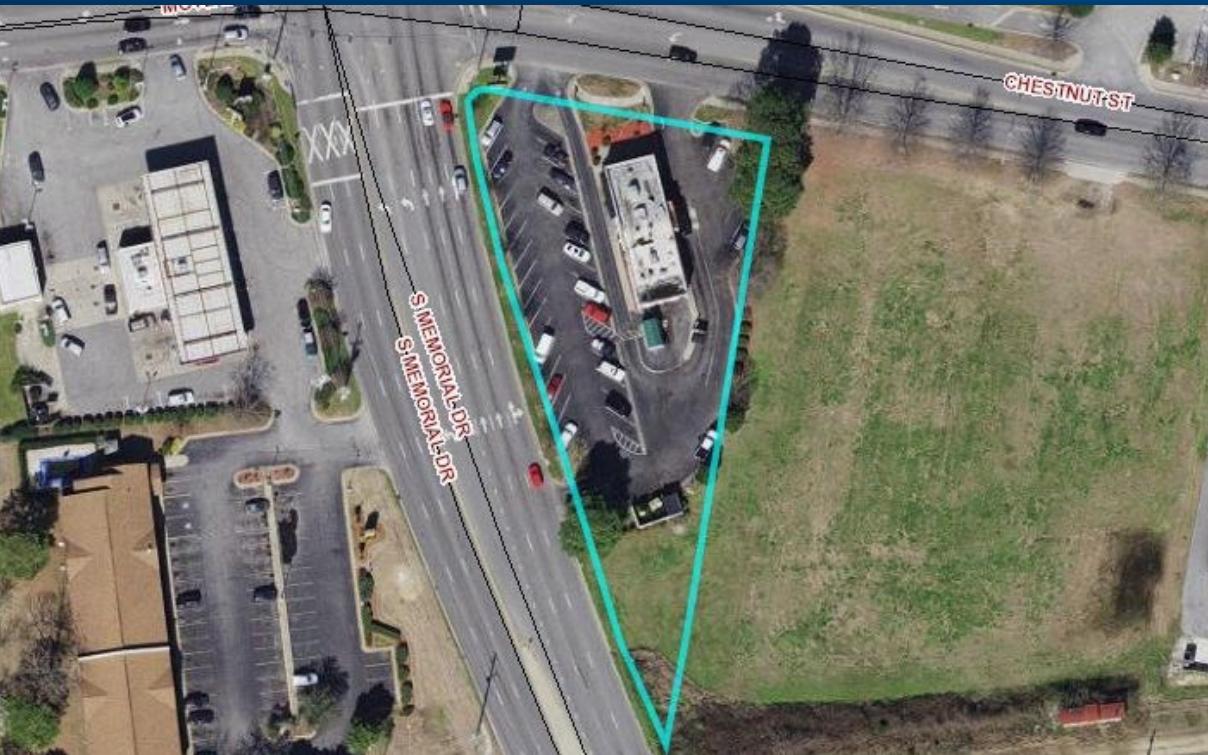


Your Leader in Commercial Real Estate



1001 S. MEMORIAL DRIVE, GREENVILLE, NC 27834

Parcel Number 21935

For More Information,
Please Contact the Listing

Agents:

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

Kittrell and Armstrong has made every effort to present accurate information here. Any disclosures of current performance or specifications are not a guarantee of future performance. All figures and assumptions should be independently verified.

PROPERTY HIGHLIGHTS

Well located at a fully signalized intersection with excellent visibility and close proximity to ECU Health Medical Center and multiple major fast-food chains.

- ◆ **2618 +/- Square Feet**
- ◆ **0.86 Acre Lot**
- ◆ **37 Parking Spaces**
- ◆ **Drive-Thru**
- ◆ **Across from Guy Smith Stadium**
- ◆ **19,000 Vehicle Count Per Day**
- ◆ **Zoned CH (Heavy Commercial)**

LEASE RATE: \$28.00 psf NNN

FOR SALE: \$995,000.00

STEPHANIE WARREN
Commercial Broker

(817) 559-3196

Your Leader in Commercial Real Estate

Located at 1001 S. Memorial Drive in Greenville, NC, this versatile commercial property offers a prime location with high visibility and excellent accessibility. Situated directly across from Guy Smith Stadium, the property enjoys a daily traffic count of 19,000 vehicles, making it an ideal spot for businesses seeking significant exposure. The 2,618 square foot building sits on a 0.86-acre lot and includes 37 parking spaces, with the added benefit of a drive-thru for convenient customer access. Zoned for heavy commercial use (CH), the property is well-suited for a wide range of business types. It is available for lease at \$28.00 per square foot (NNN) or for sale at \$995,000, presenting a great opportunity for both investors and business owners alike.

