

FULLY CONDITIONED FLEX BUILDING W/LOADING DOCK

10,800 SF FOR LEASE

3655 PEACE ST FARMVILLE, NC



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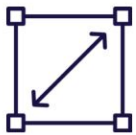
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PROPERTY OVERVIEW



3655 Peace St Farmville, NC 27828



10,800
Total SF



1.57
Acres



**Loading
Dock**



**\$11 PSF
+ NNN
Lease**

Brokerage Team



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PROPERTY DESCRIPTION

Fully conditioned with a loading dock, this 10,800 SF flex/industrial space is available for lease in Farmville Commercial Park, located less than one mile from Exit 48 on I-587.

Originally built in 2006 and expanded in 2020, the property is zoned HBD (Highway Business District) and features two drive-in doors, approximately 12-foot clear ceiling heights (with portions reaching up to 14 feet), LED lighting, and an approximately 120' x 40' fenced in yard.

Strategically located just 10 miles from Greenville, NC and 30 miles from I-95 and Wilson, NC, the property offers excellent access to the major transportation corridors serving Eastern North Carolina and is serviced by water and electric utilities provided by the Town of Farmville.

PROPERTY HIGHLIGHTS

- 10,800 SF Fully Conditioned Building on 1.57 acres
- Less than 1 Mile from I-587
- ~30 Miles from I-95
- 2 Drive-In Doors & Loading Dock

PROPERTY DETAILS

Address	3655 Peace St
Market	Farmville
County	Pitt
Available Acreage	1.57 Acres
Building Size	10,800 SF

