



2815 B Charles Boulevard
Greenville, North Carolina 27858
252-355-0088

Your Leader in Commercial Real Estate

THE BOUNDARY AT WEST END



630 COTANCHE STREET, GREENVILLE, NORTH CAROLINA 27858

Parcel Number 81889

PROPERTY HIGHLIGHTS

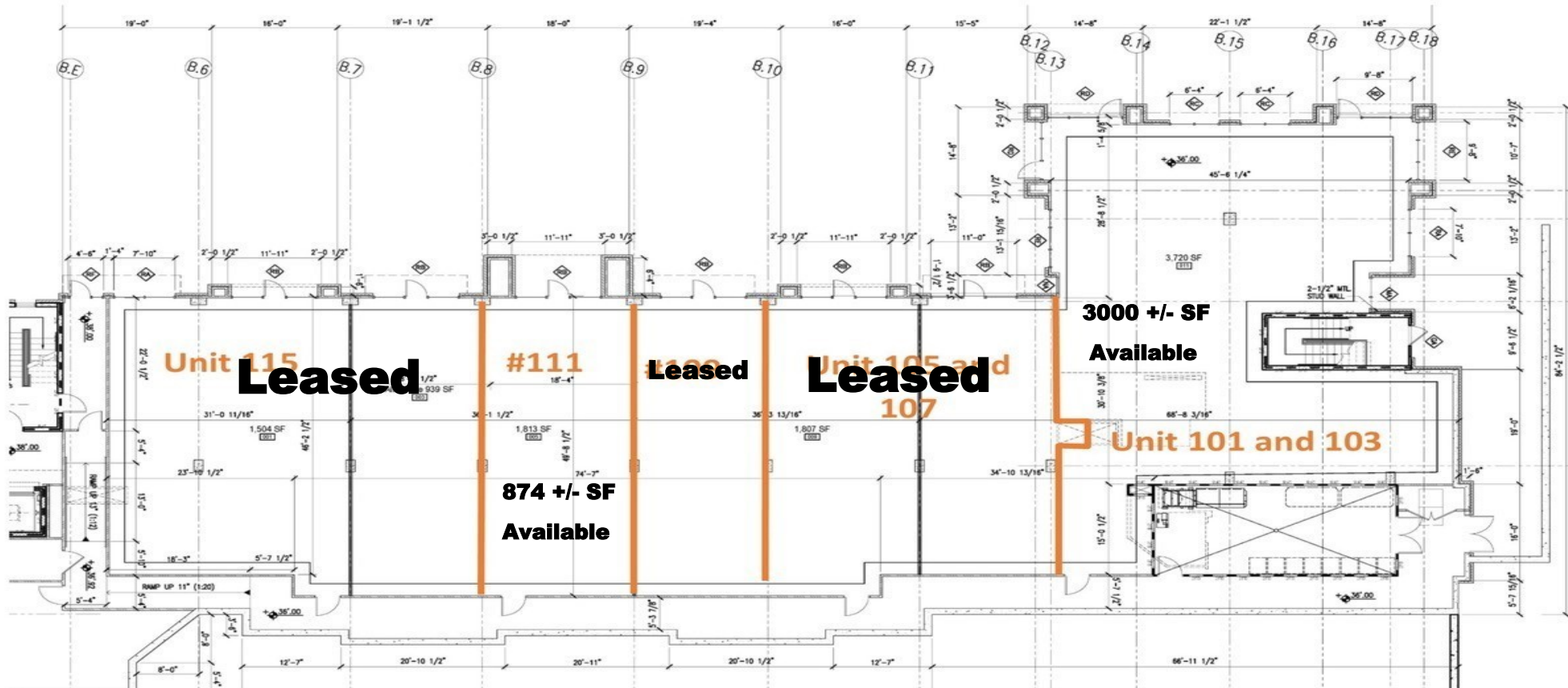
- Retail, Restaurant or Office Spaces Available for Lease
- Excellent Location in the Uptown District on the corner of Cotanche Street and Reade Circle across from East Carolina University
- Mixed Use Property Consisting of Retail/ Office Space below Four Stories of Student Housing
- Zoned CD (Downtown Commercial)

LEASE RATE: TBD-Based on Build Out

For More Information, Please Contact the Listing Agents:

STANLEY H. ARMSTRONG, CCIM, SIOR	THOMAS F. STOUGHTON, BROKER	BRYANT KITTRELL, III, SIOR	DEBBIE W. BARBER, CCIM	STEPHANIE WARREN
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

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.



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Your Leader in Commercial Real Estate



Greenville, North Carolina is one of the major retail, healthcare, educational, cultural and sports hub of eastern North Carolina. It is home to Vidant 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), Vidant 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).

Vidant 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.



PROPERTY DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2023 Population	7,680	61,277	109,783
2023 Total Households	4,834	25,498	46,414
2023 Average HH Income	\$73,350	\$78,226	\$74,056

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We may work hard and study hard in Greenville, but we also love to play. Greenville boasts of more than 25 parks and recreational centers with something for everyone.



Kayaking on the River



Large Industrial Facilities



Uptown Greenville



Vidant Medical Center



Home of ECU



Concert on the Town Commons

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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 ninety 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.

EXCLUSIVELY OFFERED BY:

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