

FOR SALE

101 Fox Haven Drive

GREENVILLE, NC 27858

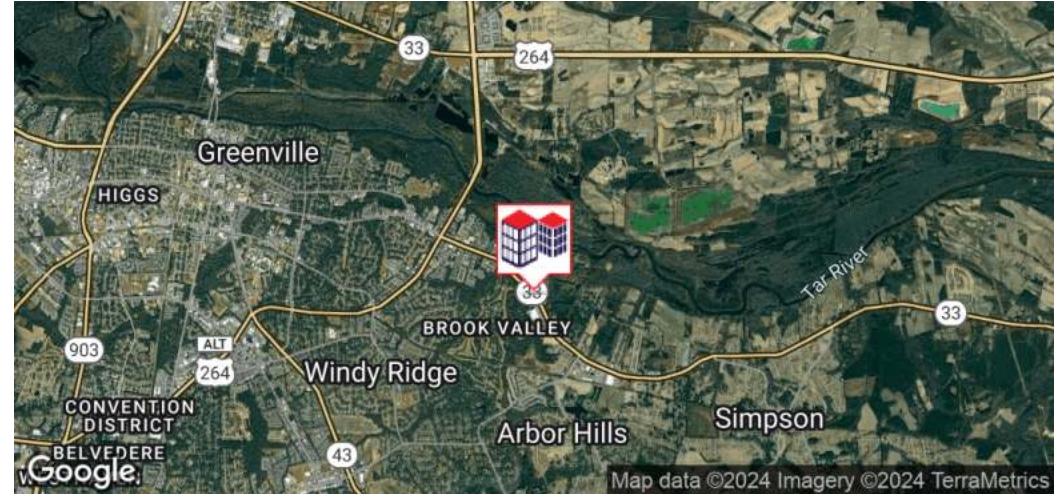
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	9,801 SF
Lot Size:	0.89 Acres
Price / SF:	\$91.32
Year Built:	1997
Zoning:	CH
Market:	Greenville MSA
Submarket:	Eastern North Carolina
Traffic Count:	26,000

PROPERTY OVERVIEW

The Overton Group is pleased to offer this office building on a popular thoroughfare in Greenville for sale or for lease. The building is situated in a prime Eastern North Carolina area and conveniently positioned near the bustling East Carolina University campus with approximately 28,500 students.

The building offers more than 30 private offices, conference rooms, breakroom with a kitchenette, and numerous restrooms

PROPERTY HIGHLIGHTS

- Sale Price | \$895,000
- +/- 9,801 SF
- Near East Carolina University (28,500 Students) campus
- Located near a high concentration of single/multifamily rooftops