For more details or to schedule a viewing, please contact our dedicated listing agents at Kittrell & Armstrong. Don't miss out on this fantastic commercial leasing opportunity!



PROPERTY OVERVIEW

- **Square Footage:** 2,618 +/- Square Feet
- **Lot Size:** 0.86 Acres
- **Parking:** 37 Parking Spaces
- **Drive-Thru:** Available
- **Location:** Directly across from **Guy Smith Stadium**, a notable landmark.
- **Traffic Count:** 19,000 vehicles pass by the property per day, providing excellent exposure.
- **Zoning:** Zoned **CH (Heavy Commercial)**, allowing for a variety of commercial uses.

This combination of features makes it a versatile and convenient option for a wide range of commercial businesses. Call today to learn more!

Offered Exclusively By:

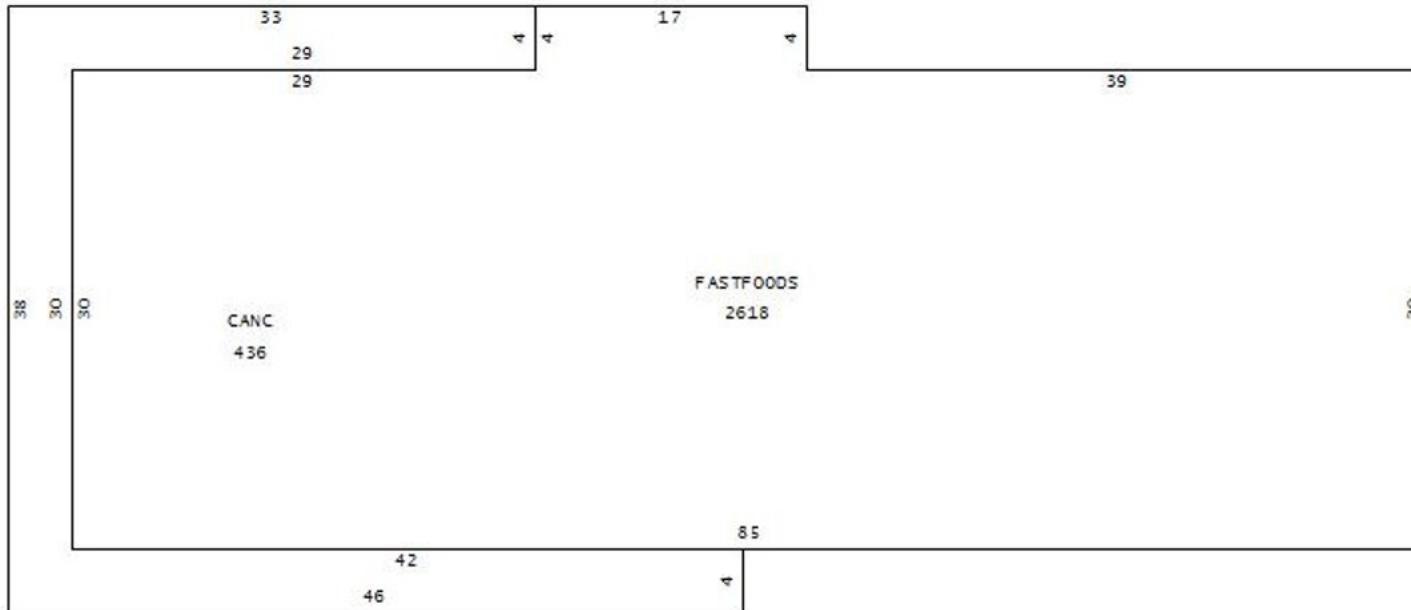
STANLEY H. ARMSTRONG, CCIM, SIOR Managing Partner (252) 531-9844	THOMAS F. STOUGHTON, BROKER Managing Partner (252) 355-0088	BRYANT KITTRELL, III, SIOR Managing Partner (252) 355-0088	DEBBIE W. BARBER, CCIM Commercial Broker (252) 916-2703	STEPHANIE WARREN Commercial Broker (817) 559-3196
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Managing Partner	Managing Partner	Managing Partner	Commercial Broker	Commercial Broker
(252) 531-9844	(252) 355-0088	(252) 355-0088	(252) 916-2703	(817) 559-3196