Property Photos



Nearby Area



WILSON

NORTH CAROLINA

~30 miles to
Wilson, NC/
I-95



Greenville
NORTH CAROLINA

~10 miles to Greenville, NC



587



WHITLEY DR



PEACE ST



Surrounding Area



Downtown
Farmville



Farmville
Country Club



Farmville Central
High School



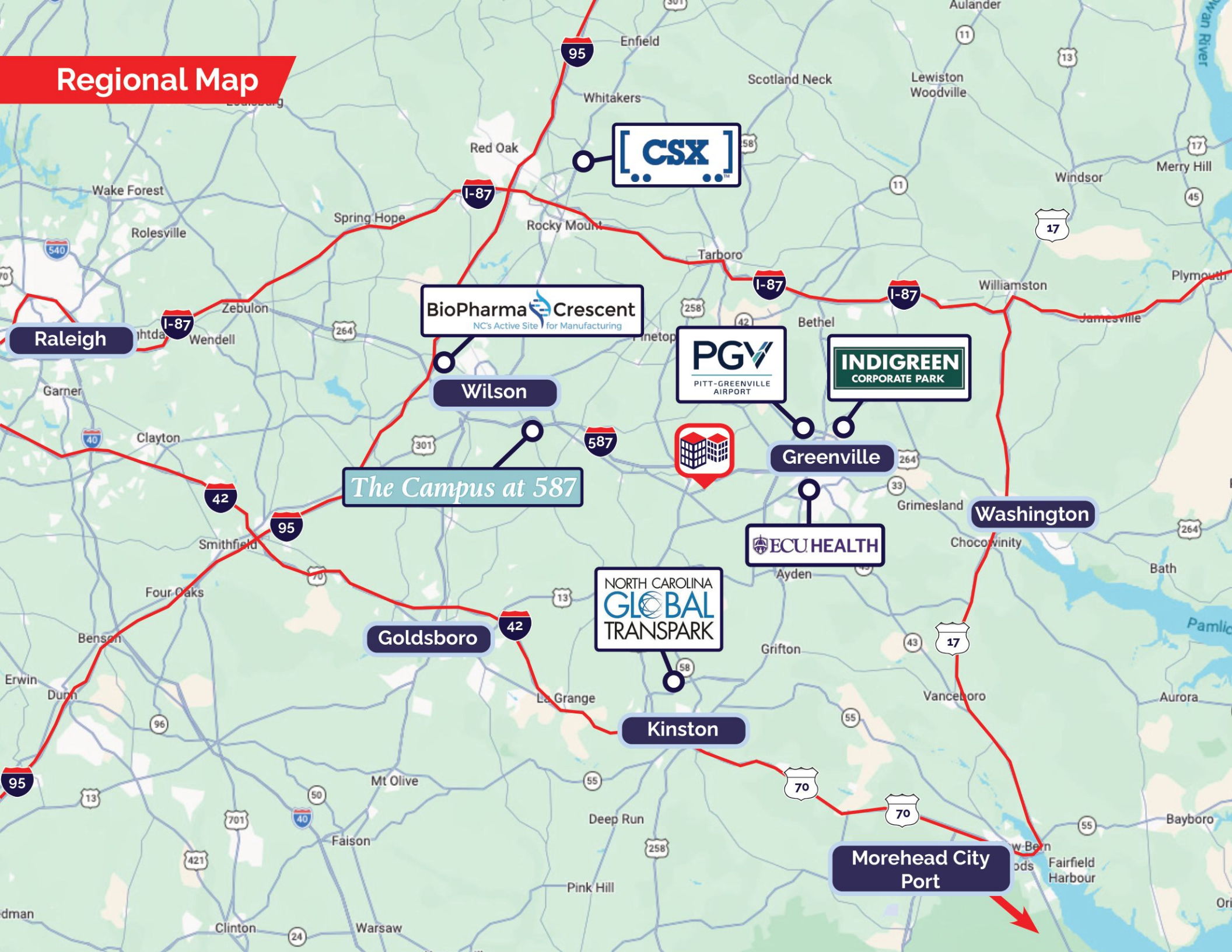
WHITLEY DR



Interior Photo



Regional Map



Regional Map



Area Demographics

Farmville, NC



10 Mile Demographics



74,951
Total Population



37.1
Median Age



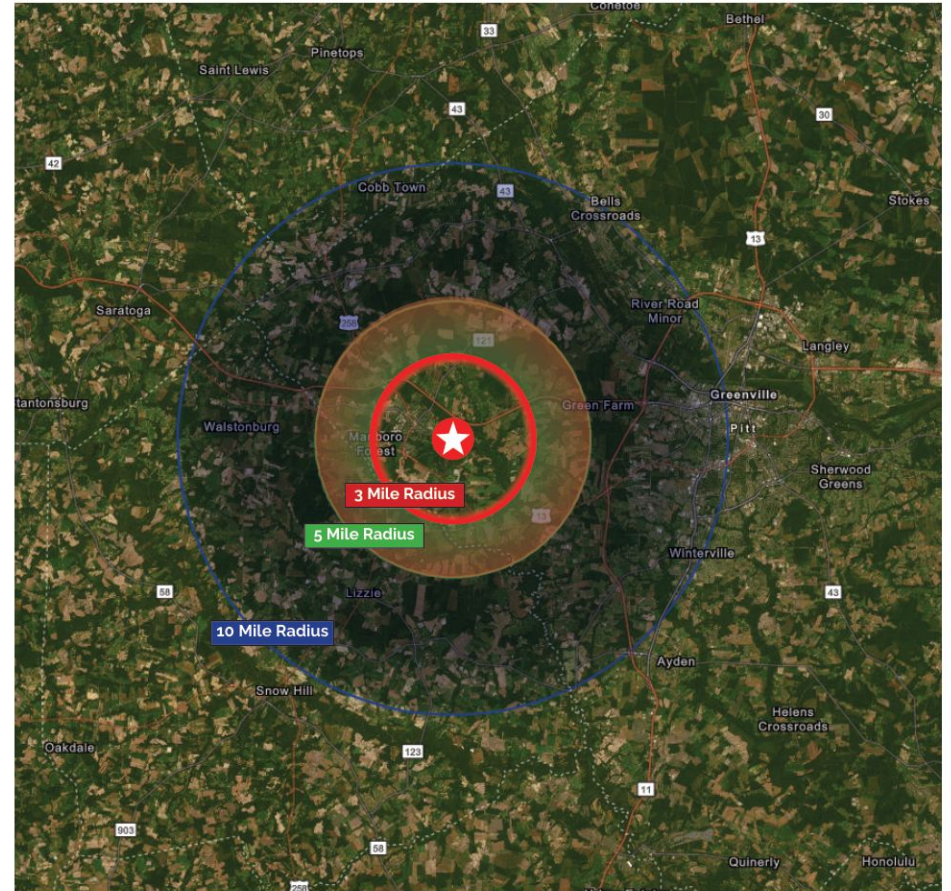
31,011
Total Households



\$76,562
Avg. Household Income



\$260,281
Avg. Home Value



Population

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Population	6,445	9,921	74,951
Median Age	41.6	41.6	37.1

Households & Income

Total Households	2,771	4,170	31,011
# of Persons per HH	2.40	2.47	2.39
Average HH Income	\$71,952	\$74,050	\$76,562
Average Home Value	\$256,879	\$248,804	\$260,281

Market Overview | Greenville, NC

MSA HIGHLIGHTS

2nd

Lowest Cost of
Living in NC

94K

Total Workforce

#3

Overall MSA in
South Atlantic

29K

Students at ECU

10th Largest City in NC

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. The school competes in the Division 1 FBS American Conference. The ECU Health Medical Campus, formerly Vidant Medical Center, further solidifies Greenville's reputation as a regional healthcare leader. As the only Level 1 trauma center east of I-95, it boasts 1,712 licensed beds, serves a population of 1.4 million, and employs 6,800 individuals.



Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.



Additionally, the city has recently experienced a surge in retail development, welcoming big-box retailers such as Trader Joe's and Lowe's Foods,



This retail boom has further enhanced Greenville's economic vitality and enriched its expanding commercial landscape.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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