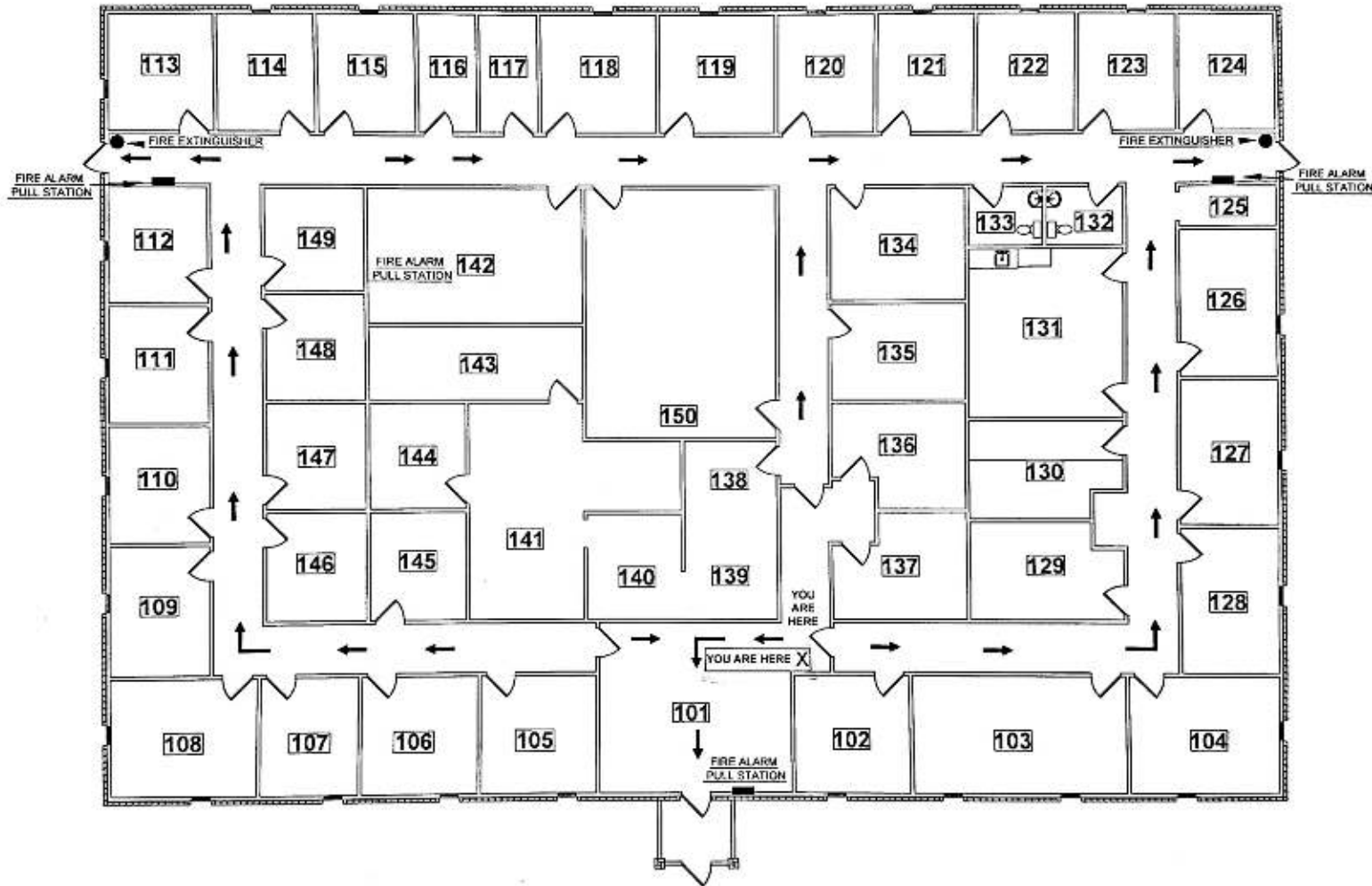
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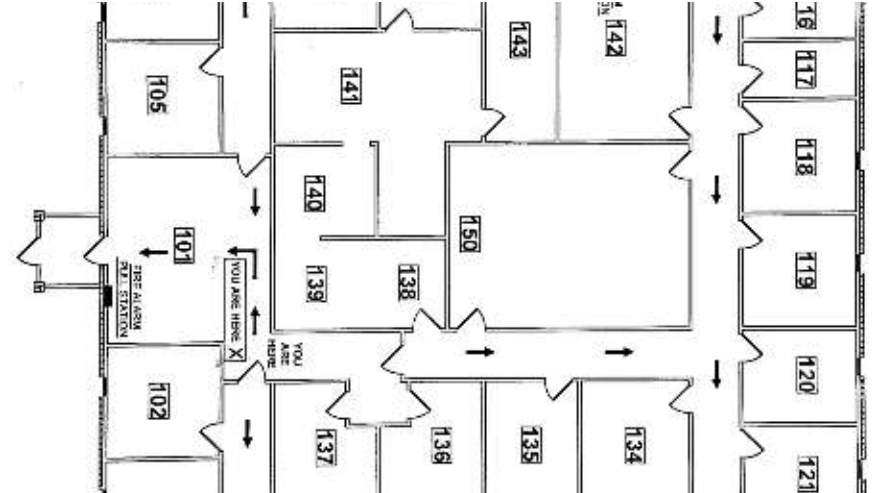
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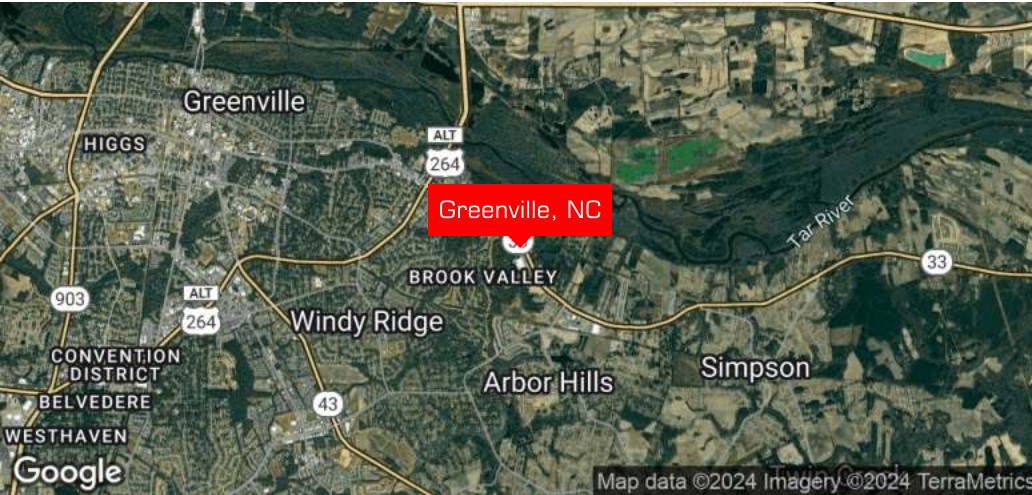
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LOCATION DESCRIPTION