Property Floorplan



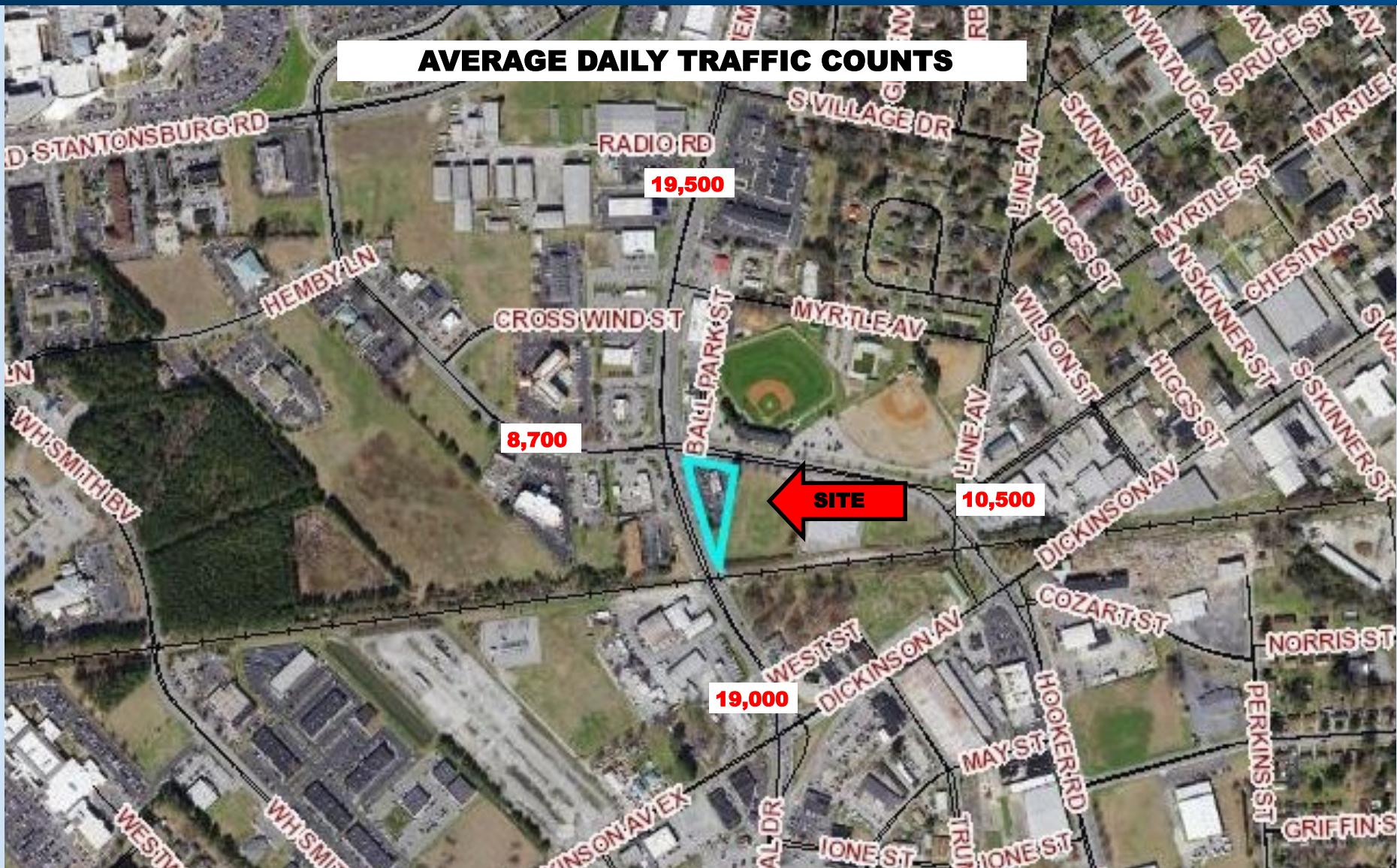
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HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Governmental Municipal Buildings
- ◆ Liquor Store, State ABC
- ◆ Agricultural/Mining
 - * Farming; Agriculture; Horticulture; Forestry
 - * Greenhouse or Plant Nursery
 - * Farmer's Market
 - * Kennel or Animal Boarding
- ◆ Recreational/Entertainment
 - * Golf Course or Driving Range
 - * Public Park or Recreational Facility
 - * Commercial Recreation; Indoor and Outdoor
 - * Bowling Alley
 - * Theatre
 - * Athletic Club Indoor and Outdoor
- ◆ Office/Financial/Medical
 - * Office (Professional and Business)
 - * Operational /Processing Center
 - * Banks, Savings and Loans; Investment Institutions
 - * Medical, Dental, Clinics
 - * Veterinary Clinic or Animal Hospital
- ◆ Services

