

Built-to-Suit or Long Term Ground Lease Available

1020 RED BANKS ROAD | GREENVILLE, NC

FOR LEASE



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LICENSE NO. : 304027 (NC)

Leasing Summary



RED BANKS RD

15,000 VPD

Call for Pricing
Lease Rate

Build-to-Suit
Lease Type

OR
Zoning

0.5
Total Available
Acres

Property Description:

Presenting a *premier* Build-To-Suit opportunity at 1020 Red Banks Road, ideally positioned along one of Greenville's most established and high-traffic corridors (Red Banks Rd 15,000 VPD & Charles Blvd 23,000 VPD). This highly visible property features a fully approved 6,000 SF ground-floor building footprint with the ability to develop up to four stories, offering significant flexibility for a range of commercial, medical, or mixed-use applications.

Zoned Office-Residential (OR) and supported by 25 surface parking spaces, the site is stormwater-ready, with utilities readily accessible, making it development-ready. Its size and zoning make it ideal for medical offices, professional services, boutique retail, or multi-tenant configurations—all within close proximity to major residential neighborhoods, retail centers, and East Carolina University.

Take advantage of this build-to-suit opportunities in one of Greenville's most desirable locations.

Property Highlights

- Prime east Greenville location near major retailers, medical offices, and dense residential neighborhoods
- Approved Footprint: 6,000 SF (Ground Floor)
- Development Potential up to 90 feet

Potential Uses (Subject to Zoning)

- Medical or Professional Office
- Financial Services
- Health & Wellness Center
- Boutique Retail or Flex Space
- Mixed-Use Development

Property Details

Address	1020 Red Banks Road
Market	Greenville MS
County	Pitt
Type	Land/BTS
Lot Size	0.5 acres
Zoning	OR

Retail Map

Arlington Plaza



Greenville Square



Greenville Mall



Arlington Blvd (22,000 VPD)

Charles Blvd (48,500 VPD)

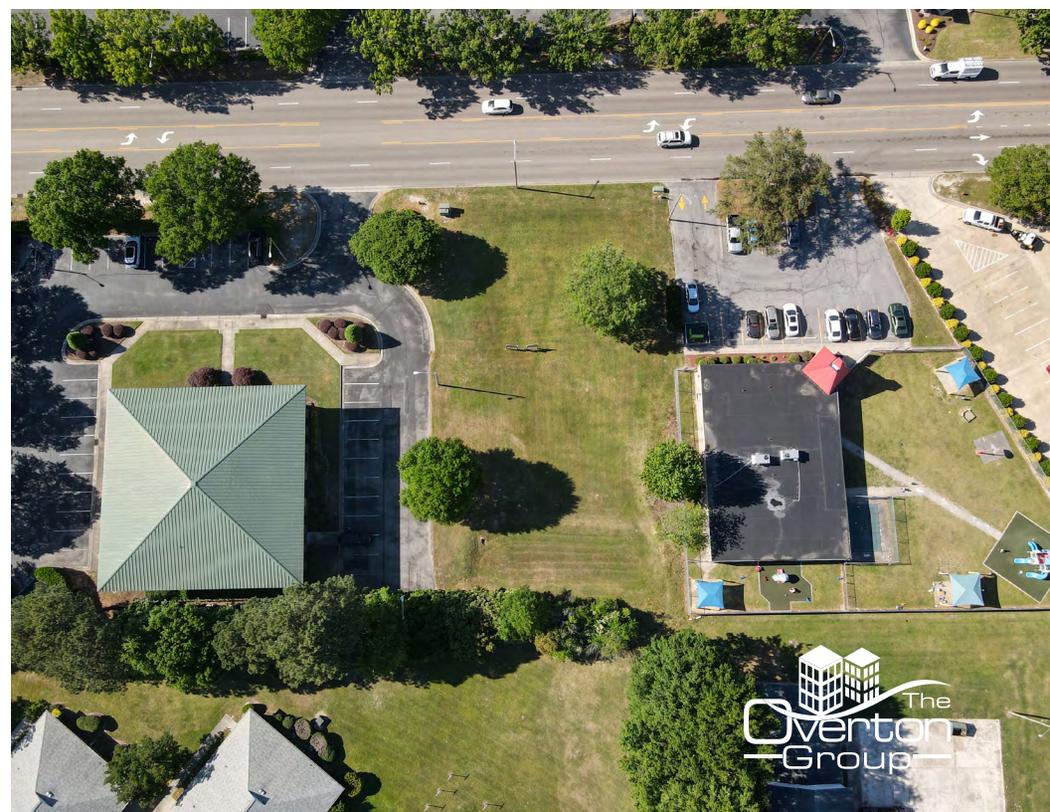
Red Bank Rd (15,000 VPD)