Greenville is the 10th largest city in North Carolina and has a metropolitan area of more than 230,000 residents. Greenville is home to the 3rd largest university in NC, East Carolina University (ECU). ECU has an enrollment of over 28,500 students and employs 5,600 individuals. Greenville is also home to ECU Health's Medical Campus, formerly Vidant Medical Center, one of the largest hospital systems in the US. ECU Health Medical Campus is the only Level 1 trauma center east of I-95, with 1,712 licensed beds. It serves 1,400,000 people and employs 6,800 individuals in Greenville.

Greenville has earned numerous accolades over the years for its quality of life and business climate. Some of the awards are Top 10 Best Small Places for Businesses and Careers (Forbes Magazine), Top 25 Mid-City Business Growth and Development (Forbes Magazine), and Top 100 Best Communities for Young People (America's Promise Alliance). The city also continuously gets rated as one of the top cities to live in the state. Only 80 easy miles to Raleigh and to the beautiful beaches of the Crystal Coast, Greenville is a prime location.

LOCATION DETAILS

Market	Greenville MSA
Sub Market	Eastern North Carolina
County	Pitt
Market Type	Medium
Nearest Highway	I-587
Nearest Airport	Pitt-Greenville Regional Airport

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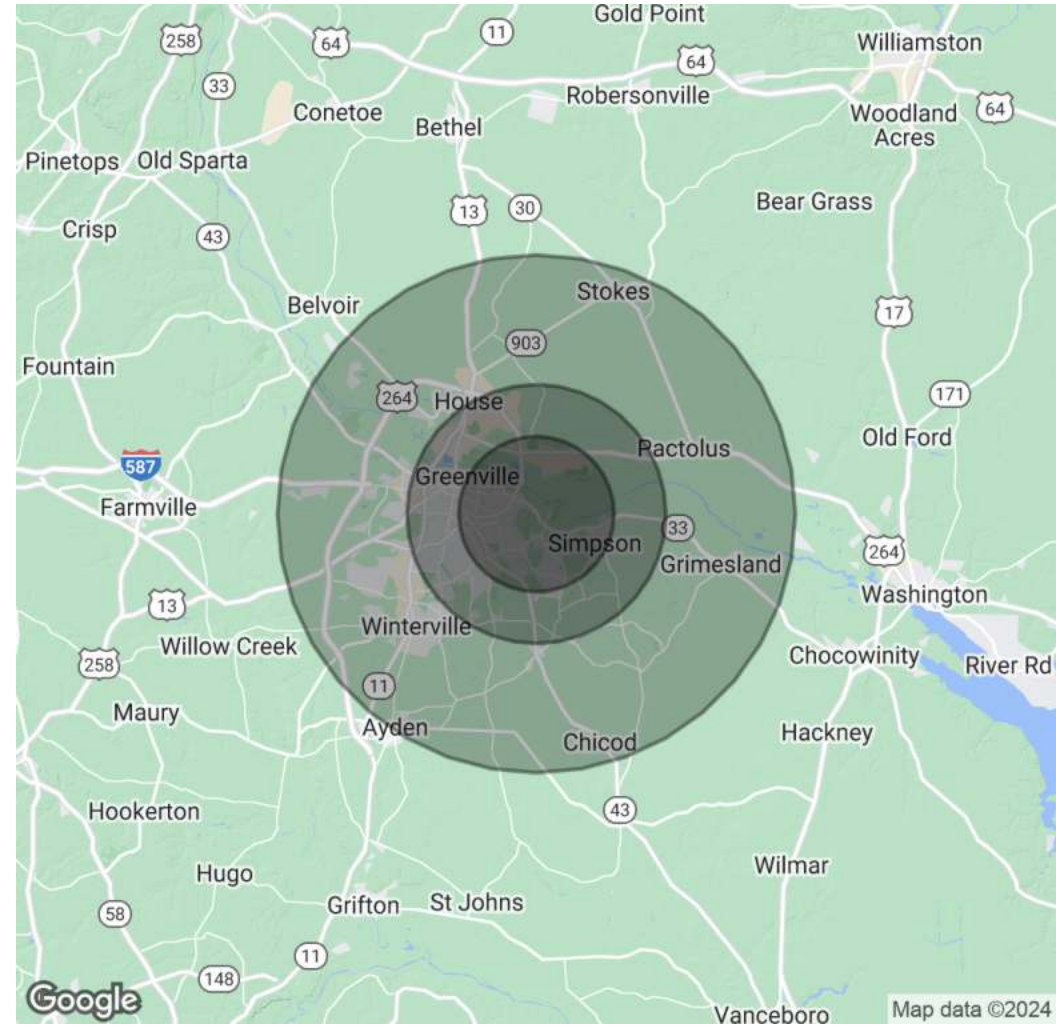
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,070	81,721	147,350
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,421	34,187	60,846
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,924	\$72,548	\$74,403
Average House Value	\$294,292	\$268,142	\$242,024

