

FOR LEASE

3450 S Contentnea St

FARMVILLE, NC 27828

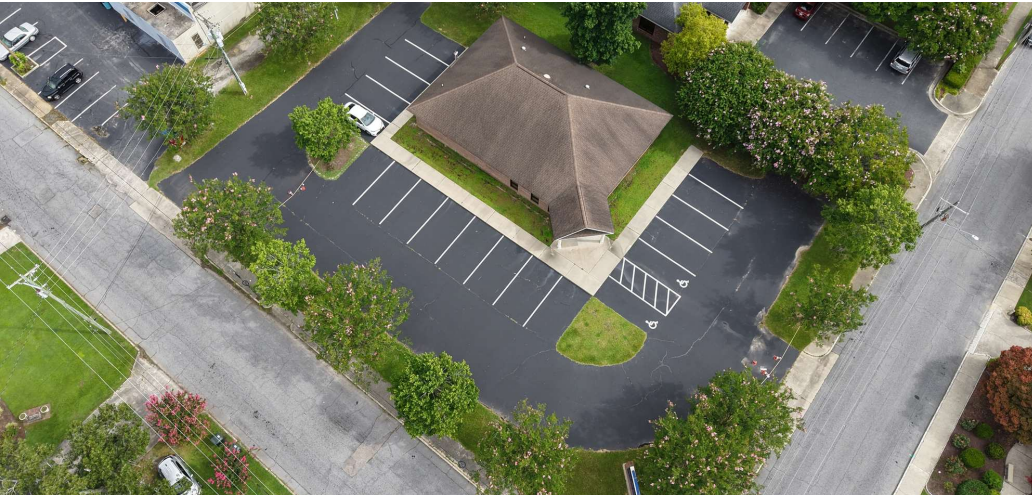
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OFFERING SUMMARY

Lease Rate:	\$13.35 SF/yr (MG)
Available SF:	3,100 SF
Lot Size:	0.64 Acres
Price / SF:	\$0.00
Year Built:	2006
Zoning:	CBD
Market:	Eastern Carolina
Submarket:	Greenville MSA

PROPERTY OVERVIEW

3450 S Contentnea St is a medical office located in downtown Farmville. The building welcomes patients with a spacious reception and waiting area and features 11 private offices, including 6 exam rooms equipped with sinks.

Formerly home to an optometry practice, the property has undergone recent capital improvements, most notably a newly repaved parking lot completed in 2022, enhancing both curb appeal and functionality.

