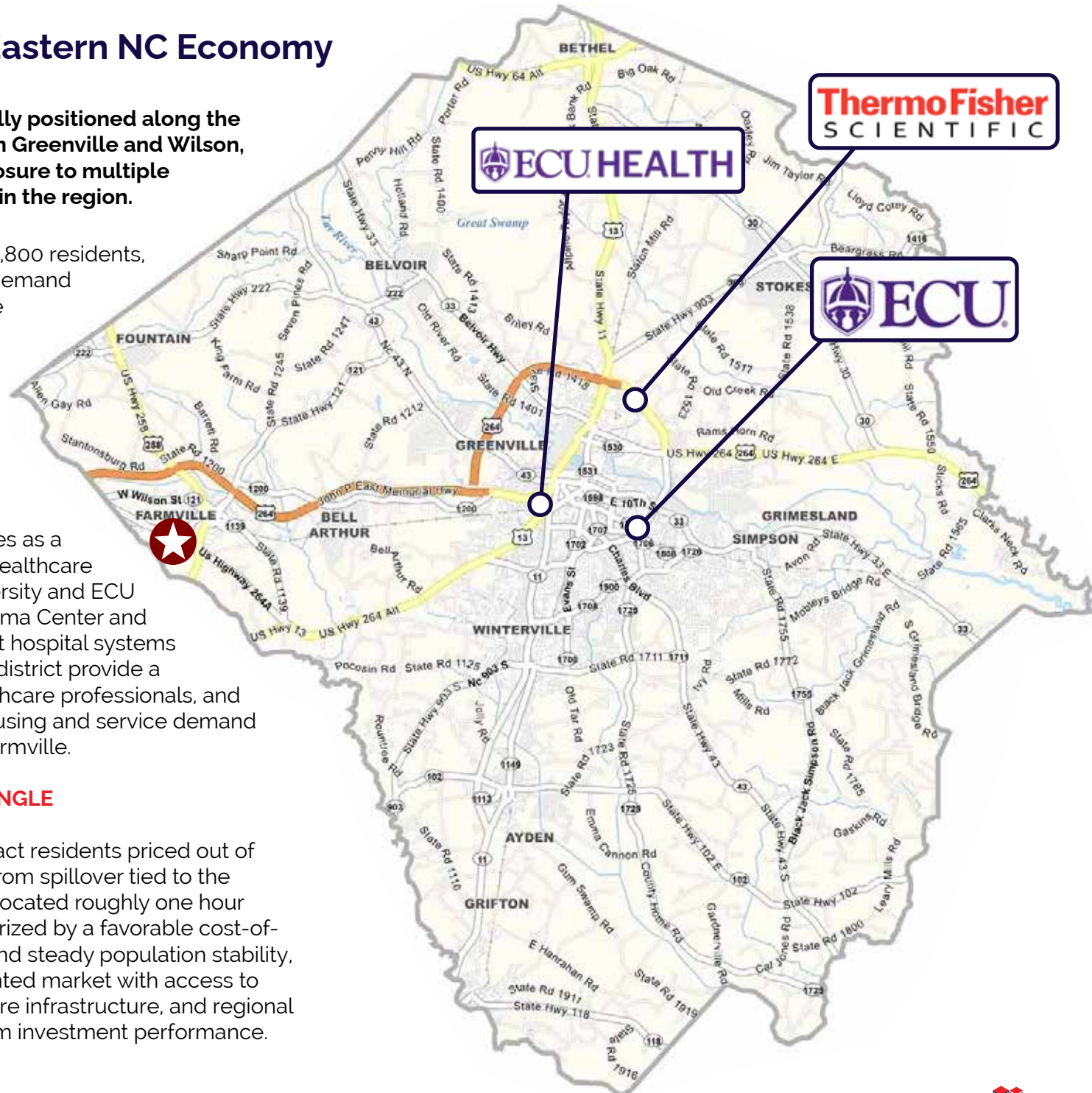
With a population of approximately 4,800 residents, Farmville benefits from stable local demand supported by a diversified healthcare presence, including medical clinics, pediatric care, dental and optometry providers, pharmacies, and specialty services—key anchors for long-term tenancy and daily traffic.

