

SHOPPES AT ARLINGTON

2620 DICKINSON AVE GREENVILLE, NC

FOR LEASE



OLIVER EVANS

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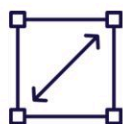
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License No. 313331 (NC)

PROPERTY OVERVIEW



2620 Dickinson Ave Greenville, NC 27834



5,591
Total SF



1
Acre



3 Units
Available



27,000+
VPD

Leasing Broker



Oliver Evans

Advisor

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PROPERTY DESCRIPTION

Shoppes at Arlington is a newly developed 5,591 SF multi-tenant retail building positioned at the signalized corner of W Arlington Boulevard (27,000+ VPD) and Dickinson Avenue (18,000+ VPD) in Greenville.

With the potential to subdivide into three units, including one drive-thru window and one pick-up window, the building is primed for a QSR or a range of retail, medical, and professional users. Established ingress/egress on both Dickinson Ave and W Arlington Blvd also allows easy site access.

Located in the heart of Greenville's Medical District, the property is anchored by ECU Health, the only Level 1 trauma center east of I-95, with 1,712 licensed beds and 6,800 employees. Surrounding multifamily development continues to grow along both corridors, with ECU's 28,500+ students nearby.

PROPERTY HIGHLIGHTS

- New 2024 construction with three available units (1,902 / 1,628 / 2,061 SF) totaling 5,591 SF
- Hard-corner exposure with combined 45,000+ VPD
- Located in the Greenville Medical District

PROPERTY DETAILS

Address	2620 Dickinson Ave
Market	Greenville
County	Pitt
Acreage	1 Acre
Year Built	2024
Zoning	Medical Heavy Commercial (MCH)

Property Photos



2620 Dickinson Ave | For Lease | Page 3



Floor Plan



Unit	SF	Rate
100	1,902 SF	\$29.00 per SF / NNN
102	1,628 SF	\$20.00 per SF / NNN
104	2,061 SF	\$24.00 per SF / NNN
Max (Contiguous)	5,591 SF	Cold dark shell condition. Square footage may be altered depending on need.

Nearby Businesses



Greenville
Medical District



Downtown
Greenville



W ARLINGTON BLVD
27,000 + VPD



DICKINSON AVE
18,000 + VPD



Dense Residential Area

Lakeview Condominiums

Lakeside Apartments

Spring Lake Apartments

LIHTC Development by Taft-Mills

Moss Creek Townhouses

Crystal Springs Apartments

Willow Springs Apartments



Adjacent LIHTC Development by Taft-Mills

Park Ridge Trace

- 72 Unit Residential Development
- Total Dev Cost: \$19.5 Million
- Anticipated C/O of Fall 2027

Park Ridge Trace Rendering



Surrounding Area



Greenville
Medical District



Pitt-Greenville
Airport
3.6 Miles from
Property

Downtown
Greenville



Walgreens



ECU HEALTH

STANTONSBURG RD
28,000 + VPD



FOOD LION

ECU HEALTH
Maynard children's Hospital

SHEETZ

Wawa

COURTYARD
BY MARRIOTT

H
Holiday Inn

Fairfield
BY MARRIOTT

DICKINSON AVE



J.H. Rose High
School

GREENVILLE
MALL

W ARLINGTON BLVD

Area Demographics

Greenville, NC



5 Mile Demographics



112,116
Total Population



33.1
Median Age



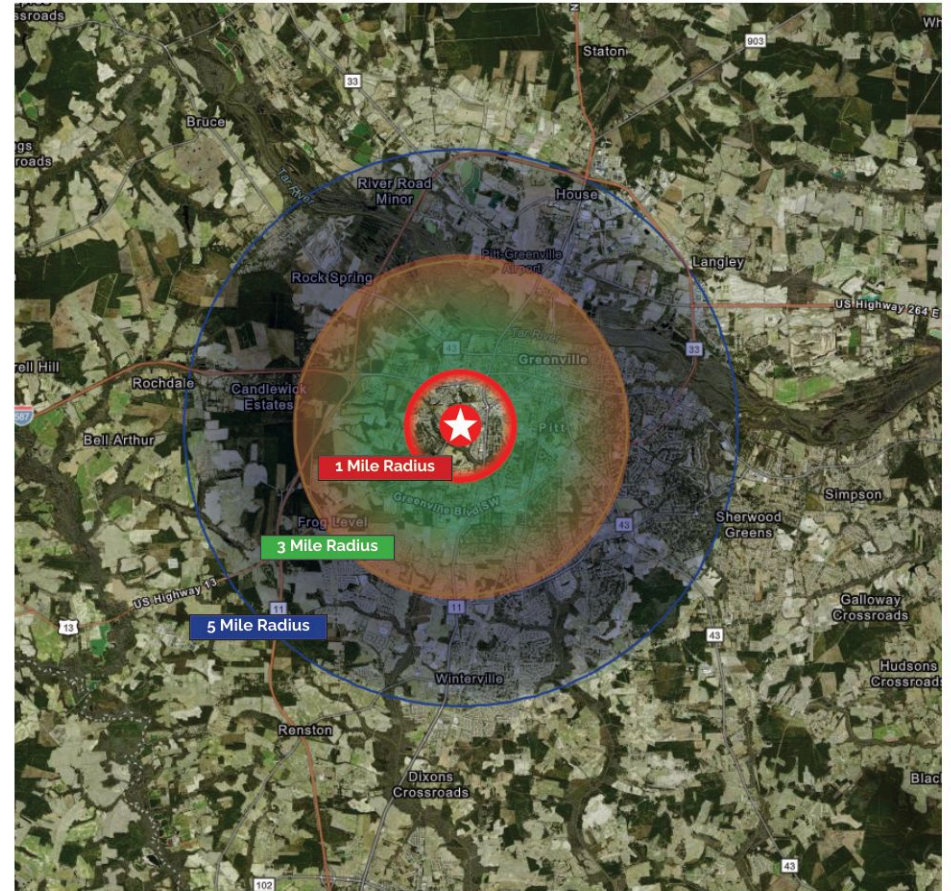
48,237
Total Households



\$80,187
Avg. Household Income



\$300,196
Avg. Home Value



Population

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	6,128	61,848	112,116
Median Age	36.2	30.8	33.1

Households & Income

Total Households	3,013	26,603	48,237
# of Persons per HH	2.14	2.15	2.25
Average HH Income	\$67,837	\$72,089	\$80,187
Average Home Value	\$208,876	\$291,887	\$300,196

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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