Demographics data derived from AlphaMap



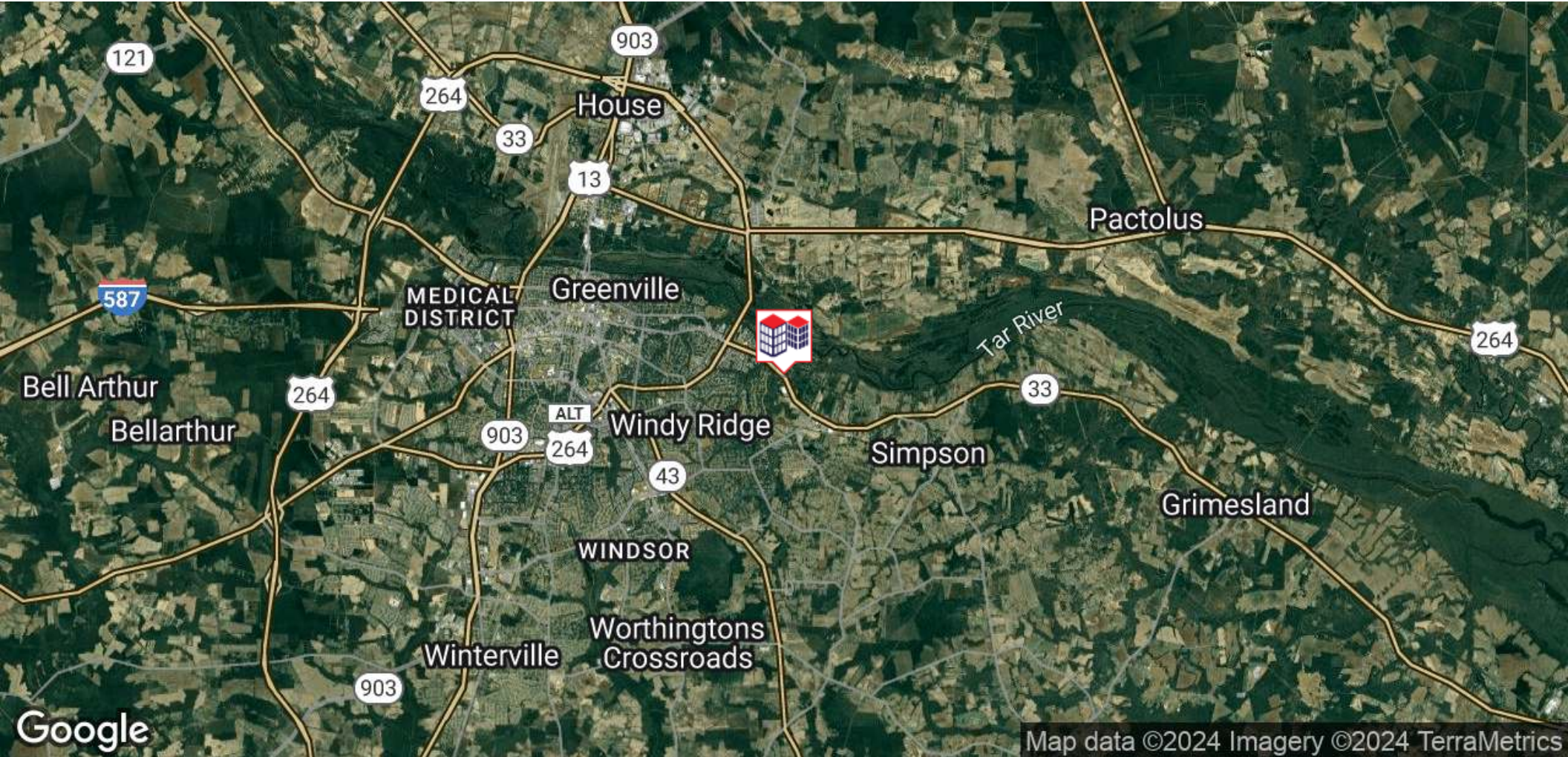
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