



COMMERCIAL LEASING OPPORTUNITY

North Greenville Commons | Greenville, North Carolina

Property Highlights

- ±1,250 SF Commercial Space
- Drive-Thru Capability (ideal for QSR, coffee, pharmacy, or service-based concepts)
- Grease Trap Installed (ready for food service operations)
- High-Visibility Frontage with strong daily traffic counts
- Positioned for efficient customer access and operational flow

Strategic Location Advantages

- Located within North Greenville Commons, an emerging commercial hub
- Directly across from a high-traffic retail center anchored by Food Lion and McDonald's
- Adjacent to a 204-unit apartment community under development
- In close proximity to a new ECU Health medical facility, driving sustained daily traffic and employment presence
- Surrounded by expanding residential and commercial growth

Growth & Demand Drivers

- 204-unit apartment community under development, delivering a built-in residential customer base
- ECU Health medical facility in progress, increasing daily traffic and professional demand
- Located within an up-and-coming sector of Greater Greenville, positioned for sustained economic growth

Ideal Tenants

This opportunity is well-suited for:

- National and regional quick-service restaurants (QSR)
- Coffee concepts / drive-thru retail
- Fortune 500 and multi-unit operators seeking strategic market entry

RENT INCLUDES:

- ✓ RENT
- ✓ TRASH PICK UP
- ✓ GREASE TRAP
- ✓ WATER AND SEWER

● Thermo Fisher Scientific ● Hyster-Yale Group ● Bovie Solar Technology (all within a 5 mile Radius)

These globally recognized organizations bring a steady workforce population, economic stability, and sustained daily traffic to the area—creating a strong foundation for retail, service, and food-based businesses to thrive.