

Property Highlights



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE



210 E Fourteenth Street, Greenville, NC 27858

Parcel Number: 18720

- Prominent Downtown Greenville Commercial Building
- ±25,347 SF Commercial Event Space Situated on ±1.21 Acres
- Cafe/ Restaurant ±4,300 SF
- Prime Corner Location Along E. Fourteenth Street with Excellent Visibility
- Located in Greenville's Thriving Downtown Business District
- Convenient Walking Access to East Carolina University, ECU Health Medical Center, Uptown Dining, Retail & Entertainment
- Full Renovation Completed in 2023
- Exceptional Opportunity for Investment, Redevelopment, or Owner-Occupancy
- Ample On-Site Parking with Strong Surrounding Commercial and Residential Growth
- Sales Price: \$3,500,000



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Stephanie Warren | Broker

D: (252) 381-3976 | stephanie@kittrellandarmstrong.com

O: (252) 355-0088 | www.kittrellandarmstrong.com

Executive Summary

The offering consists of a ±25,347 SF event venue situated on ±1.21 acres in Greenville, the healthcare, education, and commercial hub of Eastern North Carolina. The property features four roll-up doors, two loading docs, dedicated office space, and a highly flexible floor plan designed to accommodate a variety of uses. Multiple assembly and gathering areas are located throughout the facility, supporting both seated and standing events of varying sizes. In addition to the main event spaces, the property includes a separately approved side assembly area with its own dedicated entrance and exit, private restroom, and occupancy for up to 59 people. The combination of event, office, and assembly space creates a unique opportunity for owner-users, investors, or future redevelopment.

Snapshot Overview

Offering Price	\$3,500.00
Property Type	Commercial/Event Space/Flex Building
Building Area	±25,347 SF
Land Area	±1.21 Acres
Year Built	1941-Full Renovation Completed 2023
Loading Access	4 Roll-Up Doors + 2 Loading Docs
Full Renovation	HVAC System, Multiple Countertop Spaces, Kitchen, and More!
Location	Greenville. NC

Property Highlights

- Functional Commercial Facility** — ±25,347 SF building situated on ±1.21 acres with a flexible layout for a variety of commercial uses
- Exceptional Access** — Four roll-up doors, including two interior doors, plus one drive-in door supporting efficient operations and space flexibility
- Assembly Space** — Multiple assembly and gathering spaces throughout for both standing and seated functions.
- Strategic Greenville Location** — Convenient access to ECU, ECU Health, Uptown Greenville, and major commercial corridors
- Flexible Investment Strategy** — Well suited for owner-users, investors, business expansion, adaptive reuse, or future value creation

This property combines a highly functional commercial facility, a strategic Greenville location, flexible interior space, and exceptional access features. The combination of these characteristics presents a unique opportunity well suited for owner-users, investors, adaptive reuse, or a variety of future commercial strategies.

Overview

01 Property Overview

02 Interior Gallery

03 Interior Gallery

04 Interior Gallery

05 Exterior Gallery

06 Floor Plan

07 Property Survey

08 Market Analysis

09 Demographics

10 Location Overview

11 Location Overview

12 Zoning-Permitted Uses

13 Zoning-Special Uses

14 About Us

15 Our Team

16 Thank You



Property Overview

Situated on approximately 1.21± acres, the former Coastal Fog Building offers a 25,347± SF commercial building in the heart of Downtown Greenville. This well-positioned property presents an exceptional opportunity for investors, developers, or owner-users seeking a highly visible asset in one of the city's most active commercial districts.

The property underwent significant renovations in 2023, including the addition of expanded counter space, dedicated coffee bar counter space, a high-end commercial kitchen, newly installed HVAC systems, and other interior improvements. These enhancements add functionality and flexibility while supporting a variety of potential commercial uses.

The property benefits from a prime location along E. Fourteenth Street with convenient access to East Carolina University, ECU Health Medical Center, Uptown Greenville, and numerous retail, dining, and professional amenities. Its prominent corner location, ample on-site parking, and flexible commercial layout make it well-suited for a variety of office, retail, mixed-use, or redevelopment opportunities.

Offered at \$3,500,000, the former Coastal Fog Building represents a unique opportunity to acquire a landmark commercial property in a rapidly growing market. With Greenville's continued economic expansion, strong institutional presence, and ongoing downtown investment, this property is well-positioned for long-term value appreciation and a wide range of future commercial uses.



