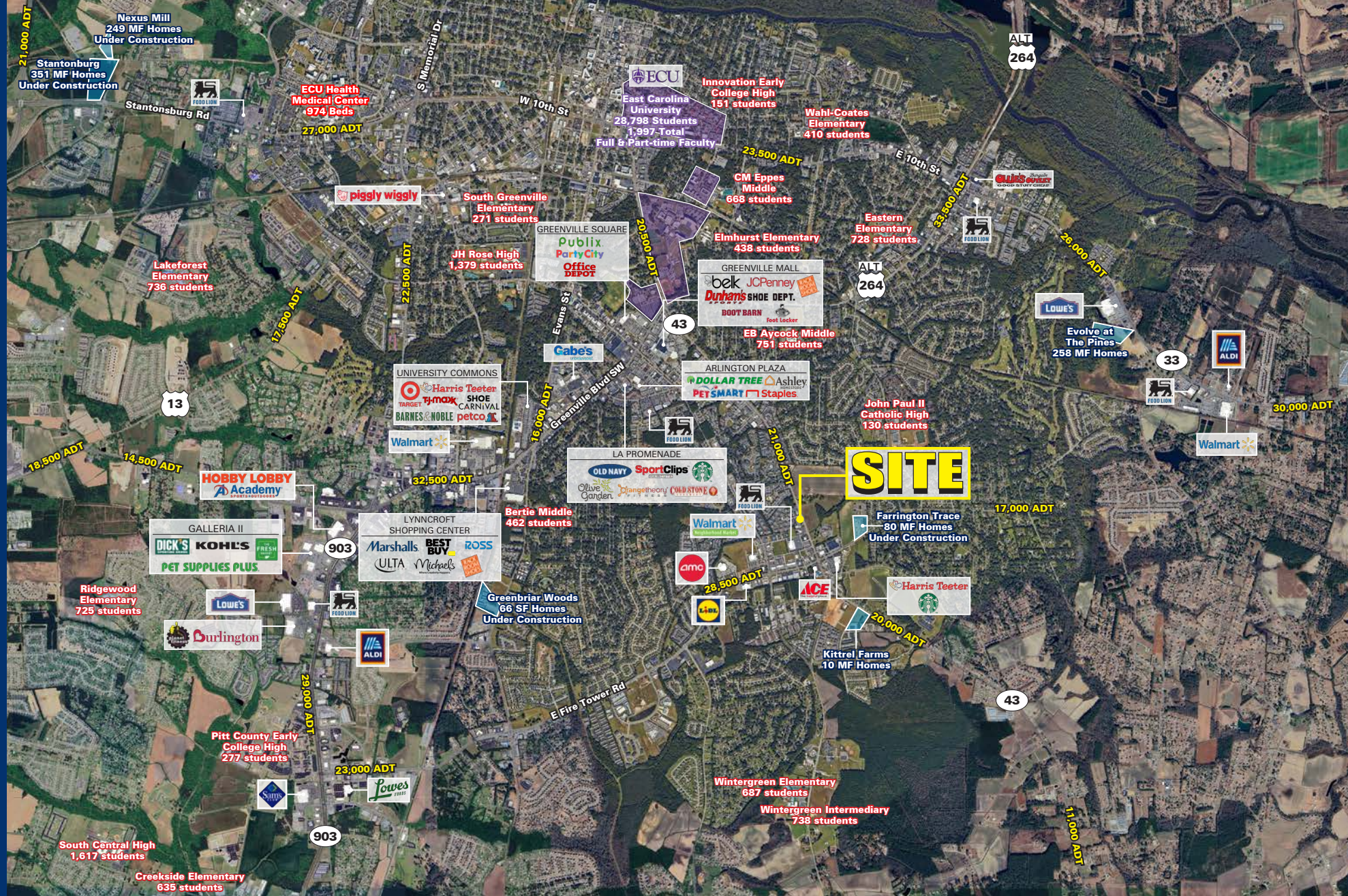


GREENVILLE, NC

3282 CHARLES BLVD

5,340 SF AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

3282 CHARLES BLVD • 5,340 SF AVAILABLE FOR SALE OR LEASE • RETAIL

AVAILABLE SPACE

5,340 SF

TRAFFIC COUNTS

21,000 ADT on Charles Blvd

PROPERTY HIGHLIGHTS

- Turnkey medical building for sale or lease
- Fully furnished interior
- High-growth area of Greenville with strong demographics
- Site is highly visible and easily accessible from Charles Blvd (21,000 ADT)

