

FOR SALE

# Greenville, NC Medical District | Medical Office

2500 W 5TH ST, GREENVILLE, NC 27834

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET  
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET

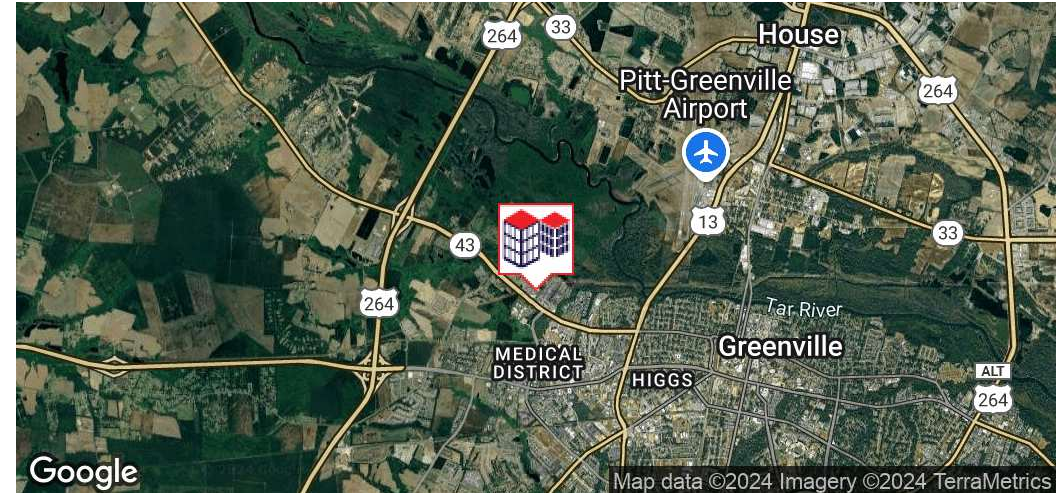




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## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	7,291 SF
Lot Size:	56,628 SF
Price / SF:	\$82.29
Year Built:	1982
Zoning:	MO
Market:	Greenville MSA
Submarket:	Eastern North Carolina

## PROPERTY HIGHLIGHTS

- Property is for sale or lease
- Strong medical office synergy
- Located within 1-mile of ECU Health's Medical Center
- Availability: This space is available immediately
- Ample parking

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## PROPERTY DESCRIPTION

Introducing a premier opportunity at 2500 W 5th St, Greenville, NC. This impressive property offers strong medical office synergy and is ideally situated within 1-mile of ECU Health's Medical Center. This space also boasts ample parking for convenience and accessibility in the medical district makes this site an attractive and competitive option for medical professionals seeking a prime location. Don't miss out on the chance to establish your practice in this sought-after area.

## LOCATION DESCRIPTION

Located in the heart of Greenville's Medical District, this site is easily accessible from I-587 and all of eastern North Carolina. The area has a strong medical synergy, with more developments coming to the area. ECU Health and Acadia Health's state-of-the-art 144-bed behavioral health hospital is located near this site.

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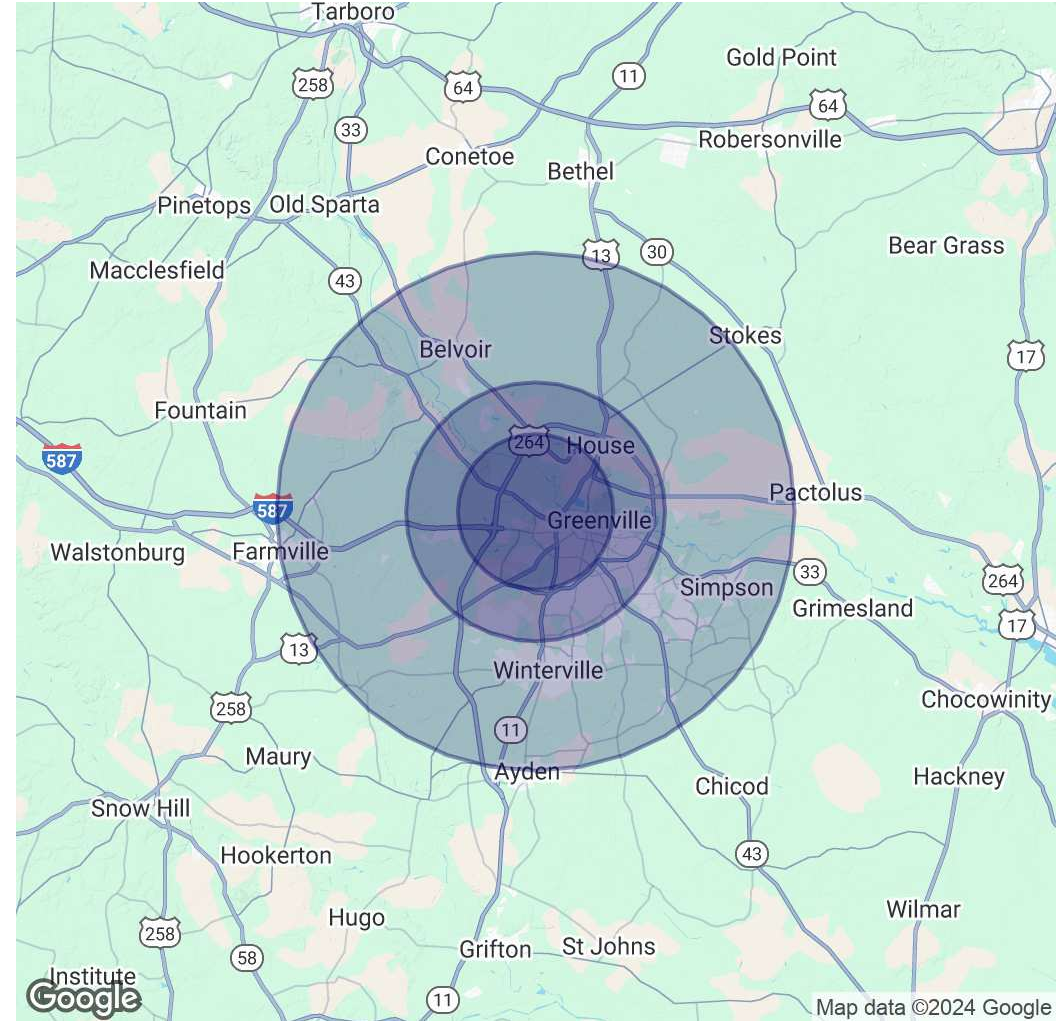
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,237	93,263	149,183
Average Age	30.0	32.2	34.5
Average Age (Male)	29.9	31.2	33.3
Average Age (Female)	30.5	33.0	35.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,248	42,003	66,397
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$43,379	\$55,222	\$61,059
Average House Value	\$76,112	\$114,910	\$132,447

