

FOR SALE

1975 Greenville Blvd SE

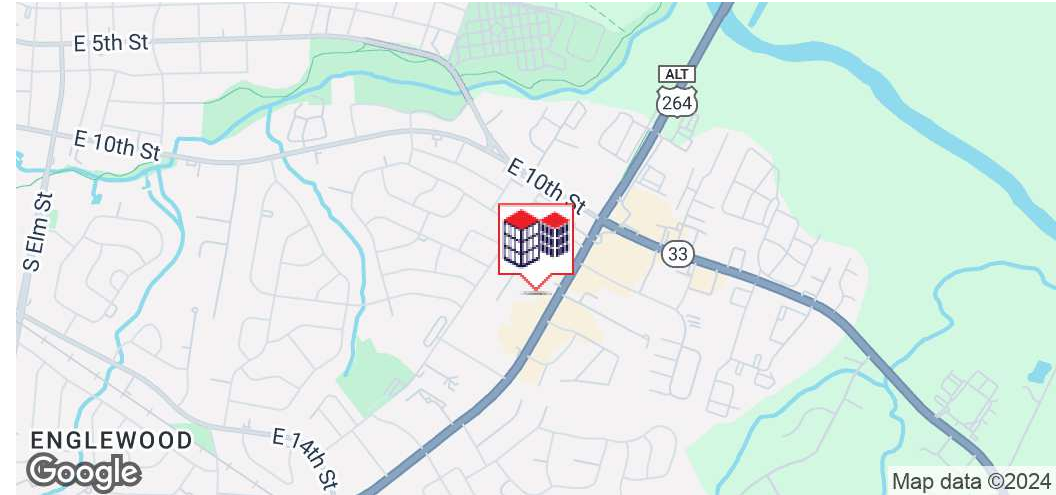
GREENVILLE, NC 27858

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OFFERING SUMMARY

Lease Rate:	\$13.00 - \$16.00/SF/Yr. (NNN)
Building Size:	40,080 SF
Available Space:	24,058 SF
Lot Size:	3.12 Acres
Number of Units:	1
Year Built:	1998
Zoning:	CG
Traffic Count:	33,500

PROPERTY OVERVIEW

Join Harbor Freight in an exceptional location along Greenville's primary retail corridor! This 40,080 SF building is located on the lighted intersection of Greenville Blvd SE and Eastbrook Dr. Zoned for general commercial, the site provides a great opportunity on one of the busiest roads in Greenville with over 33,500 vehicles per day. The building is built-out as a showroom and has 16' clearance in the front of the building and 13' ceilings in the rear. The building is divided into 2 units, 16,022 SF leased by Harbor Freight and 24,058 SF that is currently available.

PROPERTY HIGHLIGHTS

- Located on the lighted intersection of Greenville Blvd SE and Eastbrook Dr
- Near high concentrations of single/multi-family rooftops and national tenants
- Close proximity to ECU Health Medical Campus & East Carolina University
- Great visibility on busy road (33,500 VPD)

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AVAILABLE SPACE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	24,058 SF	Lease Rate:	\$13.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit A	Harbor Freight	16,022 SF	NNN	\$13.00 - 16.00 SF/yr
Unit B	Available	24,058 SF	NNN	\$13.00 - 16.00 SF/yr



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located on the eastern side of Greenville, this site is situated by developed neighborhoods, and near numerous suburban developments.

Greenville is the 10th largest city in North Carolina and has a metropolitan area of more than 230,000 residents. Greenville is home to the 3rd largest university in NC, East Carolina University (ECU). ECU has an enrollment of over 28,500 students and employs 5,600 individuals. Greenville is also home to ECU Health's Medical Campus, formerly Vidant Medical Center, which is one of the largest hospital systems in the US. ECU Health's Medical Campus is the only Level 1 trauma center east of I-95, and has 1,712 licensed beds. It serves 1,400,000 people and employs 6,800 individuals in Greenville.

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,029	98,545	149,943
Average Age	30.6	33.0	34.4
Average Age (Male)	32.0	32.1	33.3
Average Age (Female)	32.0	33.6	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,470	45,097	66,492
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$46,271	\$56,248	\$61,379
Average House Value	\$95,973	\$126,881	\$134,111

TRAFFIC COUNTS

Average Vehicles Per Day 33,500/day

2020 American Community Survey (ACS)

