

# DOWNTOWN | GREENVILLE CORE Development Opportunity

500 E 10TH STREET | GREENVILLE | NC 27858



## Property Overview

**Property Address:** 500 E. 10<sup>th</sup> Street  
**Existing Building:** ± 3,120 sf (Former Arby's)  
**Site:** ± .64 Acres  
**Zoning:** CDF  
**Availability:** Immediate  
**Utilities:** Water, Sewer, Gas, Electric  
**Access:** Signalized  
**Traffic Count** 23,000 vpd (NCDOT 2024)

## Deal Structure

**Lease Type:** Ground Lease  
**Pricing:** Contact Broker  
**Lease Term:** Negotiable  
**Delivery:** As-Is

## Property Highlights

- Directly across from East Carolina University (ECU)
- Immediate access to student population and campus traffic
- High visibility along E. 10<sup>th</sup> Street
- Utilities in place
- Flexible for QSR, retail or service users
- Existing Drive thru

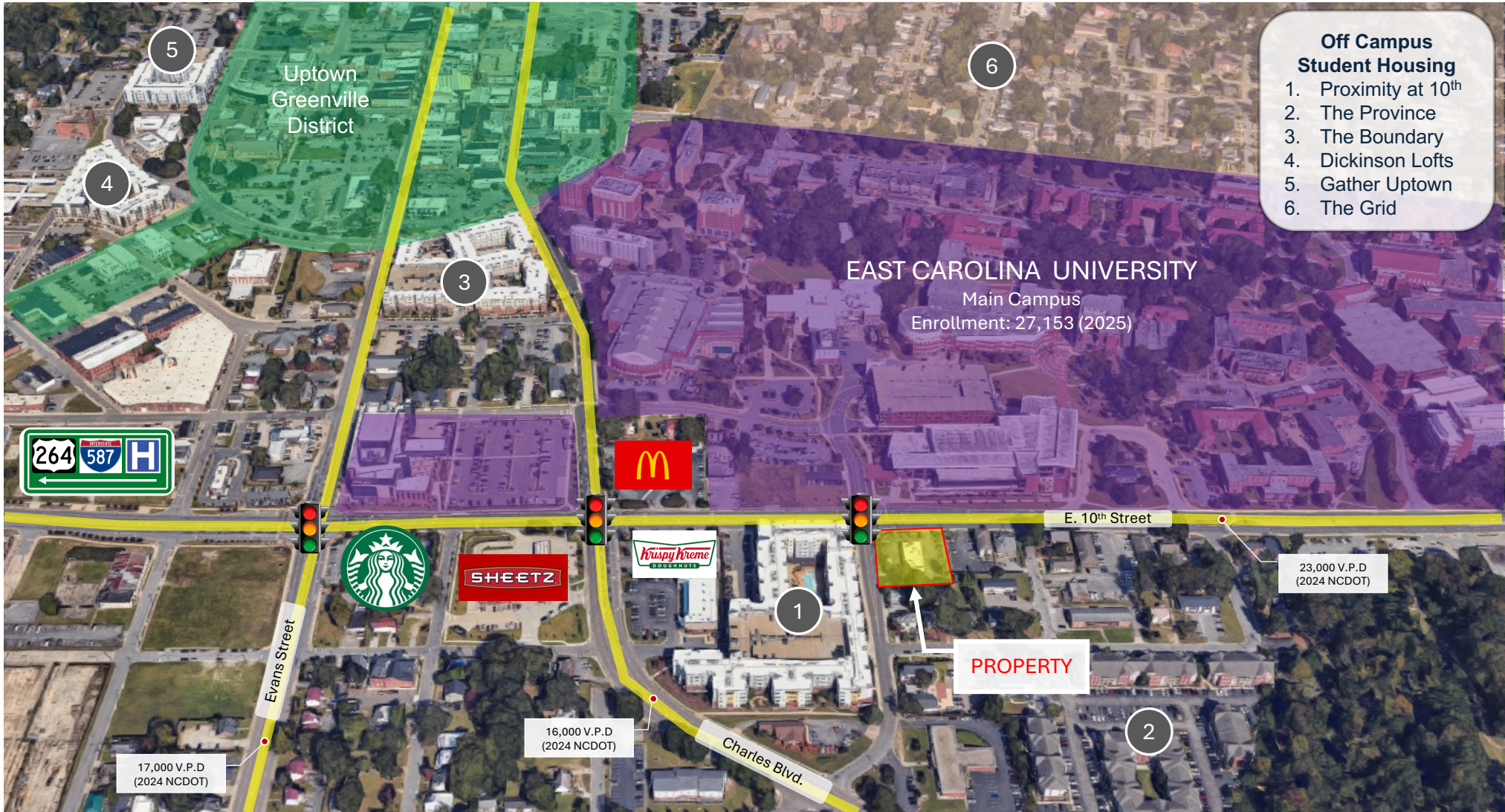
## Contact

Justin A. Mullarkey | CCIM, Principal  
Mullarkey Real Estate Group, Inc.  
252.347.1287  
Justin@mullarkeyreg.com



# DOWNTOWN | GREENVILLE CORE Development Opportunity

500 E 10TH STREET | GREENVILLE | NC 27858



Available For Ground Lease

# DOWNTOWN | GREENVILLE CORE Development Opportunity

500 E 10TH STREET | GREENVILLE | NC 27858



252.318.2200 | [www.mullarkeyreg.com](http://www.mullarkeyreg.com)

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

# DOWNTOWN | GREENVILLE CORE Development Opportunity

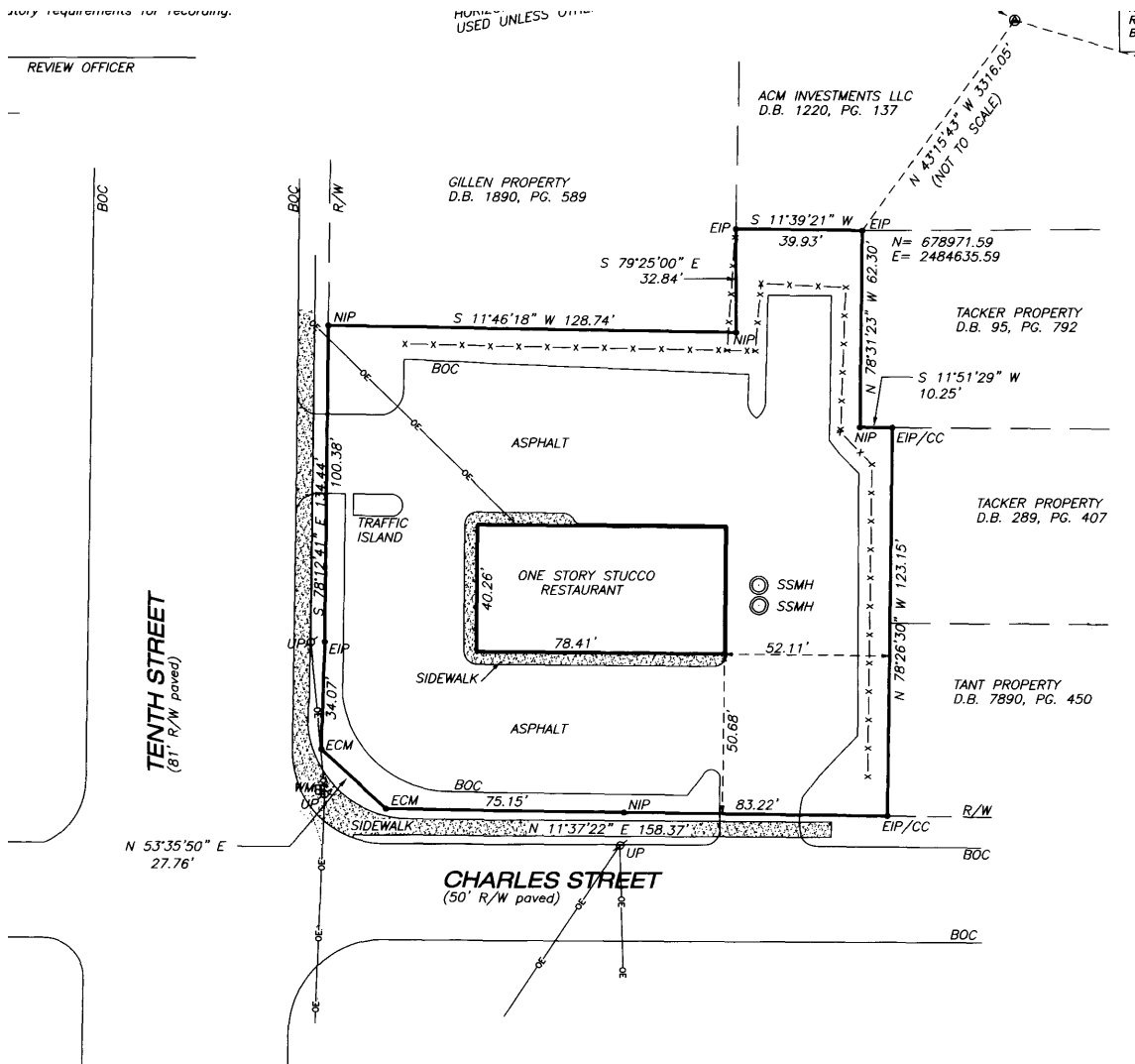
500 E 10TH STREET | GREENVILLE | NC 27858