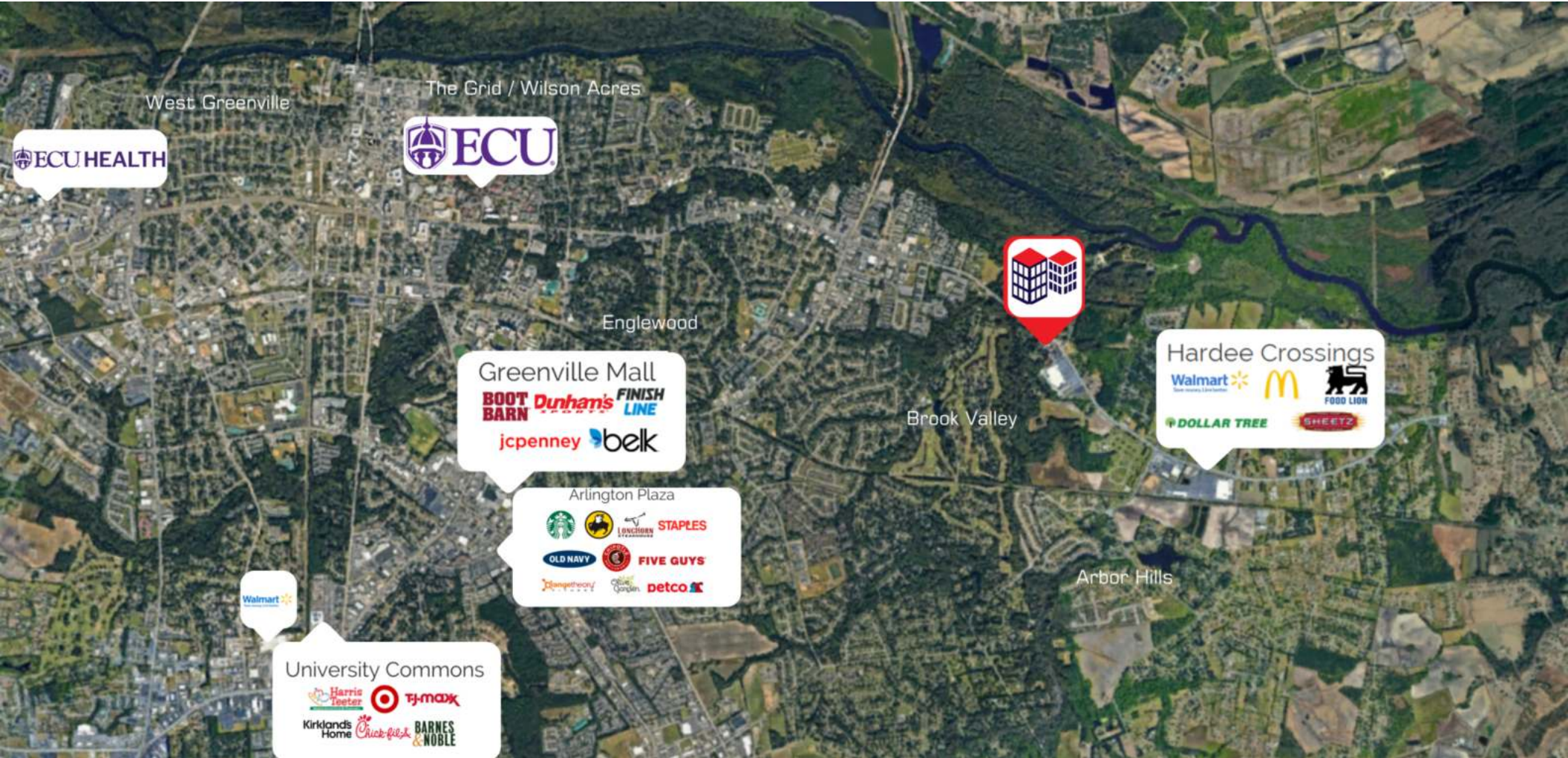
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FOR SALE

