

150 E FIRE TOWER RD

OFFICE SPACE AVAILABLE FOR LEASE

WINTERVILLE, NC



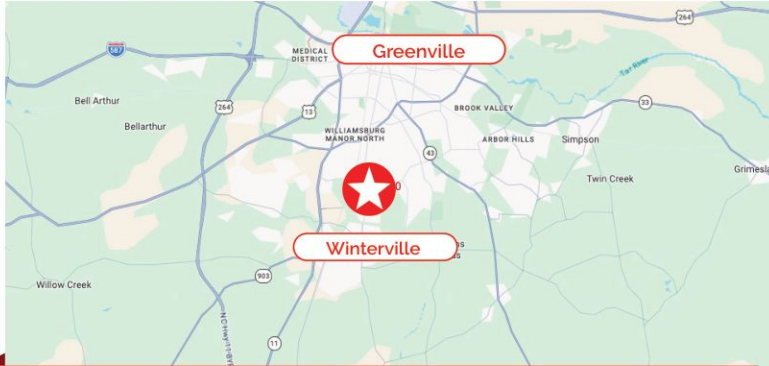
**TAYLOR BEALE | CCIM,
ACoM**

(757) 439-8579

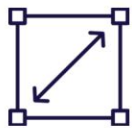
taylor.beale@overtongroup.net

License No. 334144 (NC)

PROPERTY OVERVIEW



150 E Fire Tower Rd Winterville, NC 28590



3,082
Total SF



\$16
Per SF



Dec 1st
Availability



NNN
Lease

Leasing Broker



Taylor Beale | CCIM, ACoM
Advisor
757-439-8579
taylor.beale@overtongroup.net
License No. 334144 (NC)

PROPERTY DESCRIPTION

150 E Fire Tower Rd (Suite A) is a 3,082 SF turnkey office suite, featuring a welcoming reception area, ten private offices, a dedicated conference room, two restrooms, and a break area: well-suited for a multitude of different users. Positioned directly on E Fire Tower Rd with 30,000+ VPD, and just off the Evans Street corridor, Suite A offers strong visibility and easy access to one of southern Pitt County's busiest commercial nodes. Surrounded by dense residential rooftops and national retailers including Walmart, Lowe's, Sam's Club, Starbucks, and Chick-fil-A, the location delivers convenience and a strong daytime draw. Available December 1, 2026 at \$16.00/SF NNN.

PROPERTY HIGHLIGHTS

- 10 private offices, conference room, break area, and two restrooms
- Excellent visibility and onsite parking
- Surrounded by dense residential rooftops with strong demographics
- 30,000 + VPD

PROPERTY DETAILS

Address	150 E Fire Tower Rd
Market	Winterville
County	Pitt
Building Size	3,082 SF
Lease Type	NNN
Rate	\$16 Per SF
Availability	December 1st 2026