Review requirements for recording.

NOT TO BE USED UNLESS OTHERWISE INDICATED

REVIEW OFFICER



**Pitt County Government**  
Greenville, North Carolina  
[www.pittcountync.gov](http://www.pittcountync.gov)

Parcel:	15596
Physical Address:	500 E TENTH ST
Owner(s):	BLACKWELDER PROPERTY
Mail Address:	3506 NE GREENVILLE BLVD
City / State / Zip:	GREENVILLE NC 27834
NC PIN:	4687494011
Subdivision / Section / Phase:	
Prior Legal Description:	U10 PROPERTIES LLC 2006
Block/Lot:	
Tract:	
Building # / Unit:	
Acreage:	0.64
Current Owner:	
Deed/Document:	004155 00278
Map Book:	66-24
Deed/Doc. Date:	8/1/2021
Deed/Document Sales Price:	1700000
Building Type/Use:	07-COMM-CONST(22-FAST)
Number of Buildings:	1
Year Built:	1994
Total Living Area:	3120
Building Value:	678059
Extra Features Value:	15100
Land Value:	401443
Total Current Market Value:	1094602
Total 2023 Market Value:	0
Municipality:	GREENVILLE
Township:	GREENVILLE
Fire Service District:	INSIDE MUNICIPALITY
Census Tract:	100
Neighborhood:	004177
Elementary School:	Eastern ES
High School:	C M Eppes MS
High School:	J H Rose HS

Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. It is not intended to be used as a survey. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.  
Copyright © 2023, Pitt County, North Carolina.

Map Produced: March 23, 2026  
Scale: 1:1,954 1 inch = 163 feet



252.318.2200 | [www.mullarkeyreg.com](http://www.mullarkeyreg.com)

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

# DOWNTOWN | GREENVILLE CORE Development Opportunity

500 E 10TH STREET | GREENVILLE | NC 27858



## East Carolina University

*Institutional Overview & Demand Driver*

East Carolina University enrolls over 27,000 students and serves as a primary population and traffic generator for the surrounding area. With a significant portion of students living off campus and within walking distance, the university supports consistent daily demand from students, faculty, and staff.



- 27,153 Students Enrolled (2025)
- ± 5,000 Students Housed On-Campus
- Top 5 Largest University In NC
- 11 Colleges & Schools | 100 + Degree Programs
- Students from 46 States & 71 Countries
- 6,200 + Employees | Major Regional Employer

Source: East Carolina University, Institutional Planning, Assessment & Research (IPAR); Fall 2025 Enrollment Data.