Location

- Prime Downtown Greenville Commercial Location
- Along E. Fourteenth Street
- Highly Visible Corner Location
- Walking Distance to East Carolina University
- Convenient Access to ECU Health Medical Center
- Surrounded by Established Retail, Office & Mixed-Use Developments
- Walking Distance to Downtown Dining, Shopping & Entertainment
- Easy Access to Major Greenville Thoroughfares



Pricing Summary

- Sales Price: **\$3,500,000**



Potential

- Exceptional Investment or Owner-Occupant Opportunity
- Ideal for Office, Retail, Mixed-Use, or Adaptive Reuse
- Existing ±25,347 SF Commercial Building
- Approximately 1.21± Acre Site
- Ample On-Site Parking
- Prominent Downtown Presence with Strong Visibility
- Located in a Rapidly Growing Commercial Market
- Long-Term Redevelopment & Value-Add Potential

Interior Gallery

02



Spacious Gathering and Seating Area!



Portion of almost 10,000 SF
Open Retail Space



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Interior Gallery

03



Beautiful Bakery Line Counter Space



Eclectic Bar Set Up



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Interior Gallery

04



Commercial Ventilation Hood



Commercial Cold Storage,
Refrigerator and Freezer
Available



Production Kitchen Work Space



Commercial Kitchen Prep Area