Property Photos



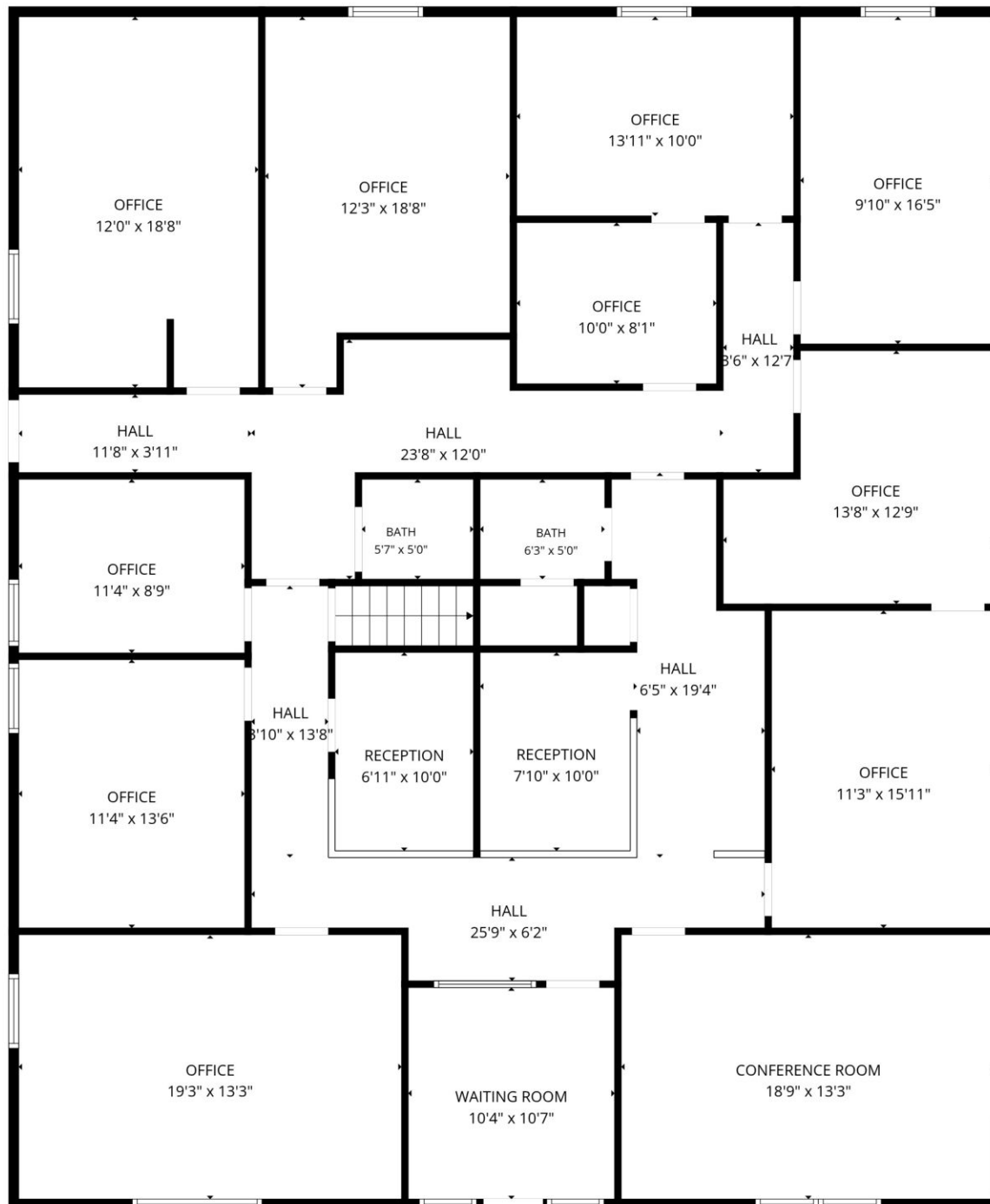
Interior Photos



Interior Photos



Floor Plan



Surrounding Area



EVANS STREET
13,000+ VPD

E FIRE TOWER RD
30,000+ VPD



Nearby Businesses

KOHL'S



**HARBOR
FREIGHT**



Dense Rooftop Neighborhoods



Area Demographics

Winterville, NC



5 Mile Demographics



110,093
Total Population



33.7
Median Age



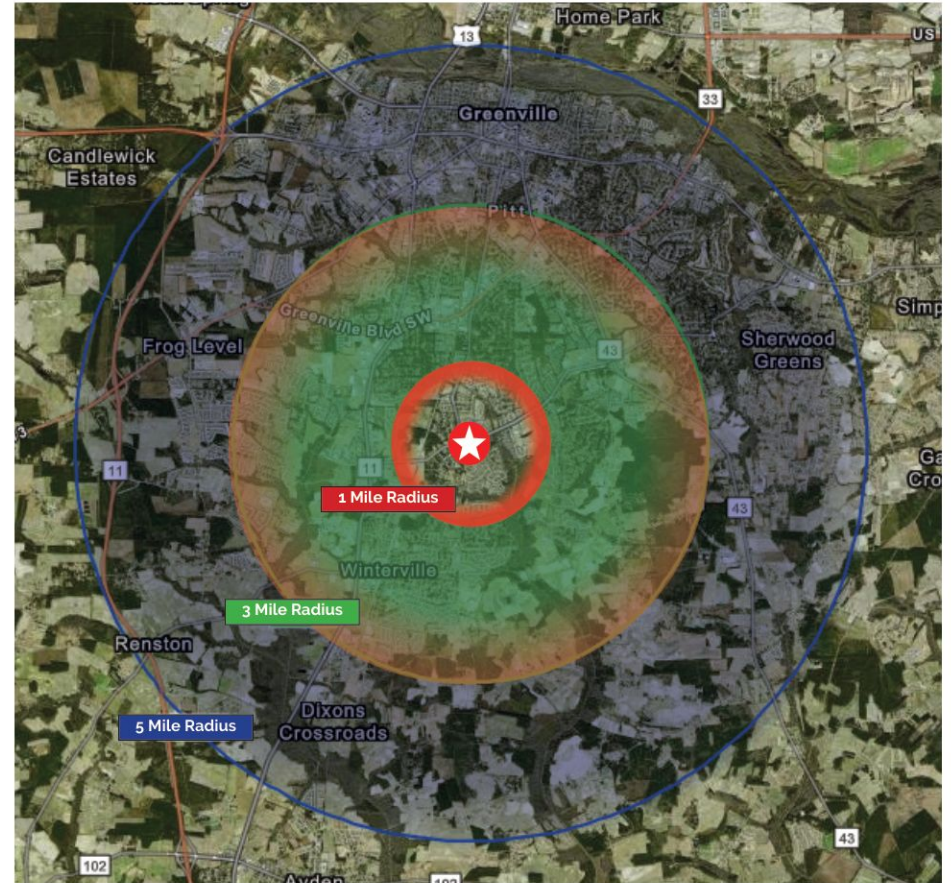
48,145
Total Households



\$86,495
Avg. Household Income



\$297,229
Avg. Home Value



Population

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	7,567	54,420	110,093
Median Age	39.1	36.5	33.7

Households & Income

Total Households	3,412	24,113	48,145
# of Persons per HH	2.22	2.25	2.20
Average HH Income	\$118,325	\$95,857	\$86,495
Average Home Value	\$350,387	\$301,008	\$297,229

Market Overview | Greenville, NC

MSA HIGHLIGHTS

2nd

Lowest Cost of
Living in NC

94K

Total Workforce

#3

Overall MSA in
South Atlantic

29K

Students at ECU

10th Largest City in NC

Greenville 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.

Disclosure

All materials and information received or derived from The Overton Group, LLC, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



TAYLOR BEALE | CCIM, ACoM

(757) 439-8579

taylor.beale@overtongroup.net

License No. 334144 (NC)