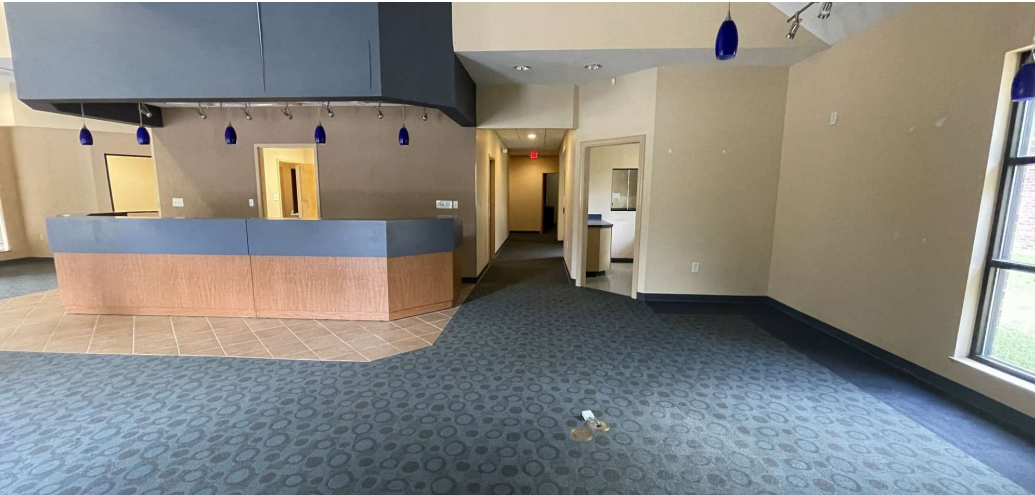
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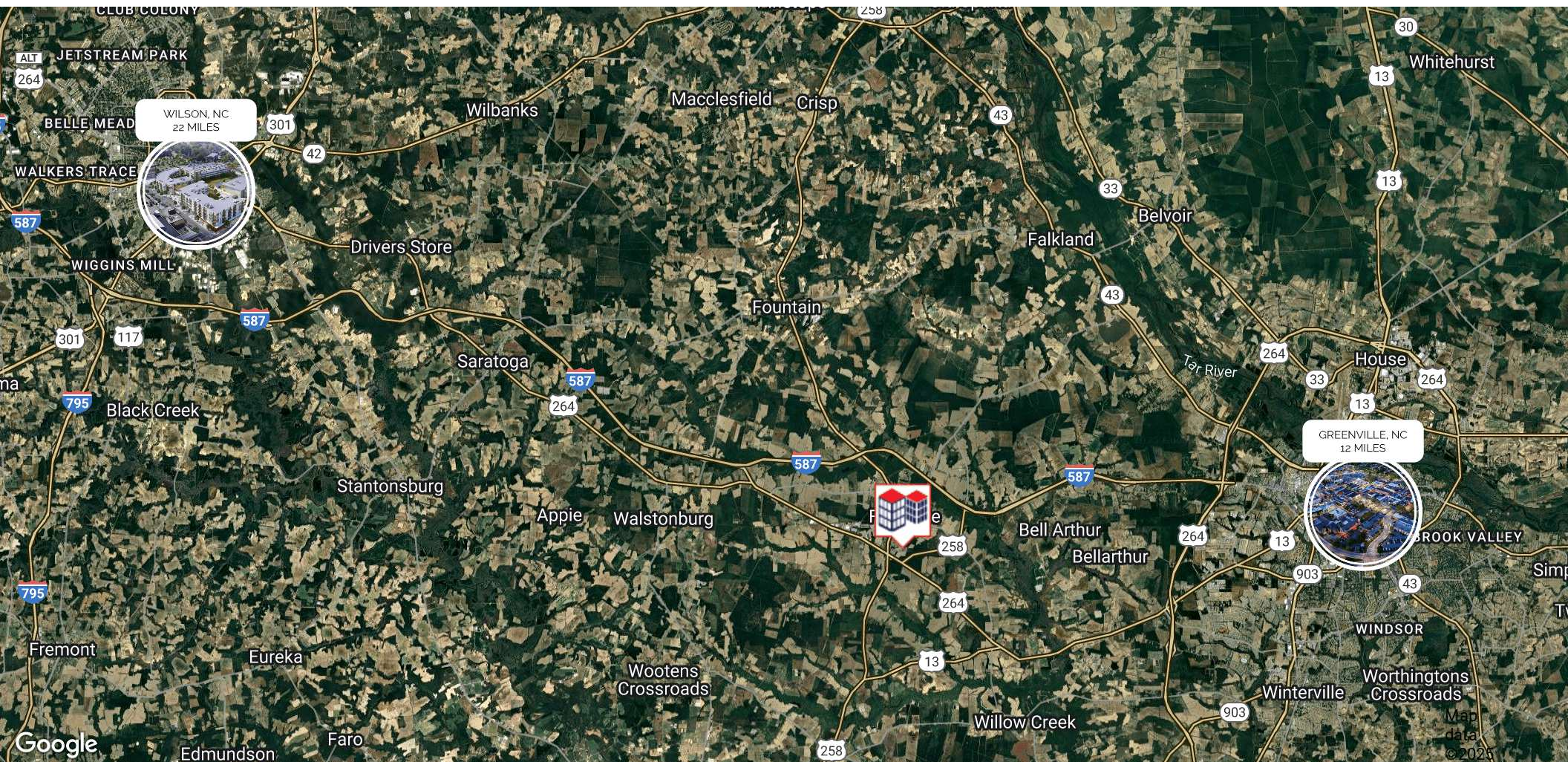
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