

RETAIL/OFFICE  
AVAILABLE FOR LEASE

605-B SE Greenville Blvd | Greenville, NC



**MULLARKEY**  
REAL ESTATE GROUP

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## EXECUTIVE SUMMARY

Mullarkey Real Estate Group is pleased to offer **605-B SE Greenville Blvd** for lease — a **±4,100** square foot retail suite located in Greenville’s established East Arlington / Greenville Blvd corridor. The property is comprised of **10 retailers/restaurants (including Jersey Mikes)**, with **three national outparcels (AT&T, Taco Bell, Logans Roadhouse)**.

Situated on roughly **9 acres**, the center features excellent frontage, and ample on-site parking. Recent capital improvements include a **resurfaced roof (2025)** and **several HVAC replacements** ensuring reliable performance for incoming tenants.

**605-B** suite provides **open, adaptable floor plans with concrete floors, drywall perimeter walls, and existing restroom**, offering a versatile foundation for professional office, retail showroom. The property’s **General Commercial (CG)** zoning supports a wide range of business types and allows flexibility for tenant build-out and design.

With a strong location, updated infrastructure, and practical suite configurations, **605-B SE Greenville Blvd** presents a rare opportunity for small to mid-size businesses to lease quality space in Greenville’s proven retail corridor.



**PROPERTY FEATURES**

<b>Property Address</b>	605-B SE Greenville Blvd
<b>Building Size</b>	±4,100 SF total – total center SF ±80,010
<b>Site Area</b>	±9.08 acres
<b>Year Built / Improvements</b>	Built 1970
<b>Zoning</b>	General Commercial (CG)
<b>Condition</b>	Concrete floors with carpet, drywall perimeter walls, restroom
<b>Utilities</b>	Public water, sewer, and electric
<b>Access</b>	Direct ingress/egress from Greenville Blvd and E. Arlington Blvd (4 separate ingress/egress)
<b>Parking</b>	Ample on-site surface parking
<b>Visibility</b>	Great Visibility – off heaviest traveled commercial corridor
<b>Availability</b>	One of the last available suites in the center







# GREENVILLE

## PITT COUNTY NORTH CAROLINA

Greenville, North Carolina serves as the economic, educational, and cultural hub of Eastern North Carolina. Located approximately **85 miles east of Raleigh** and midway between the **Research Triangle** and the **Atlantic coast**, Greenville provides a central position for regional logistics and manufacturing operations.

The city is the seat of **Pitt County** and anchors a **metropolitan population of roughly 100,000 residents**, supported by a diverse economic base that includes **education, healthcare, pharmaceuticals, and advanced manufacturing**.

Greenville’s pro-business environment, access to skilled labor, and improving transportation infrastructure have positioned it as a **rising industrial node** within the Carolinas.

### TOP 10

BEST SMALL PLACES FOR  
BUSINESS & CAREER  
-FORBES

### TOP 25

MID-CITY BUSINESS  
GROWTH & DEVELOPMENT  
-FORBES

## ECONOMIC DRIVERS

	<p><b>Education &amp; Research</b></p> <p>Home to <b>East Carolina University (ECU)</b> — the fourth-largest university in North Carolina with over 30,000 students — and the <b>Brody School of Medicine</b>, driving education, research, and healthcare innovation.</p>
	<p><b>Healthcare</b></p> <p><b>ECU Health Medical Center</b> anchors a regional healthcare system employing more than <b>8,000 people</b>, making it one of Eastern North Carolina’s largest employers.</p>
	<p><b>Manufacturing &amp; Industry</b></p> <p>Major regional employers include <b>Thermo Fisher Scientific, Grady-White Boats, Hyster-Yale Group, Avient Corporation, and Catalent</b>, reflecting a well-diversified industrial base.</p>
	<p><b>Logistics &amp; Connectivity</b></p> <p>Proximity to <b>U.S. 264 / I-587</b> provides direct connections to <b>I-95, Raleigh-Durham, and the Port of Morehead City</b>, enabling efficient regional distribution.</p>
	<p><b>Workforce Development</b></p> <p>Supported by <b>Pitt Community College</b> and the <b>NC Pharmaceutical Services Network</b>, offering workforce training aligned with regional industry needs.</p>