



1001 S. MEMORIAL DRIVE, GREENVILLE, NC 27834

Parcel Number 21935

PROPERTY HIGHLIGHTS

Well located at a fully signalized intersection with excellent visibility and close proximity to ECU Health Medical Center and multiple major fast-food chains.

- ◆ 2618 +/- Square Feet
- ◆ 0.86 Acre Lot
- ◆ 37 Parking Spaces
- ◆ Drive-Thru
- ◆ Across from Guy Smith Stadium
- ◆ 19,000 Vehicle Count Per Day
- ◆ Zoned CH (Heavy Commercial)

LEASE RATE: \$28.00 psf NNN

FOR SALE: \$900,000.00

For More Information, Please Contact the Listing Agents:

STANLEY H. ARMSTRONG, CCIM, SIOR **THOMAS F. STOUGHTON, BROKER**

Managing Partner
(252) 531-9844

Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR

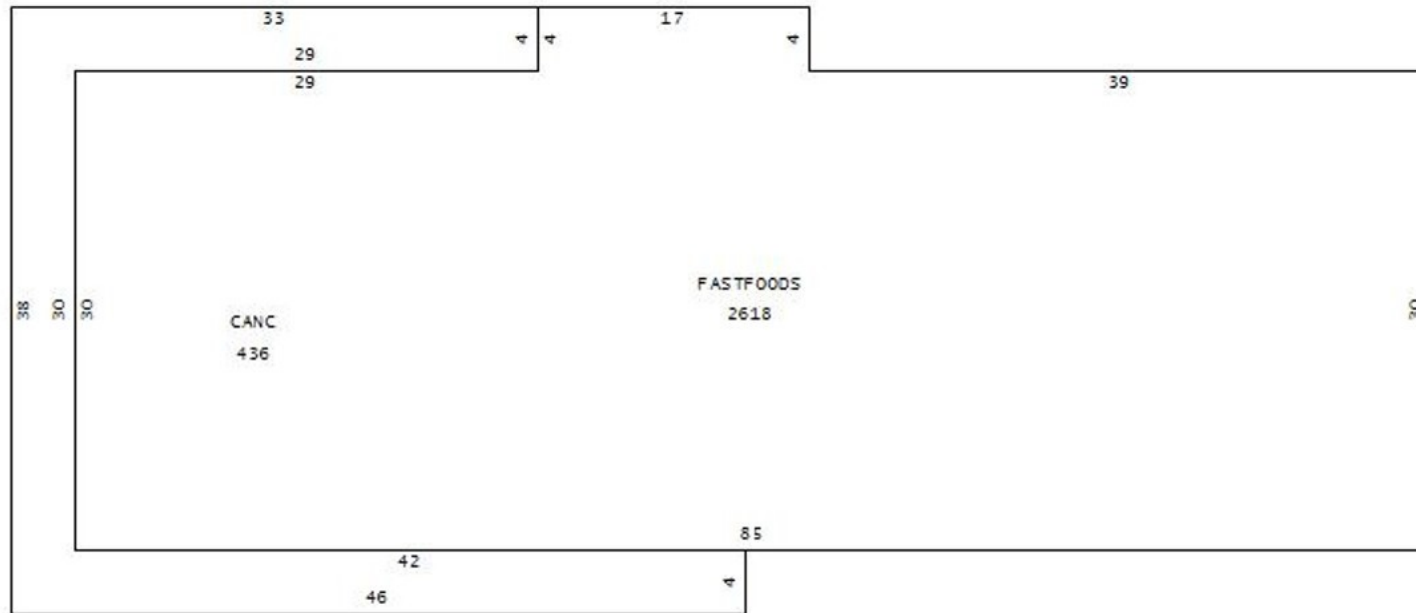
Managing Partner
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DEBBIE W. BARBER, CCIM

Commercial Broker
(252) 916-2703

STEPHANIE WARREN

Commercial Broker
(817) 559-3196



For More Information, Please Contact the Listing Agents:

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HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Governmental Municipal Buildings
- ◆ Liquor Store, State ABC
- ◆ Agricultural/Mining
 - * Farming; Agriculture; Horticulture; Forestry
 - * Greenhouse or Plant Nursery
 - * Farmer's Market
 - * Kennel or Animal Boarding
- ◆ Recreational/Entertainment
 - * Golf Course or Driving Range
 - * Public Park or Recreational Facility
 - * Commercial Recreation; Indoor and Outdoor
 - * Bowling Alley
 - * Theatre
 - * Athletic Club Indoor and Outdoor
- ◆ Office/Financial/Medical
 - * Office (Professional and Business)
 - * Operational /Processing Center
 - * Banks, Savings and Loans; Investment Institutions
 - * Medical, Dental, Clinics
 - * Veterinary Clinic or Animal Hospital
- ◆ Services

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|-----------------------------------|----------------|
| * Barber or Beauty Shop | * Funeral Home |
| * Manicure/Pedicure Salon | * Dry Cleaners |
| * Church | * Library |
| * Civic Organization | * Museum |
| * Hotel, Motel, Bed and Breakfast | |

HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Repair
 - * Upholster
 - * Appliance Repair
 - * Jewelry, Watch, Eyewear or Other Personal Item Repair
- ◆ Recreation
 - * Game Center
 - * Billiard Parlor or Pool Hall
 - * Public or Private Club
- ◆ Retail Trade
 - * Grocery
 - * Pharmacy
 - * Convenience Store with Gasoline Sales
 - * Office and School Supply
 - * Restaurant
 - * Appliances; Household or Commercial Use, Sales and Accessory Repair
 - * Hobby or Craft Shop
 - * Florist
 - * Pet Shop
 - * Sporting Goods Sales and Rental Shop
 - * Auto Parts Sales
 - * Pawnbroker
 - * Lawn and Garden Supply
 - * Farm Supply and Commercial Implement Sales
 - * Recycling Collection Station or Facilities

HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Wholesale/Rental/Vehicle/Mobile Home Trade
- ◆ Construction
 - * Licensed Contractor; General, Electrical, Plumbing, Mechanical, etc. Excluding Outside Storage
 - * Building Supply; Lumber and Material Sales, Plumbing and/or Electrical Supply, Excluding Outside Storage
 - * Hardware Store
- ◆ Transportation
 - * Taxi or Limousine Service
 - * Parcel Delivery Service
 - * Ambulance Service
- ◆ Manufacturing/Warehousing
 - * Ice Plant and Freezer Lockers
 - * Dairy Production, Storage and Shipment Facilities
 - * Bakery; Production, Storage and Shipment Facilities
 - * Cabinet, Woodwork, or Frame Shop (Excluding Furniture Manufacturing or Upholster)
 - * Engraving; Wood, Glass or Metal
 - * Mini-Storage Warehouse Excluding Outside Storage
 - * Tire Recapping or Retreading Plant