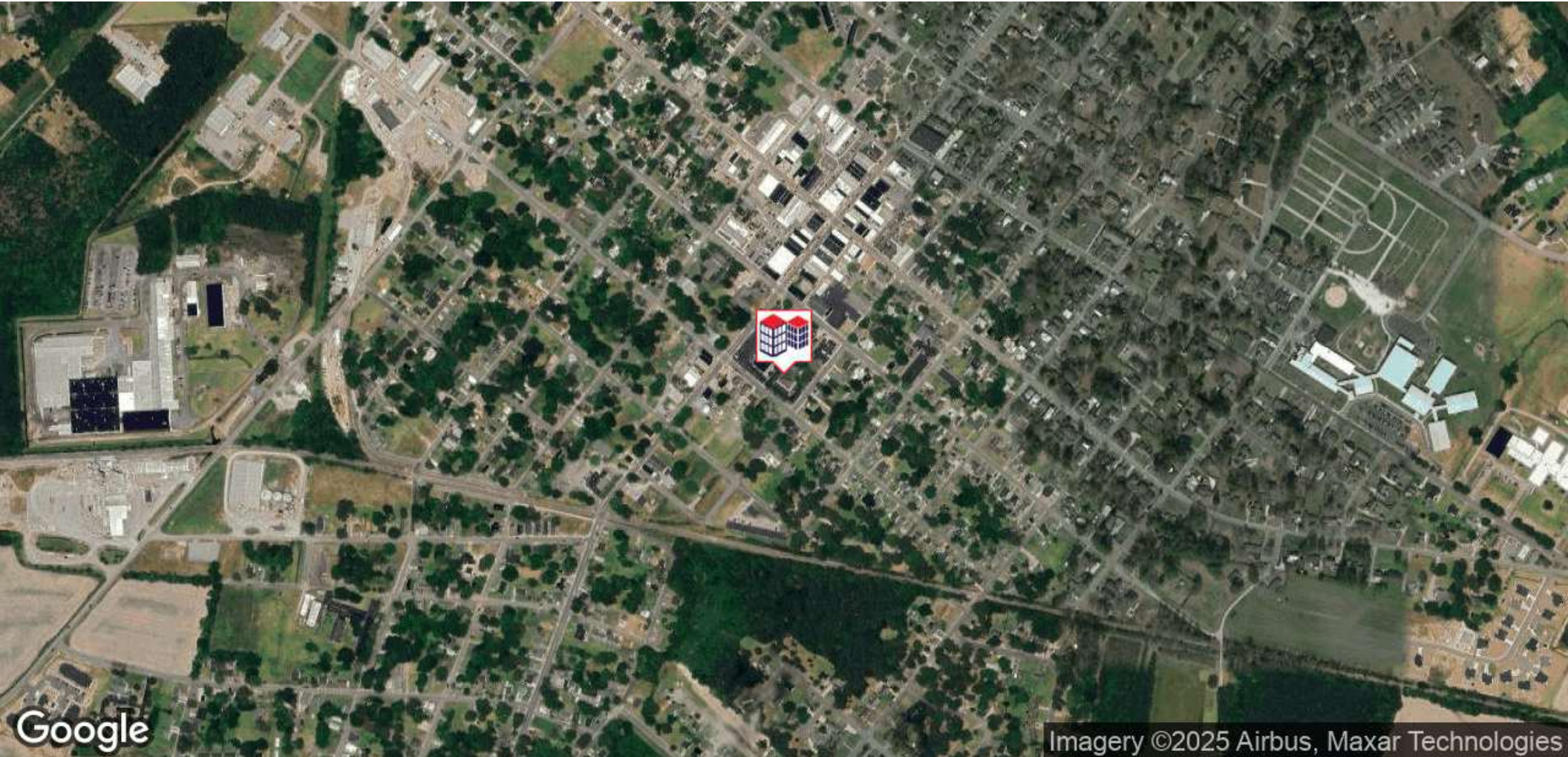
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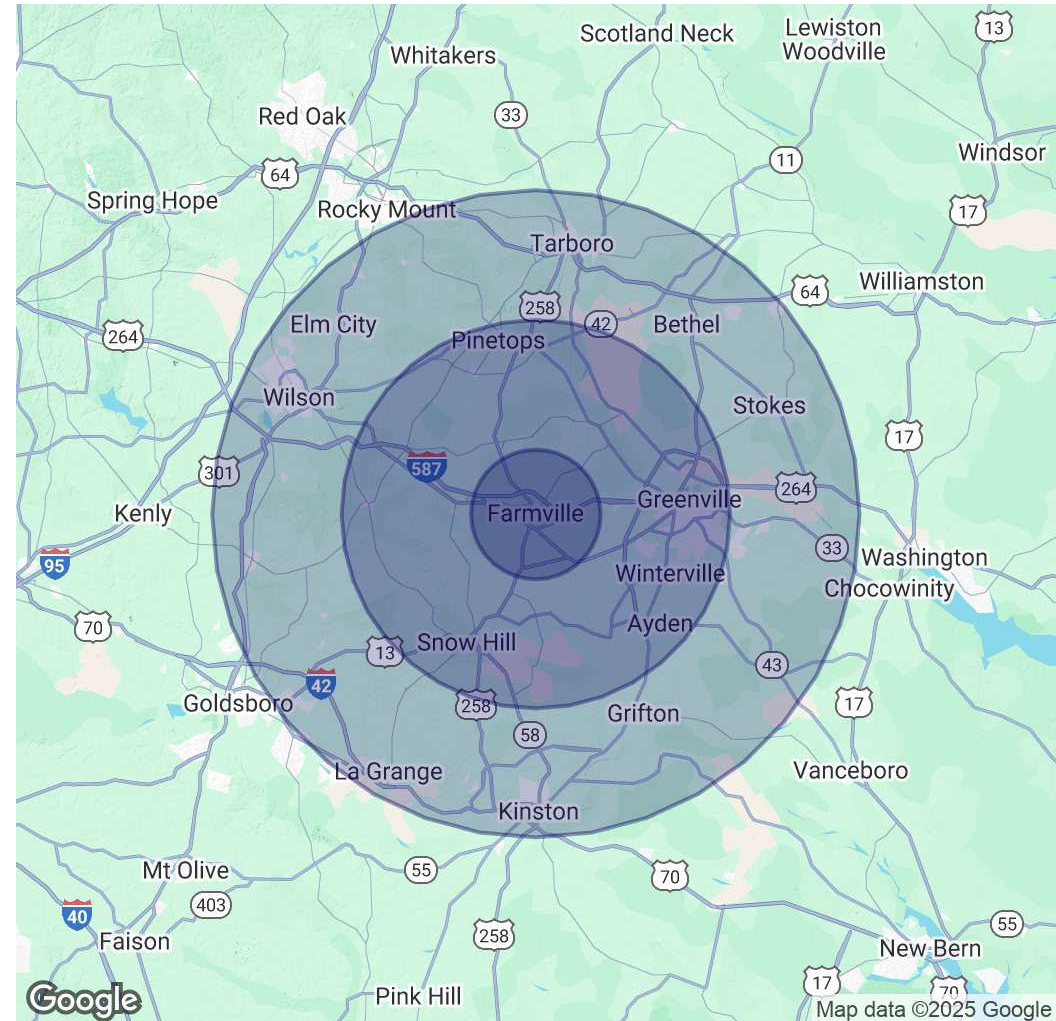
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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	9,109	166,163	430,948
Average Age	42	39	41
Average Age (Male)	40	37	39
Average Age (Female)	44	40	42

HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	3,826	68,109	178,096
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,473	\$70,858	\$71,113
Average House Value	\$224,147	\$221,106	\$203,697

* Demographic data derived from 2020 ACS - US Census



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LOCATION DESCRIPTION

Farmville is centrally located between Greenville and Wilson along the I-587 corridor, offering residents and businesses the benefits of two major regional hubs. The town is home to approximately 4,800 residents and boasts a well-rounded healthcare infrastructure, including two medical clinics and a pediatric center, two dental facilities, one optometrist, three pharmacies, one veterinary clinic, and a range of specialty services.

Just 15 minutes to the east lies Greenville, one of Eastern North Carolina's largest cities and home to East Carolina University (ECU) and the renowned ECU Health Medical Center, a Level I Trauma Center and the flagship facility for one of the largest hospital systems in the U.S.

To the west, Wilson has seen growing interest as a residential community for professionals who commute to the Raleigh-Durham Research Triangle, located roughly an hour away. Offering a lower cost of living and a more relaxed pace of life, Wilson is attracting new residents looking for affordable housing and quick access to urban employment centers.

LOCATION DETAILS

Sub Market	Greenville MSA
County	Pitt

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Greenville Economic Growth

Greenville, North Carolina, serves as a dynamic economic, educational, medical, and cultural hub in eastern North Carolina. Strategically located approximately 80 miles from both Raleigh and the Crystal Coast, Greenville offers businesses a prime mid-Atlantic location with robust transportation infrastructure and a mild climate conducive to year-round operations. The city boasts a skilled and youthful labor force, with over 94,000 individuals and a median age of 32, continually enriched by institutions like East Carolina University and Pitt Community College, which have collectively invested over \$300 million in recent campus and program enhancements.



Recent Economic Announcements

Boviet Solar, a global renewable energy company, will create 908 new jobs in Pitt County. The company will invest more than \$294 million to locate its first North American solar panel manufacturing facility in the City of Greenville

Nipro Medical Corporation, a leader in the global healthcare and medical device industry, has selected Pitt County for its first North American manufacturing center of excellence, creating 232 jobs.

UNX-Christeyns, a detergent and cleaning product manufacturer headquartered in Greenville, announces an expansion project bringing 21 new jobs with an average wage of \$59,857 and \$10,500,000 in new capital investment to Greenville-Pitt County.

Attindas, which designs and manufactures high-quality absorbent hygiene products, announces an expansion project bringing 25 new jobs with an average wage of \$56,746 and \$26,200,000 in new capital investment to Greenville-Pitt County.

Major Employers

ThermoFisher
SCIENTIFIC





Greenville, North Carolina is home to one of the most dynamic and growing healthcare hubs in the state—anchored by ECU Health Medical Center, the region's only Level I trauma center east of I-95. As the flagship hospital of the ECU Health system, this premier academic medical center serves as a critical provider of advanced care, education, and medical innovation for more than 1.4 million residents across eastern North Carolina.

Across its entire system, ECU Health operates 1,708 licensed beds, employs over 13,600 people, and partners with more than 500 providers across 100+ practice locations. With over 6,000 employees based in Greenville alone, the medical district is not only a hub of care delivery but a major economic and employment driver for the region.

With major investments such as the upcoming 144-bed behavioral health hospital in partnership with Acadia Health, the Greenville Medical District continues to evolve as a center of excellence for healthcare, education, and innovation in North Carolina.