Greenville, NC | Eastern NC

FIRE TOWER JUNCTION



GREENVILLE, NC

Greenville is the county seat and largest city in Pitt County, NC. Greenville is the 10th largest city in NC and has a metropolitan area of more than 230,000 residents. Greenville can be found in the center of Pitt Co on the Tar River which flows into the Pamlico River and Pamlico Sound. Greenville is home to the 3rd largest university in NC, East Carolina University with over 29,000 students enrolled. ECU is home to the Brody School of Medicine and over 100 undergraduate and 100 graduate programs. ECU is home to the East Carolina Pirates that compete in the Division 1 FBS American Conference. Greenville is also home to one of the largest Community Colleges in NC, Pitt Community College. Greenville is also known for ECU Health's Medical Campus which has over 6,000 employees and is the only Tier 1 Trauma Center east of I-95 in North Carolina.



LOCATION DETAILS

Market	Greenville MSA
Sub Market	Eastern North Carolina
County	Pitt
Signal Intersection	No
Market Type	Medium
Nearest Highway	I-587
Nearest Airport	Pitt-Greenville Regional Airport

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FOR SALE

ECU Health Medical Center | Eastern NC

GREENVILLE, NC 27858



ECU HEALTH MEDICAL CENTER, GREENVILLE, NC

ECU Health Medical Center, formerly Vidant Health, is at the core of Greenville's Medical District. ECU Health's Medical Center is the only Level 1 trauma center east of I-95 and the teaching hospital for the Brody School of Medicine. They provide 1,712 licensed beds and offer extensive inpatient and outpatient services to more than 1.4 million people across 29 counties in Eastern North Carolina. In addition, they provide over 20 services on the main campus, bringing 6,800 employees to Greenville, and over 13,000 within the system,

ECU HEALTH SYSTEM

- Only Level 1 Trauma Center East of I-95
- 1,400,000 People Currently Served
- 6,800 Employees in Greenville, NC
- 13,000 Employees Throughout Eastern North Carolina
- Over 60,000 Admissions Yearly



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