North Carolina
Biotechnology Center





1020 Red Banks Rd FOR LEASE | PAGE 4



Regional Map



GREENSBORO, NC
162 MILES



NORFOLK, VA
122 MILES

RALEIGH, NC
82.9 MILES



GREENVILLE, NC



CHARLOTTE, NC
251 MILES



FAYETTEVILLE, NC
111 MILES



GREENVILLE, SC
347 MILES



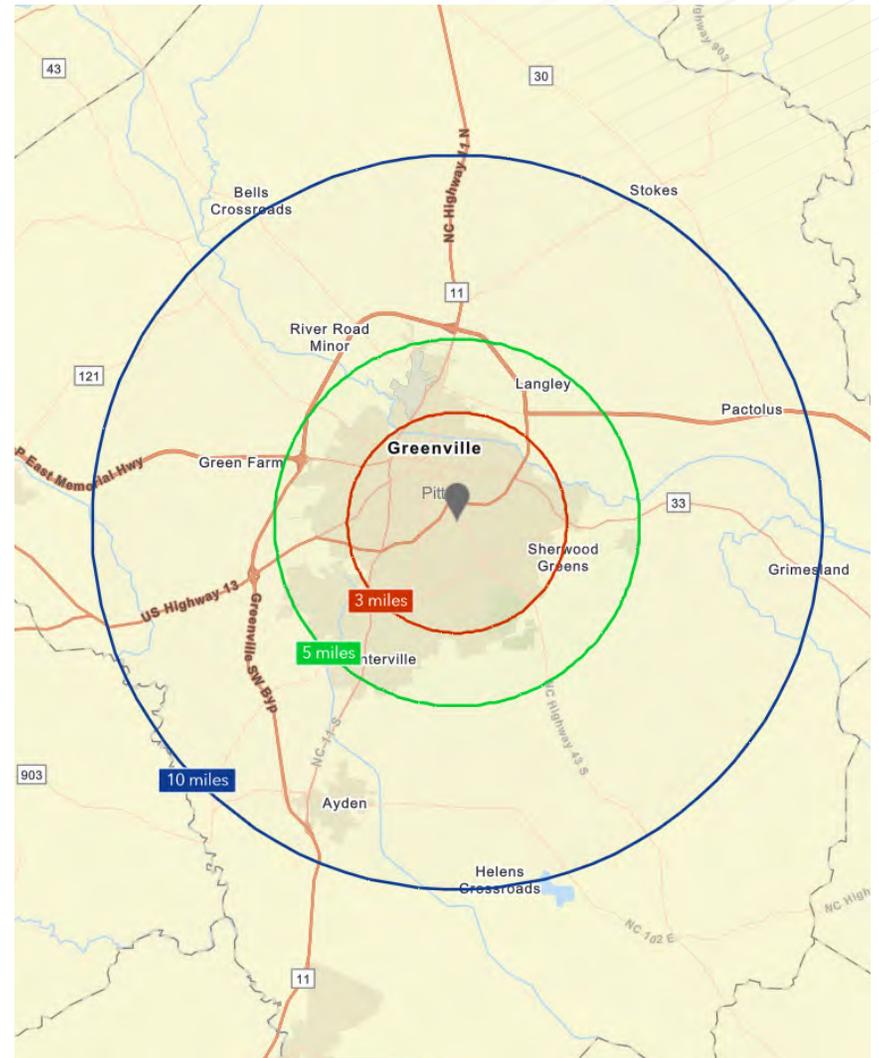
WILMINGTON, NC
118 MILES

Demographics

Population	3 Miles	5 Miles	10 Miles
Total Population	66,896	113,578	151,648
Median Age	31.2	33.1	34.6

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	29,294	48,703	63,545
# of Persons per HH	2.15	2.24	2.31
Average HH Income	\$80,692	\$83,923	\$84,427
Average Home Value	\$289,324	\$281,370	\$280,011

Demographics data derived from ESRI (2025)





FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)
South Carolina: 19887 (SC)