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

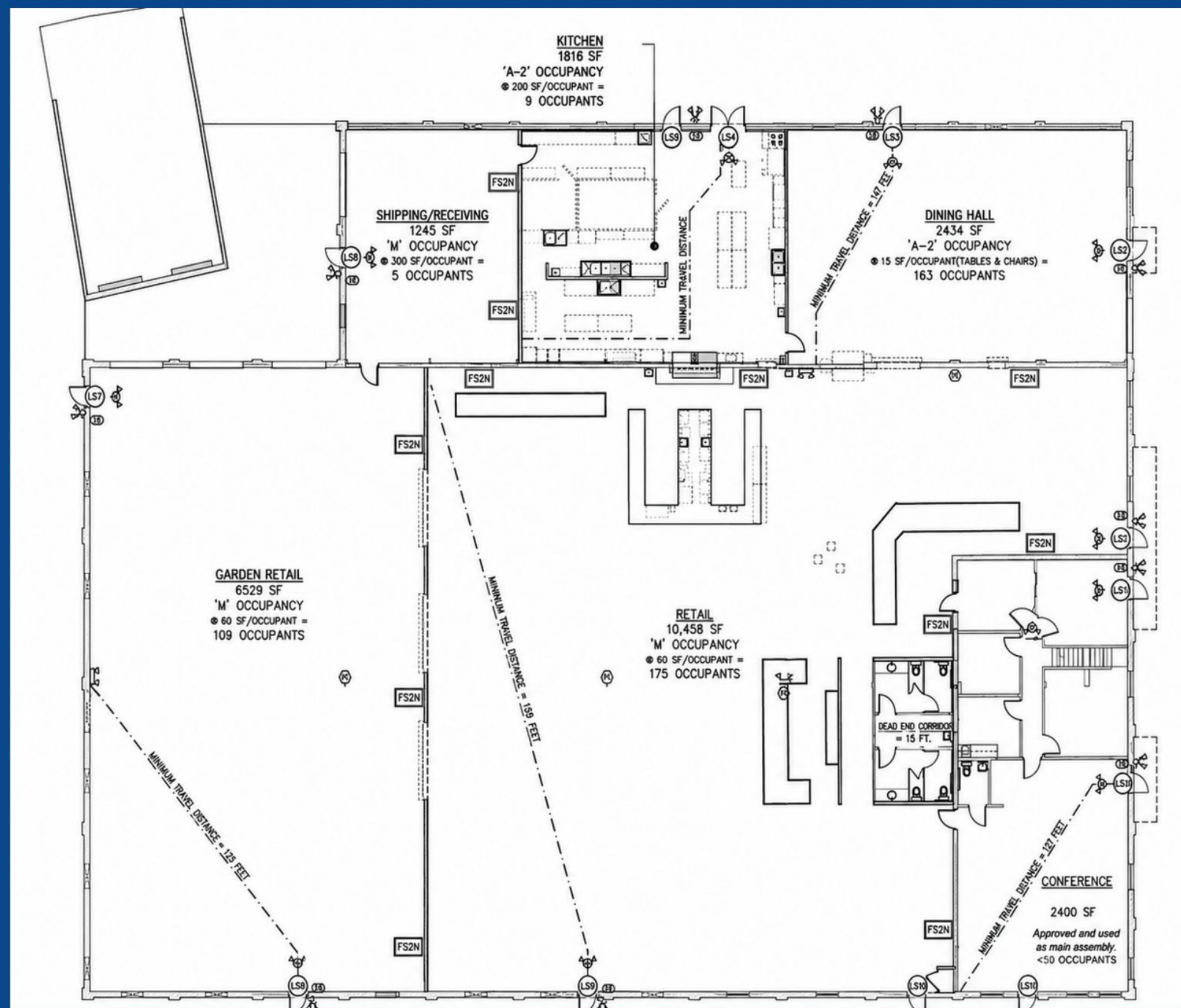
Exterior Gallery

05

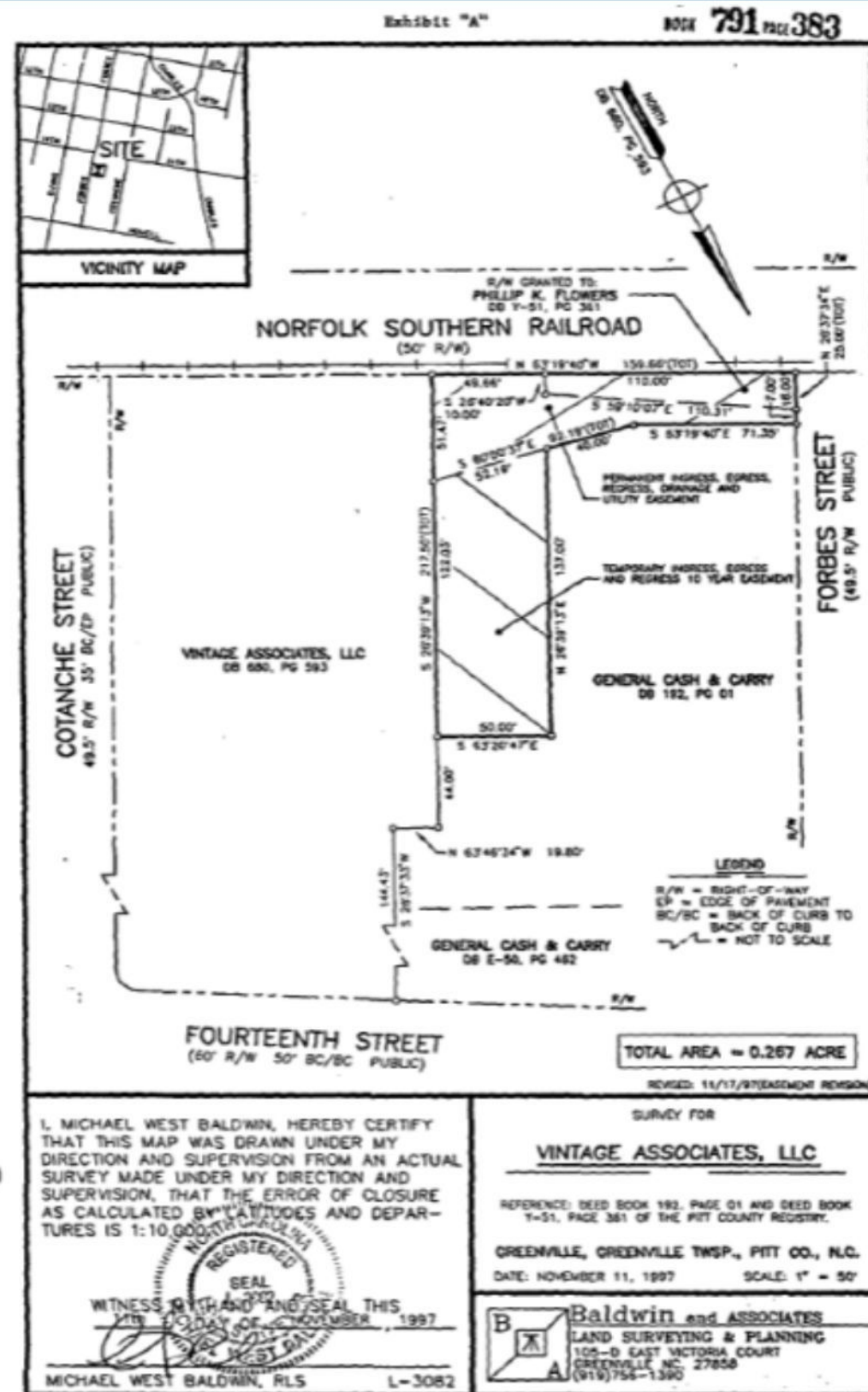


KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Property Floorplan



Property Survey



Market Analysis

Economic & Population Growth

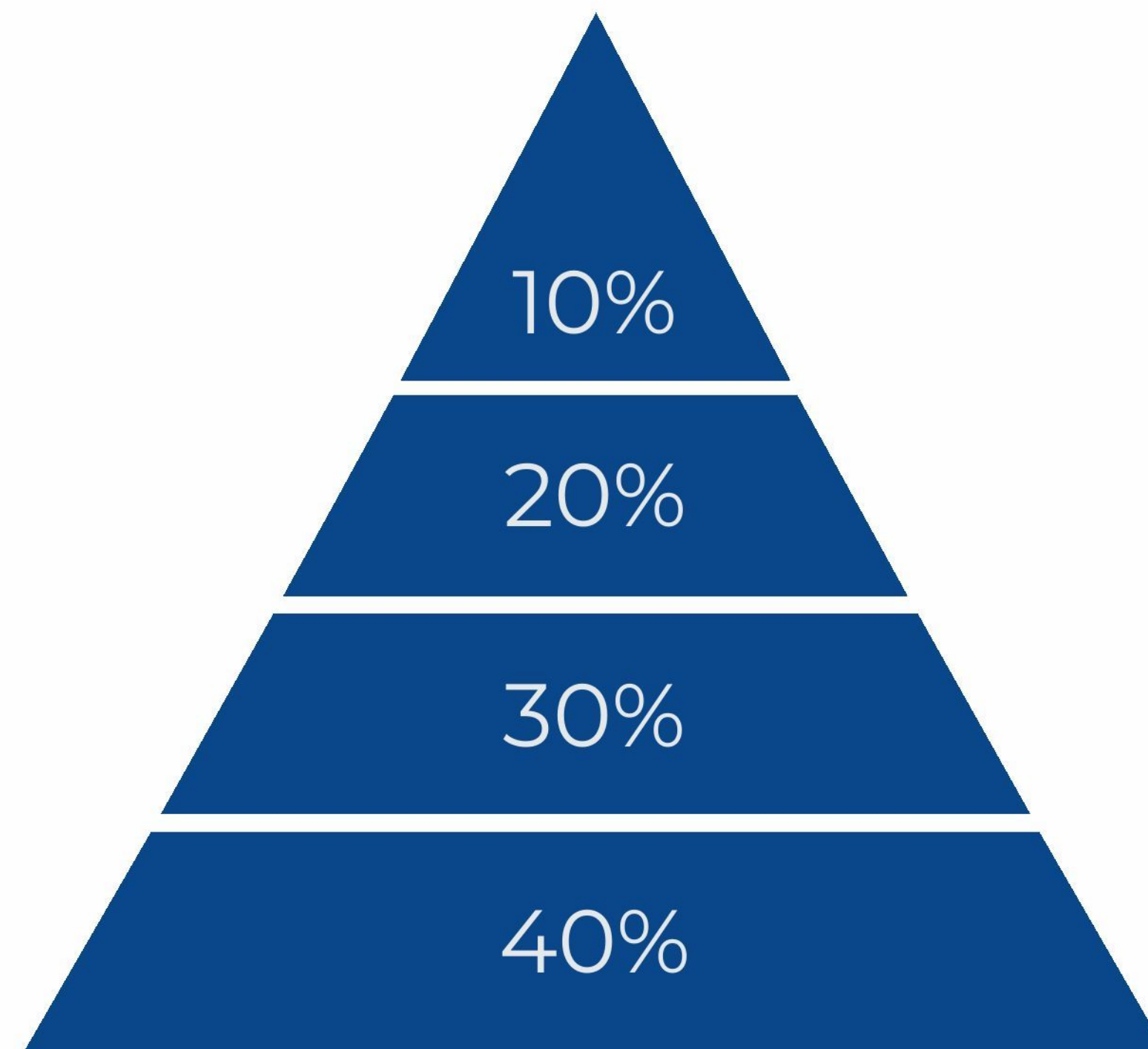
- Greenville's population has increased by approximately 7–8% over the past five years, driven by young professionals, students, and families.
- The area benefits from stable income growth and a balanced mix of renters and homeowners.
- The city's median age of roughly 28 years underscores its youthful and dynamic workforce.