<ul style="list-style-type: none"> * Barber or Beauty Shop * Manicure/Pedicure Salon * Church * Civic Organization * Hotel, Motel, Bed and Breakfast 	<ul style="list-style-type: none"> * Funeral Home * Dry Cleaners * Library * Museum
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HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Repair
 - * Upholster
 - * Appliance Repair
 - * Jewelry, Watch, Eyewear or Other Personal Item Repair
- ◆ Recreation
 - * Game Center
 - * Billiard Parlor or Pool Hall
 - * Public or Private Club
- ◆ Retail Trade
 - * Grocery
 - * Pharmacy
 - * Convenience Store with Gasoline Sales
 - * Office and School Supply
 - * Restaurant
 - * Appliances; Household or Commercial Use, Sales and Accessory Repair
 - * Hobby or Craft Shop
 - * Florist
 - * Pet Shop
 - * Sporting Goods Sales and Rental Shop
 - * Auto Parts Sales
 - * Pawnbroker
 - * Lawn and Garden Supply
 - * Farm Supply and Commercial Implement Sales
 - * Recycling Collection Station or Facilities

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		<p>STEPHANIE WARREN Commercial Broker (817) 559-3196</p>	



HEAVY COMMERCIAL ZONING PERMITTED USES

- ◆ Wholesale/Rental/Vehicle/Mobile Home Trade
- ◆ Construction
 - * Licensed Contractor; General, Electrical, Plumbing, Mechanical, etc. Excluding Outside Storage
 - * Building Supply; Lumber and Material Sales, Plumbing and/or Electrical Supply, Excluding Outside Storage
 - * Hardware Store
- ◆ Transportation
 - * Taxi or Limousine Service
 - * Parcel Delivery Service
 - * Ambulance Service
- ◆ Manufacturing/Warehousing
 - * Ice Plant and Freezer Lockers
 - * Dairy Production, Storage and Shipment Facilities
 - * Bakery; Production, Storage and Shipment Facilities
 - * Cabinet, Woodwork, or Frame Shop (Excluding Furniture Manufacturing or Upholster)
 - * Engraving; Wood, Glass or Metal
 - * Mini-Storage Warehouse Excluding Outside Storage
 - * Tire Recapping or Retreading Plant

HEAVY COMMERCIAL ZONING SPECIAL USES

- ◆ Residential Quarters for Residential Manager
- ◆ Recreation
 - * Game Center
 - * Billiard Parlor or Pool Hall
 - * Public or Private Club
- ◆ Services
 - * Child Day Care Facilities
 - * Adult Day Care Facilities
 - * Convention Center—Private
 - * Massage Establishment
- ◆ Retail Trade
 - * Restaurant; Regulated Outdoor Activities
 - * Appliances; Commercial Use, Sales and Accessory Repair
 - * Flea Market
- ◆ Manufacturing/Warehousing
 - * Stone or Monument Cutting, Engraving
 - * Moving and Storage; Including Outside Storage
 - * Warehouse or Mini-Storage
 - * Recycling Collection Station or Facilities

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Greenville, North Carolina is one of the major retail, healthcare, educational, cultural and sports hub of eastern North Carolina. It is home to ECU Medical Center, East Carolina University and Brody School of Medicine. It is also a leading retail center and ranks as one of only a dozen billion dollar retail markets in the state.

The local economy is well diversified with industries in advanced manufacturing, pharmaceuticals, life science, and food processing. Major employers include: East Carolina University (education), ECU Medical Center (health care), Patheon (pharmaceutical manufacturing), DSM Dyneema (chemical manufacturing), Hyster-Yale (lift trucks), Grady-White (boats), ASMO (electric motors), Attends Healthcare Products (paper products), Mestek (steam unit heaters), and The Roberts Company, Inc. (metal fabrication).

ECU Medical Center is the third largest Level I Trauma Center in the nation and serves as the flagship teaching hospital for the Brody School of Medicine at East Carolina University. They are a tertiary care referral center and designated Magnet hospital. Their thousands of dedicated health care professionals include specialists from all over the country and around the world.

East Carolina University (ECU), is the state's third largest institution of higher education. It offers over 100 undergraduate and 99 graduate degree programs in concentrations such as Engineering, Technology, Business, Medicine, and Dental Medicine. ECU also holds the distinction of being classified among the Doctoral/ Research Universities by the Carnegie Foundation.



CITY OF GREENVILLE DEMOGRAPHICS

2024 Population	90,856
2024 Total Households	39,424
2024 Average HH Income	\$73,897

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About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over eighty years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure! Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

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