

WEST ARLINGTON COMMERCIAL

GREENVILLE, NORTH CAROLINA

Commercial Land for Sale or Ground Lease



JEFFREY C. DANIELS, CCIM

Eastern Trust Real Estate Company, LLC

Phone: 252.689.6100

Cell: 252.258.1160

Email: jeff@easterntrustre.com

 **EASTERN TRUST**
REAL ESTATE COMPANY, LLC

CONTACT US

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Executive Summary

West Arlington Commercial presents a rare opportunity to acquire or ground lease \pm 34 acres of commercially zoned land strategically located in the medical district of Greenville, North Carolina. The site offers signaled corner access, strong daily traffic counts exceeding 24,000 vehicles per day, and flexible MCH & MCG zoning that accommodates a wide variety of commercial uses.

This offering is ideal for developers, owner-users, medical operators, hospitality groups, and retail investors seeking a high-visibility location within one of Greenville's most active commercial corridors.

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PROPERTY OVERVIEW

West Arlington Commercial consists of four parcels (Parcel #71116, #48327, #7248, #86546) totaling approximately **32** acres. The site provides scalable development options including large-format commercial pads, subdivided outparcels, and custom build-to-suit opportunities.

The property's location within the medical district positions it favorably for healthcare-related development, medical office, and complementary service-based retail. Its frontage along a signalized intersection enhances accessibility, visibility, and traffic exposure.

ZONING & PERMITTED USES

The property is zoned MCH (Medical Commercial Heavy) and MCG (Medical Commercial General), allowing for a wide range of permitted and conditional uses including:

- Medical Office & Outpatient Services
- Retail & Service Commercial
- Grocery & Convenience Stores
- Restaurants (QSR and Full Service)
- Hospitality / Hotel
- Automotive Services & Car Wash
- Professional Office

The zoning flexibility significantly reduces entitlement risk and accelerates development timelines.



INVESTMENT HIGHLIGHTS



±34 Acres of Commercially Zoned Land



Zoned MCH & MCG – Broad Use Flexibility



Available for Sale, Ground Lease, or Build-to-Suit



Signalized Corner Access with Outparcel Opportunities



Traffic Counts Exceeding 24,000 VPD



Located in Greenville's Established Medical District



Regional Stormwater Infrastructure in Place



AERIAL VIEW



AERIAL VIEW



AERIAL MAP



STANTON SQUARE SHOPPING CENTER

Starbucks, Food Lion, Wingstop, Walgreens, CAFC

tropical CAFE

PNC

ECU HEALTH

CVS pharmacy

WELLS FARGO, Wendy's, McDonald's, Burger King, KFC, Captain D's

Walgreens, Bojangles, Advance Auto Parts, Popeyes

SUBWAY

DOLLAR TREE, Denny's, WAFFLE HOUSE

PHYSICIANS EAST

Holiday Inn

Pizza-Hut

Red Lobster

DQ Grill & Chill, Auto Zone

DUNKIN'

ROYAL FARMS

LOCATION OVERVIEW – GREENVILLE, NC

Greenville serves as a regional healthcare and economic hub for Eastern North Carolina. The subject property is positioned within the established medical district, benefiting from:

- Proximity to major healthcare facilities
- Consistent daytime population from medical employment
- Established residential neighborhoods surrounding the corridor
- Strong commuter traffic flow

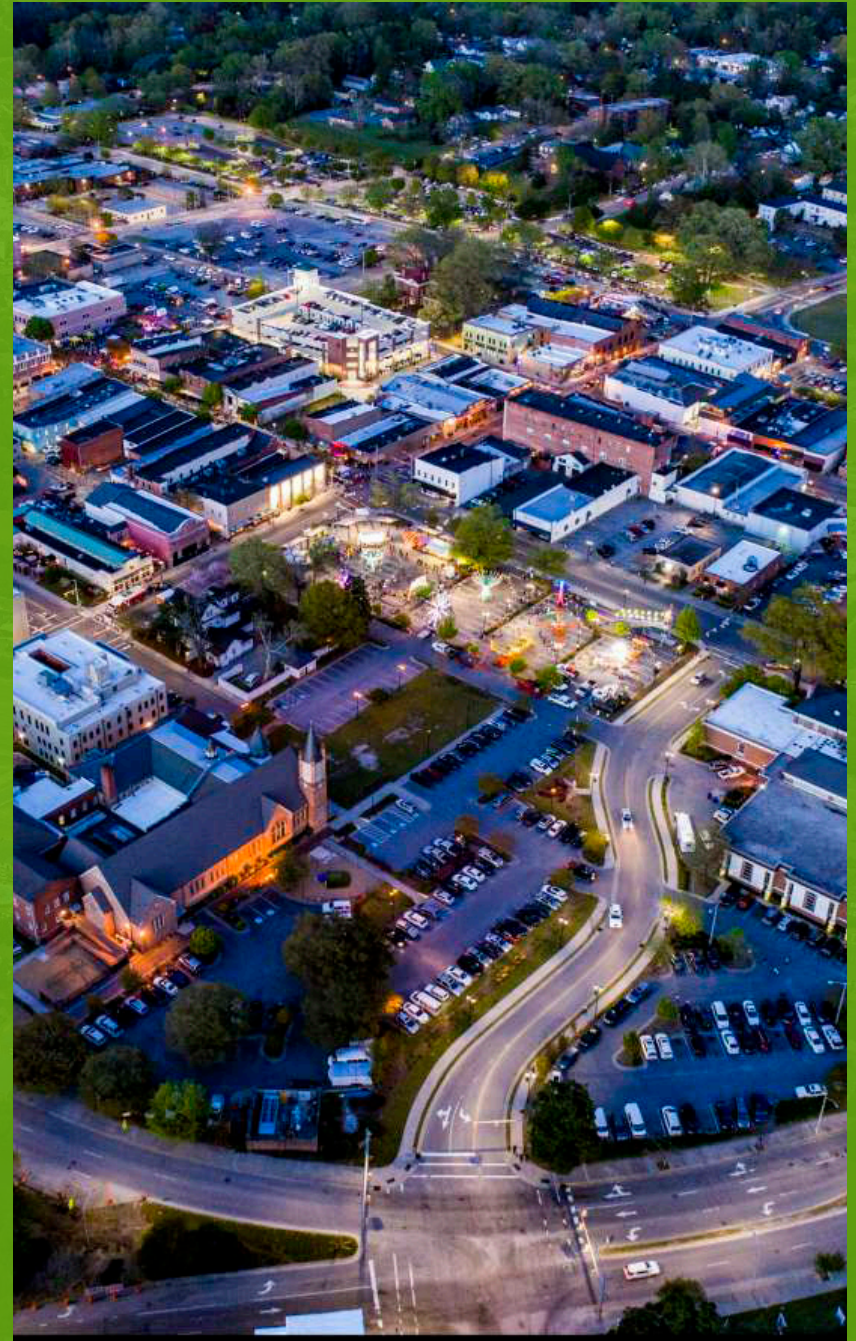
The location supports both daily-needs retail and destination-based commercial uses.

DEVELOPMENT OPPORTUNITY

The ±32-acre tract allows for phased development, master-planned commercial centers, or individual pad development. The availability of ground lease and build-to-suit structures provides flexibility for:

- National and regional retailers
- Medical operators seeking custom facilities
- Hospitality developers
- Quick-service restaurant operators
- Investor-developers targeting stabilized NNN assets

Regional stormwater infrastructure further enhances development efficiency and cost control.





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