Major Employment Drivers

- Anchored by East Carolina University and ECU Health Medical Center, Greenville serves as the medical and educational hub of Eastern North Carolina.
- The industrial, logistics, and healthcare sectors continue to expand, fostering small-business growth and sustained retail demand.
- Proximity to major highways and the Greenville Eastern North Carolina Airport supports regional business connectivity.

Commercial Market Trends

- Retail and office occupancy remain stable, with moderate rent appreciation year-over-year.
- The city has seen a consistent rise in new construction permits, indicating investor confidence in the market.
- Renter demand exceeds 55% of occupied housing, showing strong leasing potential for both office and mixed-use developments.



Named in the “Top 100 Best Places to Live in 2026”

Demographics

2020

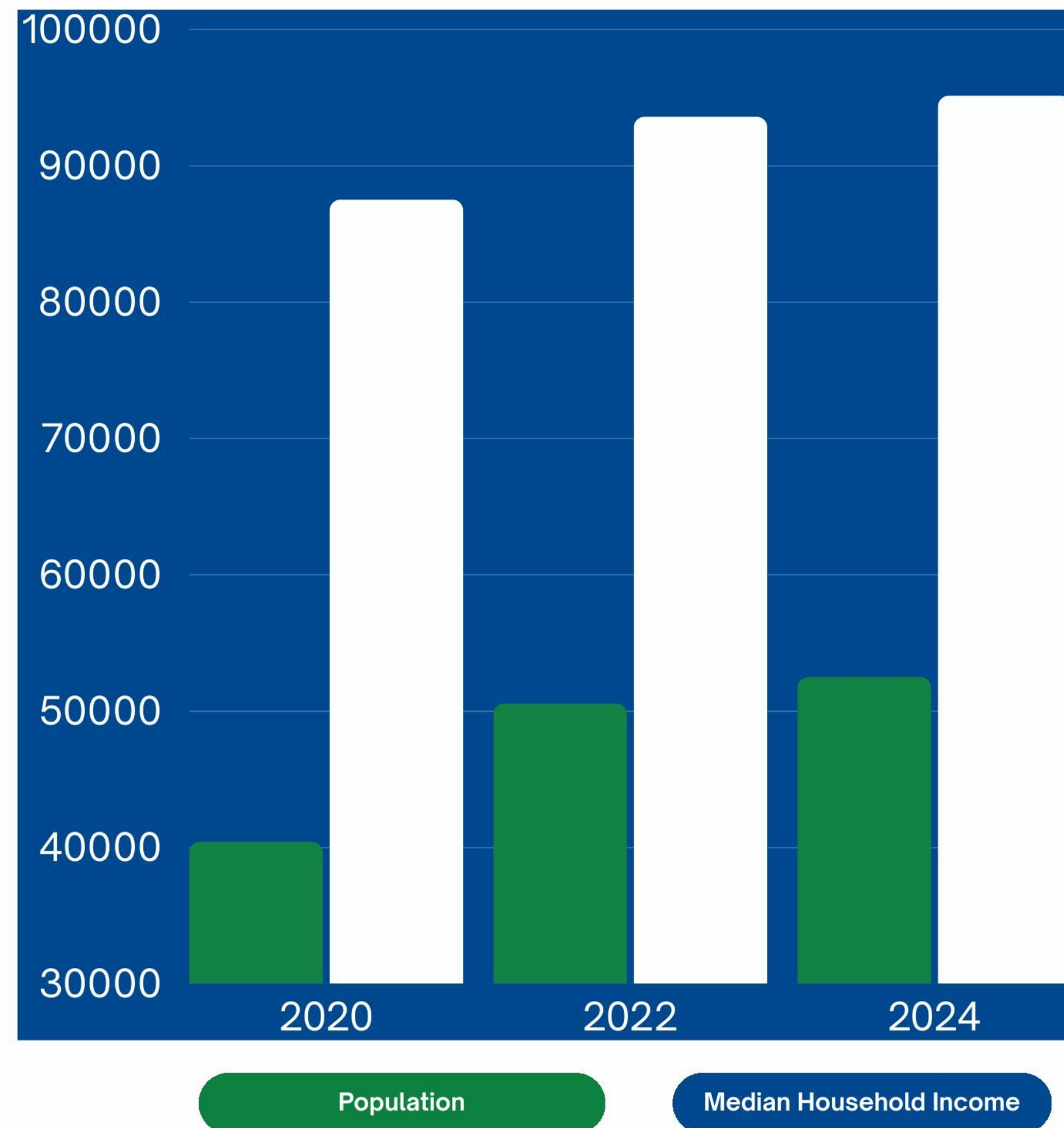
- Population: 87,521
- Median Age: 28 years
- Median Household Income: \$40,414
- Owner-Occupied Housing: 33% of households (majority renter population)

