

HIGHLIGHTS

This 2.75 acre site is situated at a full-movement intersection at E. 10th St and Port Terminal in Greenville, NC.

- Significant single family and MF growth in the corridor
- Few remaining competitive retail sites
- Great visibility & exposure as outlot to Lowe's
- Attractive 'going to work' site
- Proximity to ECU Health Medical Campus and East Carolina University Campus

NEARBY AMENITIES

Walmart, Lowe's, Food Lion, ALDI, Dunkin Donuts, Bojangles, McDonald's, Walgreens, and many more

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	5,637	19,389	38,802
AverageIncome	\$46,200	\$60,063	\$57,723

TRAFFIC COUNTS

E. 10th Street 30,000 VPD



OUTPARCEL | 3801 E 10TH STREET. GREENVILLE, NC | **SITE OVERVIEW**



OUTPARCEL | 3801 E 10TH STREET, GREENVILLE, NC | AERIAL



OUTPARCEL | 3801 E 10TH STREET, GREENVILLE, NC | **CONCEPTUAL SITE PLAN**