HEAVY COMMERCIAL ZONING SPECIAL USES

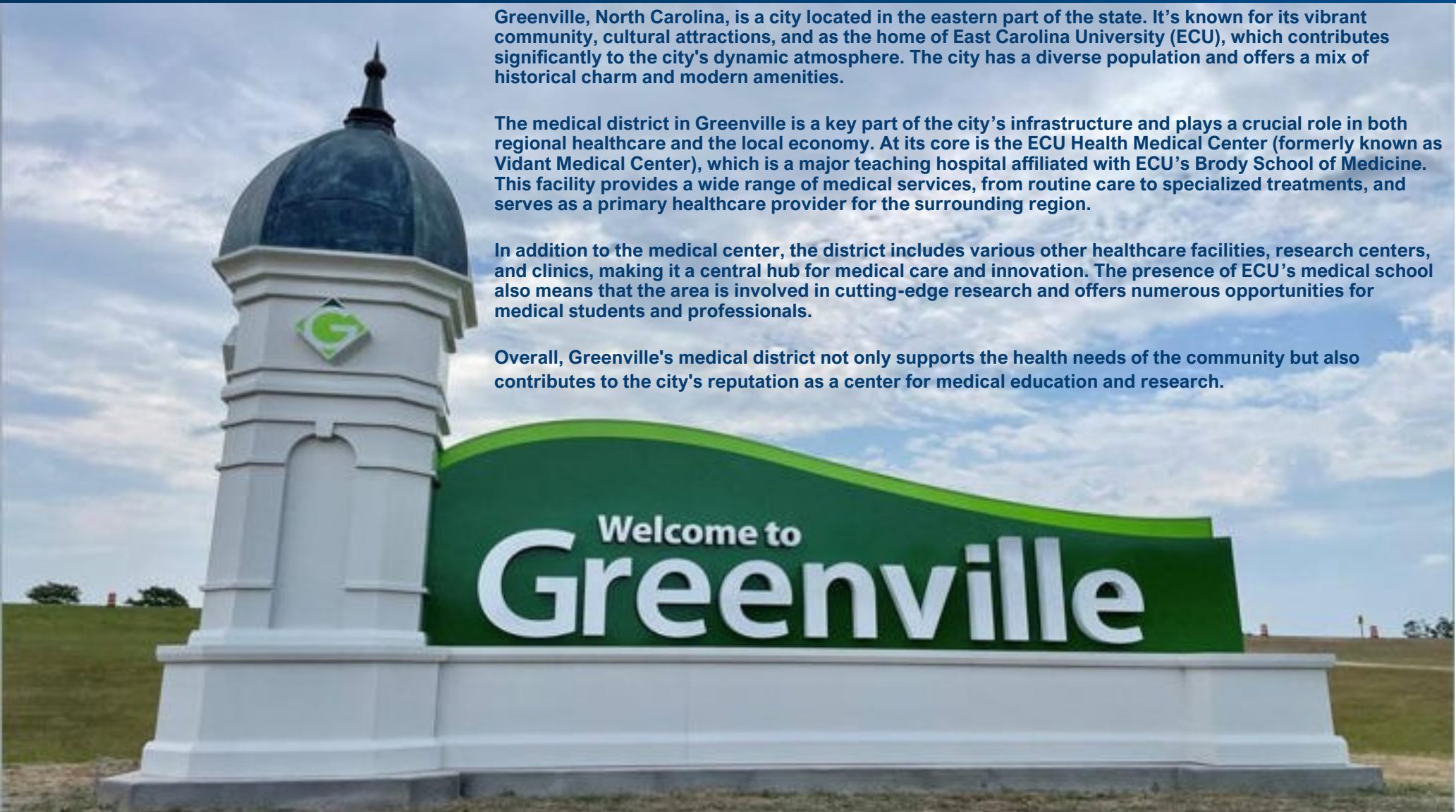
- ◆ Residential Quarters for Residential Manager
- ◆ Recreation
 - * Game Center
 - * Billiard Parlor or Pool Hall
 - * Public or Private Club
- ◆ Services
 - * Child Day Care Facilities
 - * Adult Day Care Facilities
 - * Convention Center—Private
 - * Massage Establishment
- ◆ Retail Trade
 - * Restaurant; Regulated Outdoor Activities
 - * Appliances; Commercial Use, Sales and Accessory Repair
 - * Flea Market
- ◆ Manufacturing/Warehousing
 - * Stone or Monument Cutting, Engraving
 - * Moving and Storage; Including Outside Storage
 - * Warehouse or Mini-Storage
 - * Recycling Collection Station or Facilities

Greenville, North Carolina, is a city located in the eastern part of the state. It's known for its vibrant community, cultural attractions, and as the home of East Carolina University (ECU), which contributes significantly to the city's dynamic atmosphere. The city has a diverse population and offers a mix of historical charm and modern amenities.

The medical district in Greenville is a key part of the city's infrastructure and plays a crucial role in both regional healthcare and the local economy. At its core is the ECU Health Medical Center (formerly known as Vidant Medical Center), which is a major teaching hospital affiliated with ECU's Brody School of Medicine. This facility provides a wide range of medical services, from routine care to specialized treatments, and serves as a primary healthcare provider for the surrounding region.

In addition to the medical center, the district includes various other healthcare facilities, research centers, and clinics, making it a central hub for medical care and innovation. The presence of ECU's medical school also means that the area is involved in cutting-edge research and offers numerous opportunities for medical students and professionals.

Overall, Greenville's medical district not only supports the health needs of the community but also contributes to the city's reputation as a center for medical education and research.



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We may work hard and study hard in Greenville, but we also love to play. Greenville boasts of more than 25 parks and recreational centers with something for everyone.



Kayaking on the River



Large Industrial Facilities



Uptown Greenville



ECU Health Medical Center



Home of ECU



Concert on the Town Commons

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About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions, and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over ninety years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure. Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

EXCLUSIVELY OFFERED BY:

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