2022

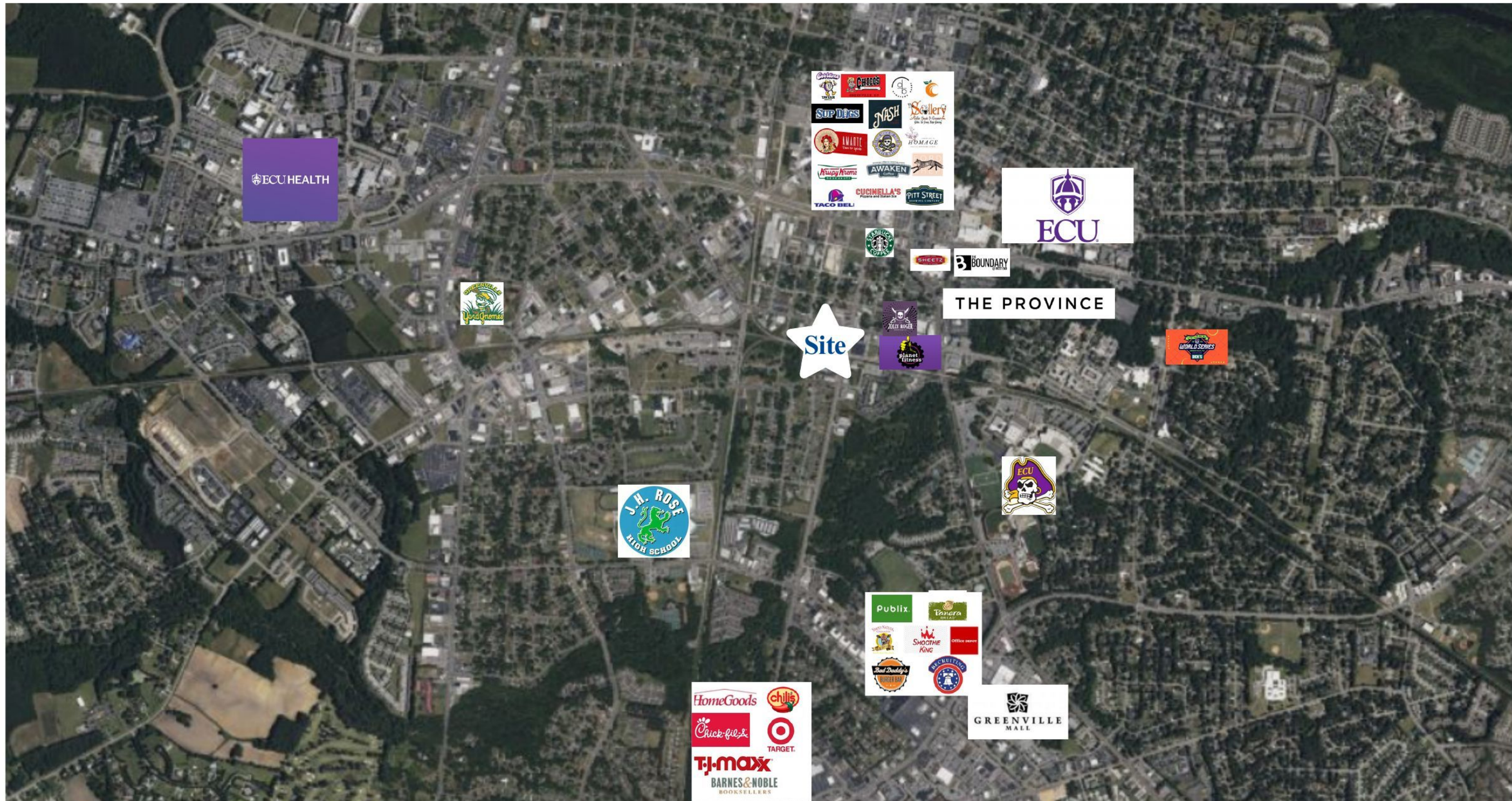
- Population: 93,600
- Median Age: 28 years
- Median Household Income: \$50,564
- Owner-Occupied Housing: 32% (continued renter dominance)