2020 American Community Survey (ACS)



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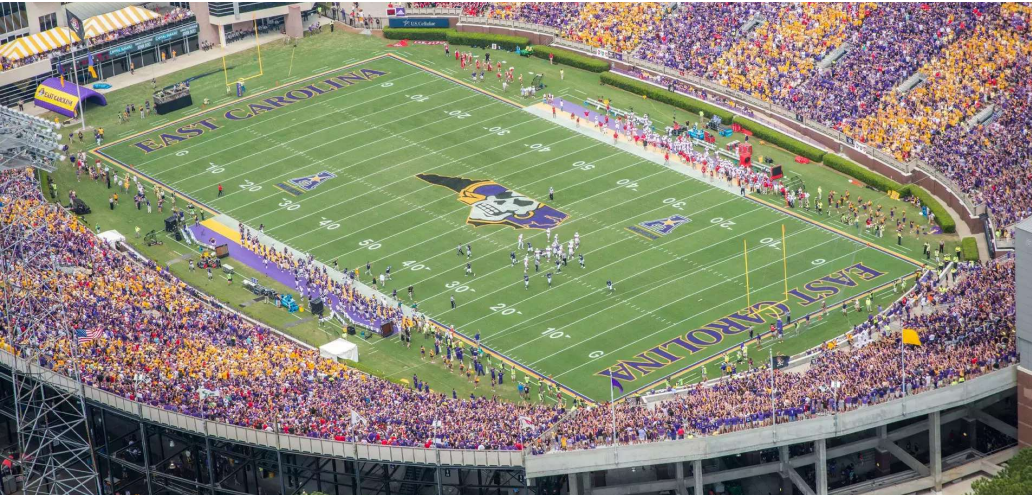
Discover  
Greenville-Pitt County



## GREENVILLE, NC

Located in eastern North Carolina, Greenville serves as a central hub between Raleigh and the Crystal Coast. The Greenville Metropolitan Statistical Area (MSA) encompasses Pitt and Beaufort counties and has a population of approximately 230,000 residents.

Greenville is distinguished as the home of East Carolina University, the third-largest university in North Carolina, with an enrollment of over 28,500 students. The university features the prestigious Brody School of Medicine, a prominent institution in the region. Additionally, Greenville is home to ECU Health Medical Center, the flagship facility of ECU Health. The center employs over 6,000 professionals and is the only Level 1 trauma center located east of Interstate 95 in North Carolina.



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# ECU Health Medical Center | Eastern NC

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## ECU HEALTH MEDICAL CENTER, GREENVILLE, NC

**ECU Health Medical Center**, formerly Vidant Health, is at the core of Greenville's Medical District. ECU Health's Medical Center is the only Level 1 trauma center east of I-95 and the teaching hospital for the Brody School of Medicine. They provide 1,712 licensed beds and offer extensive inpatient and outpatient services to more than 1.4 million people across 29 counties in Eastern North Carolina. In addition, they provide over 20 services on the main campus, bringing 6,800 employees to Greenville, and over 13,000 within the system,

## ECU HEALTH SYSTEM

- Only Level 1 Trauma Center East of I-95
- 1,400,000 People Currently Served
- 6,800 Employees in Greenville, NC
- 13,000 Employees Throughout Eastern North Carolina
- Over 60,000 Admissions Yearly



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# ECU Health Science Campus

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**Brody School of Medicine** at East Carolina University is a 40-year-old medical school with a strong primary care orientation. Accepting 86 residents a year, The Brody School of Medicine prides itself on its growing diversity in its students' age, race, and gender. The school is the Number 1 school in North Carolina for primary care students and ranks number 2 for primary care in the United States.

**ECU College of Nursing** is the largest department on campus. The College of Nursing provides amongst the nation's top education for its 1,350 students, resulting in ECU graduating the most nurses in North Carolina four-year educational institutions.

**ECU School of Dental Medicine** provides 208 residents yearly and is North Carolina's second dental school. The school creates leaders for care in the underserved markets leading the nation in community-based, service learning oral health education.



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