COUNTY

Pitt

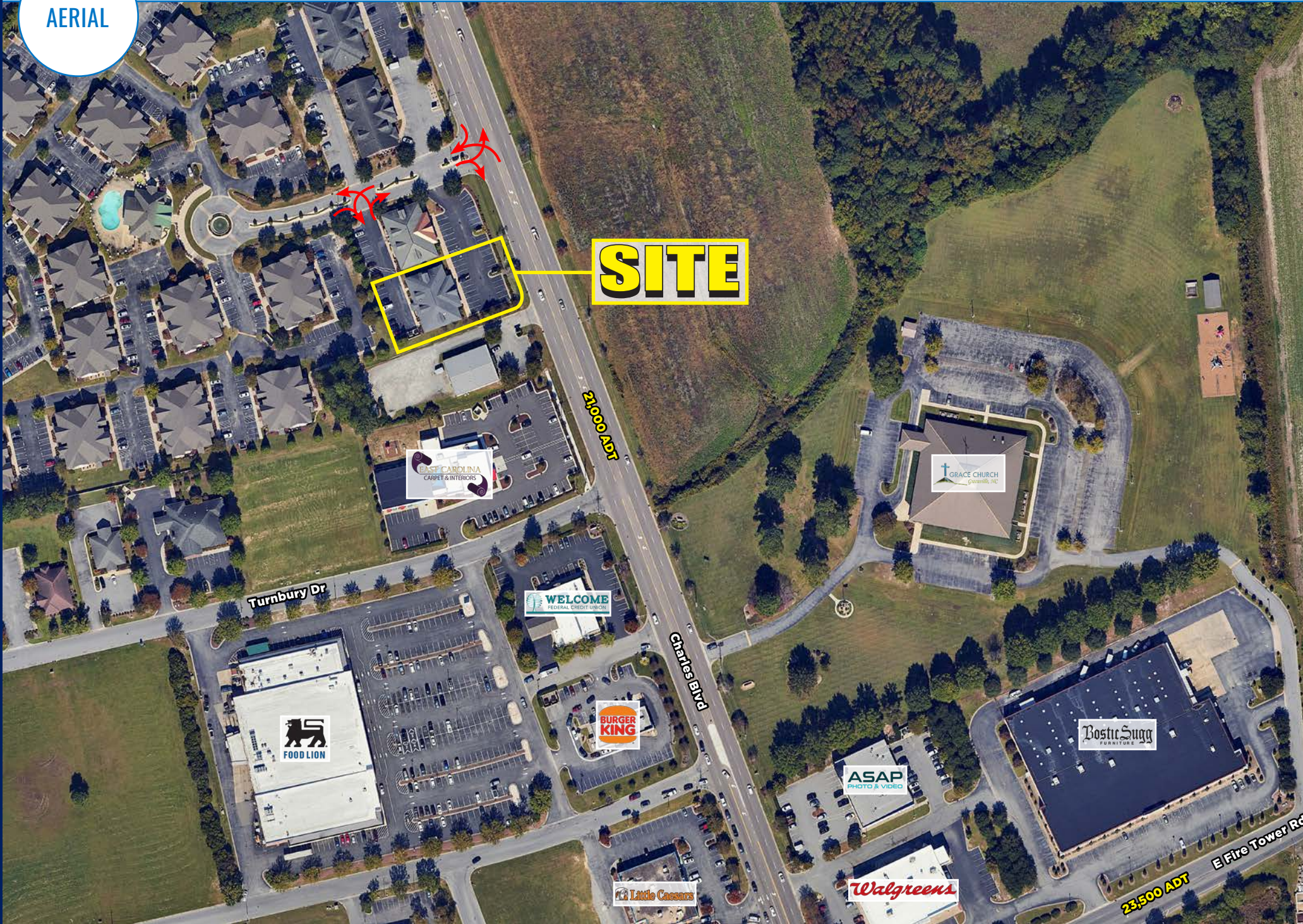
MSA

Greenville, NC

	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	4,124	24,943	44,958
 TOTAL POPULATION	8,362	56,541	105,718
 MEDIAN HOUSEHOLD INCOME	\$60,989	\$63,079	\$60,214



AERIAL



SITE

21,000 ADT

23,500 ADT



NORTH CAROLINA

GREENVILLE

Greenville, North Carolina, is a vibrant city located in the eastern part of the state, known for its dynamic blend of academic, cultural, and recreational offerings. Home to East Carolina University (ECU), Greenville has a youthful and energetic atmosphere, with the university playing a significant role in shaping the city's identity. The presence of ECU also brings a wealth of cultural events, sports, and educational opportunities to the area, making Greenville a hub of activity and learning in the region. The city is also known for its medical sector, with Vidant Medical Center being a major employer and providing cutting-edge healthcare services to residents.

Beyond its academic and medical institutions, Greenville offers a variety of recreational and entertainment options. The city boasts numerous parks, greenways, and outdoor spaces, making it an attractive destination for outdoor enthusiasts. The Tar River runs through Greenville, providing opportunities for kayaking, fishing, and other water-based activities. Additionally, the Uptown District features a mix of local boutiques, restaurants, and art galleries, contributing to Greenville's growing reputation as a destination for food, culture, and community engagement. The city's blend of small-town charm and modern amenities makes it an appealing place for both residents and visitors.

GREENVILLE, NC

3282 CHARLES BLVD

5,340 SF FOR SALE OR LEASE | RETAIL

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