2024

- Population: 95,138
- Median Age: 28 years
- Median Household Income: \$52,504
- Owner-Occupied Housing: 33% (continued renter dominance)



Location Overview



Location Overview



Permitted Uses-General Commercial (CG) Zoning

The General Commercial (CG) zoning is designed to provide roadside uses which will best accommodate the needs of the motoring public and of businesses demanding high volume traffic

- **Residential Uses:**
 - Vertical Mixed-Use Development
- **Commercial Uses:**
 - Arts Studio; Athletic Club-Indoor and Outdoor Facilities; Athletic Club-Indoor Only; Automobile Wash; Automobile, Truck, Recreational Vehicle, Motorcycle, Mobile Home, and Boat Sales and Service; Commercial Laundries-Linen Supply; Commercial Recreation, Indoor and Outdoor; Commercial Recreation-Indoor Only, Not Otherwise Listed; Digital Broadcast Studio; Flea Market; Gasoline Station and/or Convenience Store; Hotel, Motel, Bed and Breakfast Inn-Limited Stay Lodging; Household Laundromat and Dry Cleaners; Liquor Store, State ABC; Medical Supply Sales and Rental of Medically-Related Products; Minor Repair-As An Accessory or Principal Use; Park or Noncommercial Recreational Facility; Pawnbroker; Personal Service Establishments; Pet Grooming Facility; Professional Offices and Services; Restaurant-Fast Food/Conventional; Retail Sales, Durable/Nondurable Goods with Outdoor Storage Require a Special Use Permit See 9-4-403(FF); Vehicles for Hire-Taxi or Limousine Service; Wholesale-Durable and Nondurable Goods, Not Otherwise Listed; Wine and Beer Store
- **Civic and Institutional Uses:**
 - Ambulance Service; Auditorium; Cemetery; City of Greenville Municipal Government Building or Use, or Public Utility Building or Use; Civic Organizations and Institutional Establishments Use Otherwise Listed; County or Federal Government Building or Use; County or State Government Building or Use Not Otherwise Listed-Excluding Outside Storage and Major or Minor Repair; Cultural Services; Distributed Antenna System; Event Center; Funeral Home; Health Services Not Otherwise Listed Including But Not Limited to Speech, Physical and Occupational Therapy, and Day Treatment; Hospital; Parking Lot or Structure-Principal Use; Place of Worship; School-Small, Private; Television and/or Radio Broadcast Facilities, Including Receiving and Transmission Equipment and Towers or Cellular Telephone and Wireless Communication Towers; Theater; Veterinary Clinic or Animal Hospital, Including Boarding; Vocational or Trade Schools
- **Agricultural Uses:**
 - Animal Boarding Not Otherwise Listed-Outside Facility, As an Accessory or Principal Use; Bona Fide Farming; Beekeeping; Farming-Agriculture, Horticulture, Forestry; Greenhouse or Plant Nursery-Including Accessory Sales; Kennel
- **Industrial Uses:**
 - Food Production; Light Industrial; Recycling Collection Station or Facilities; Upholsterer-Vehicles and Furniture; Warehouse or Mini-Storage
- **Accessory Uses:**
 - Accessory Use or Building; Temporary Field Office

Special Uses-Heavy Commercial (CH) Zoning

Under Heavy Commercial (CH) zoning, the following special use permits may be approved, expanding the property's potential for a variety of uses, including:

- **Commercial Uses:**
 - Adult Uses; Bar; Billiard Parlor or Pool Hall; Hookah Café; Internet Sweepstakes Business; Major Repair-As an Accessory or Principal Use; MicroBrewery and Microdistillery; Other Activities-Commercial/Personal/Professional Services Not Otherwise Listed; Other Activities-Retail Sales Not Otherwise Listed, Restaurant-Regulated Outdoor Activities; Restaurant-Mixed Beverages Permit; Retail, Tobacco and Hemp
- **Civic and Institutional Uses:**
 - Adult Day Care Facilities; Child Day Care Facilities; Child Day Care Facilities-Half-Day or Drop-In Care; Event Center-Mixed Beverages Permit
- **Accessory Uses:**
 - Outdoor Storage of Products, Material and The Like; Residential Quarters for Resident Manager or Caretaker