THRIVING GREENVILLE MSA

Just 15 minutes east, Greenville serves as a major employment, education, and healthcare hub anchored by East Carolina University and ECU Health Medical Center, a Level I Trauma Center and flagship campus of one of the largest hospital systems in the country. ECU and the medical district provide a consistent pipeline of students, healthcare professionals, and supporting industries that extend housing and service demand into surrounding communities like Farmville.

PROXIMITY TO WILSON & THE TRIANGLE

To the west, Wilson continues to attract residents priced out of larger metros, while also benefiting from spillover tied to the Raleigh-Durham Research Triangle, located roughly one hour away. The broader region is characterized by a favorable cost-of-living profile, workforce availability, and steady population stability, positioning Farmville as a value-oriented market with access to major employment centers, healthcare infrastructure, and regional connectivity—supportive of long-term investment performance.





MSA HIGHLIGHTS

2nd

Lowest Cost of Living in NC

94K

Total Workforce

#3

Overall MSA in South Atlantic

29K

Students at ECU

Greenville is the 10th Largest City in NC

The Greenville MSA 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.

Area Demographics

Farmville, NC



15-mile Demographics



166K
Total Population



39
Median Age



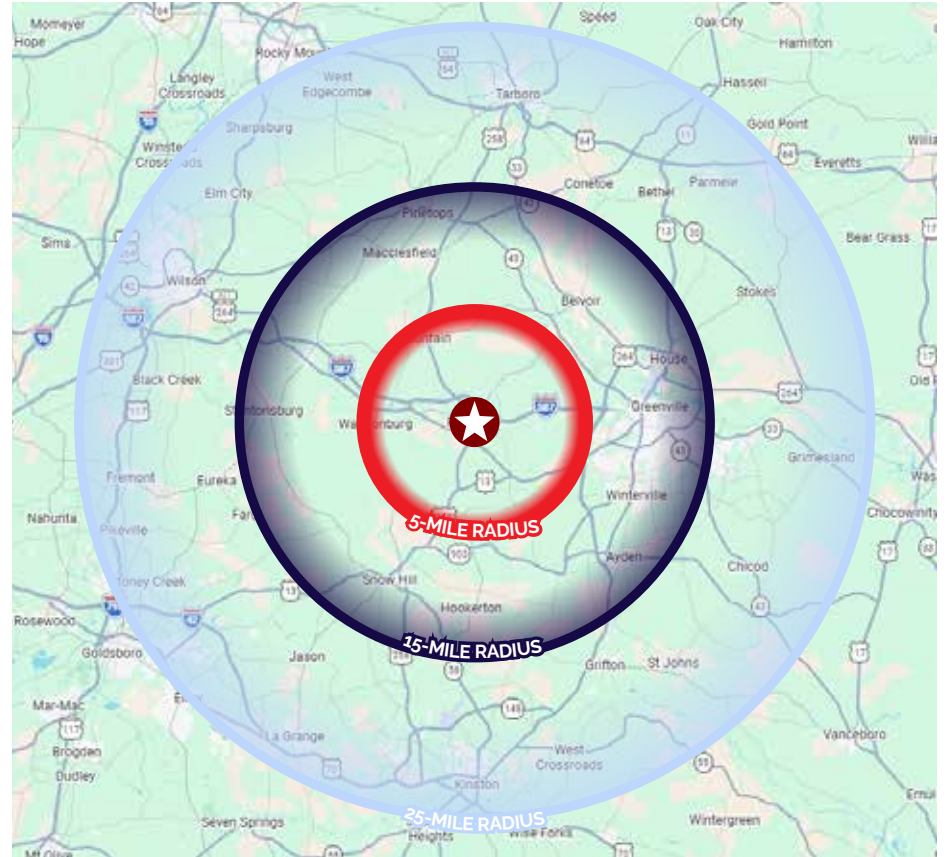
68K
Total Households



\$71K
Avg. Household Income



\$221K
Avg. Home Value



POPULATION

	5 Mile Radius	15 Mile Radius	25 Mile Radius
Total Population	9,109	166,163	430,948
Median Age	42	39	41

HOUSEHOLDS & INCOME

Total Households	3,826	68,109	178,096
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,473	\$70,858	\$71,113
Average Home Value	\$224,147	\$221,106	\$203,697

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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