1.4M

Reached
Yearly

1,708

Licensed
Beds

13,600

People



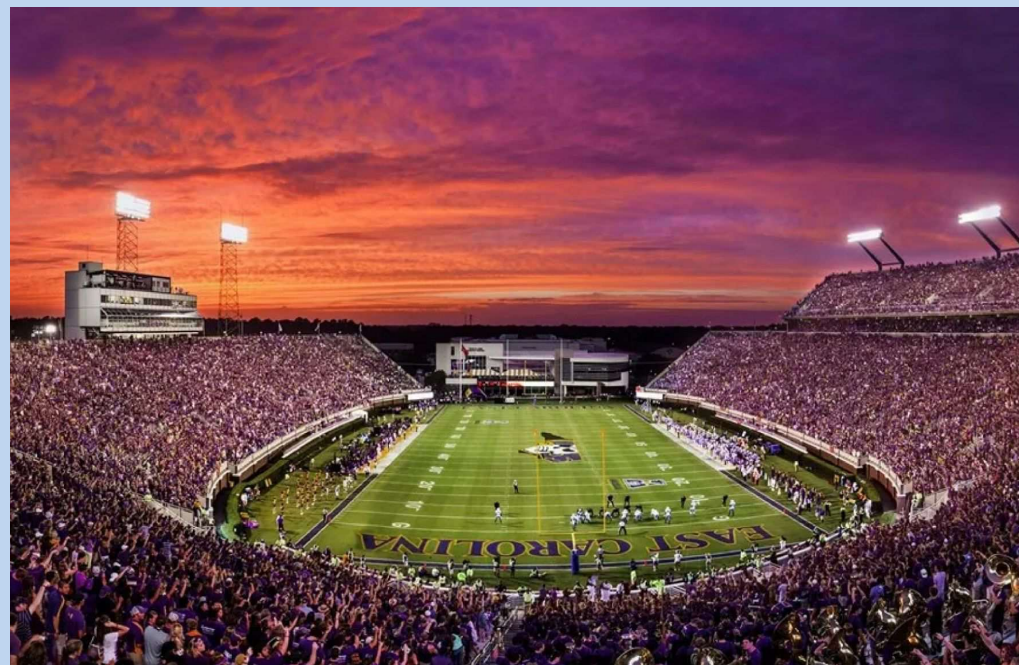


East Carolina University (ECU) is a cornerstone of eastern North Carolina, with a total enrollment of 28,798 students, including 23,056 undergraduates and 21,471 full-time students. Known for its commitment to academic excellence and student success, ECU is the largest Division I university in the region and a critical engine of growth for Greenville and beyond.

With 91% of students hailing from within the state, ECU plays a vital role in serving North Carolina's educational needs. The university employs more than 5,600 faculty and staff, contributing significantly to the regional workforce and economic landscape. ECU generates over \$2 billion annually for the local economy through education, research, innovation, and healthcare partnerships.

ECU's academic strengths are reflected in its most popular undergraduate majors: Nursing, Management, and Biology. As part of its mission, the university prioritizes not only teaching and learning but also meaningful research, creative exploration, and community engagement—fostering a culture of stewardship and innovation.

ECU Athletics plays a major role in the university's identity and community spirit. With a vibrant Division I sports program, the ECU Athletic Complex draws more than 500,000 fans annually, reinforcing the university's presence as both a regional powerhouse and a unifying force for students, alumni, and supporters.





ECU Health Medical Center is a designated teaching hospital affiliated with East Carolina University's Health Sciences Campus, which includes the Brody School of Medicine, the College of Nursing, and the School of Dental Medicine. Together, these institutions form a powerful academic and clinical partnership that strengthens both the quality of care and the pipeline of future healthcare professionals.

The **Brody School of Medicine**, now over 40 years old, has a well-established reputation for producing primary care physicians. The school admits 86 residents each year and is ranked #1 in North Carolina and #2 in the nation for primary care. Brody is also recognized for its commitment to student diversity, fostering a more inclusive and representative medical workforce.

The **College of Nursing** is the largest academic unit at East Carolina University, educating more than 1,350 students annually. It leads the state in graduating nurses from four-year institutions, providing a strong foundation for the state's healthcare system and beyond.

The **ECU School of Dental Medicine**, North Carolina's second dental school, accepts 208 residents each year and has become a national leader in community-based, service-learning oral health education. Its focus on underserved populations reflects a broader mission to close gaps in access to care across rural and economically challenged communities.