About Us



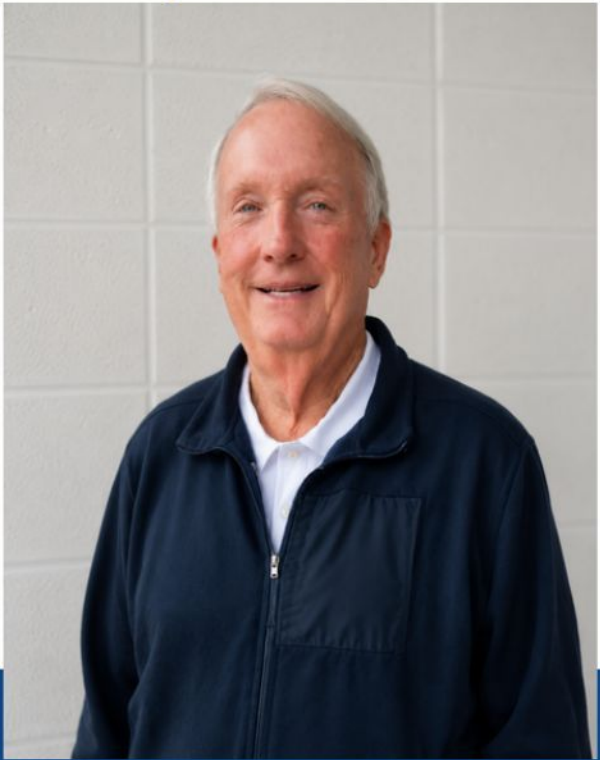
At Kittrell & Armstrong, our team of brokers takes a highly advisory and consultative approach to every transaction. While serving in a transactional capacity, we prioritize collaboration-working closely with clients to identify the critical deal points that shape successful outcomes.

Our focus is on empowering investors, property owners, and tenants with the insight and market knowledge needed to make confident, informed decisions, whether that means moving forward with a purchase, sale, lease, or strategically waiting for the right opportunity.

With decades of combined experience across commercial, investment, and development real estate, Kittrell & Armstrong is committed to providing clarity, professionalism, and trusted guidance throughout every stage of the deal process.

Our Team of Brokers

Bryant Kittrell

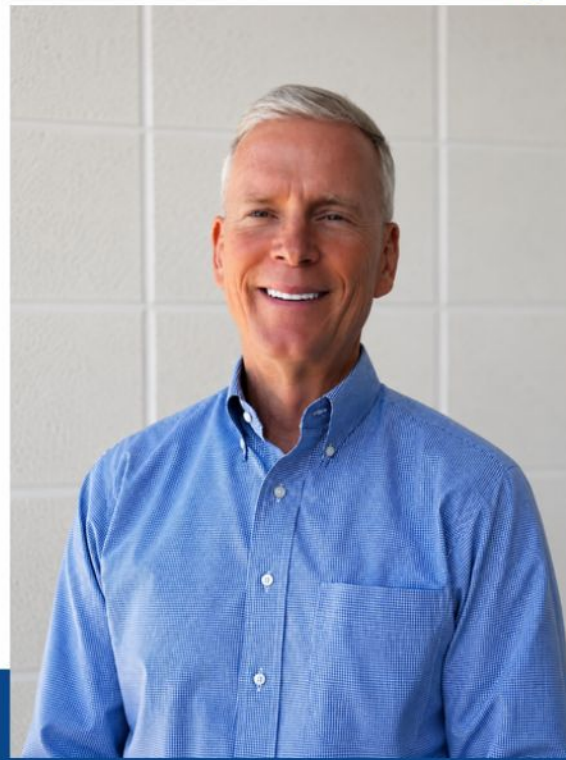


Partner

BIC | SIOR

bryant@kittrellandarmstrong.com
(252) 355-0088

Stan Armstrong



Partner

CCIM | SIOR | ALC | CIPS

stan@kittrellandarmstrong.com
(252) 355-0088

Tommy Stoughton



Partner

MBA

tommy@kittrellandarmstrong.com
(252) 355-0088

Debbie Barber



Asset Strategy Advisor

CCIM

debbie@kittrellandarmstrong.com
(336) 733-6402

Stephanie Warren



Asset Strategy Advisor

BROKER

stephanie@kittrellandarmstrong.com
(252) 381-3976



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Thank You



Stephanie Warren

Broker | Asset Strategy Advisor



(252) 381-3976



stephanie@kittrellandarmstrong.com



www.kittrellandarmstrong.com



KITTRELL & ARMSTRONG
COMMERCIAL REAL ESTATE

Your Leader in Commercial Real Estate