



FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET  
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

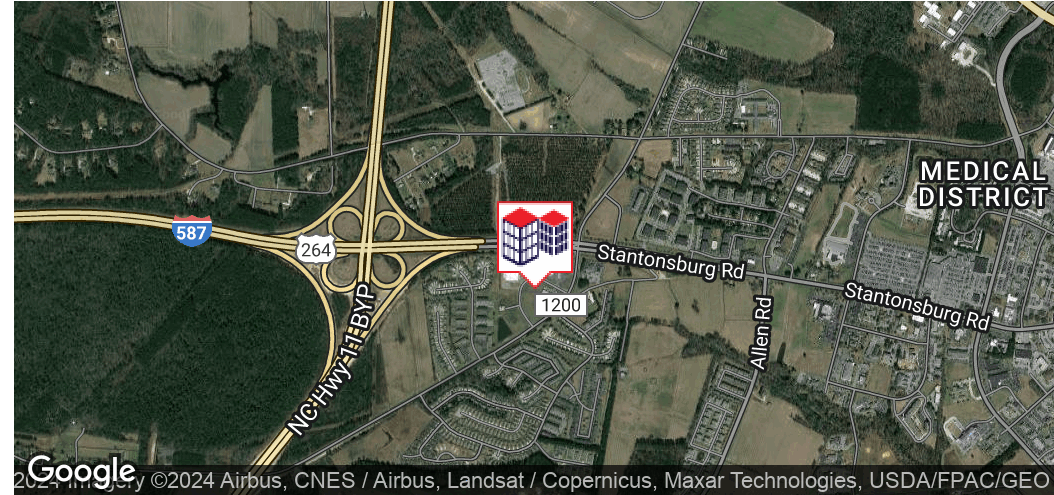
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



## OFFERING SUMMARY

Sale Price:	\$375,000 / acre
Lot Size:	5.56 Acres
Price / Acre:	\$375,000
Zoning:	GC
Market:	Greenville MSA
Submarket:	Eastern North Carolina
Traffic Count:	28,000

## PROPERTY HIGHLIGHTS

- Only remaining GC zoned retail pads in Medical District
- Located next to one of the top producing Speedway's in the nation
- Stormwater and utilities on-site
- Located off of I-587 & Hwy 11 Bypass
- Adjacent to high producing Walmart Neighborhood Market & Dollar General
- Surrounded by a high concentration of multifamily

FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



## PROPERTY DESCRIPTION

Gateway Marketplace is a planned 14+ acre mixed-use development located at the last signaled intersection between Greenville and Raleigh. The development currently features one of the highest producing Speedway's in the nation, and high producing Walmart Neighborhood Market & Dollar General. The site is also located near a high concentration of multifamily rooftops.

Join co-tenants of Walmart Neighborhood Market Speedway and Dollar General. Located off of I-587 and is the main entrance for Greenville NC when coming from cities from the west (i.e. Raleigh/Durham Triad (Greensboro Winston-Salem) and Charlotte. Gateway Drive is located in the Medical District of Greenville which is home to ECU Health's Medical Campus which is the only Tier 1 trauma hospital east of I-95. ECU Health has 6000+ employees located in Greenville.

Greenville is the 10th largest city in North Carolina and has a metropolitan area of more than 230,000 residents. Greenville is home to the 3rd largest university in NC, East Carolina University (ECU). ECU has an enrollment of over 28,500 students and employs 5,600 individuals. Greenville is also home to ECU Health's Medical Campus, formerly Vidant Medical Center, which is one of the largest hospital systems in the US. ECU Health's Medical Campus is the only Level 1 trauma center east of I-95, and has 1,712 licensed beds. It serves 1,400,000 people and employs 6,800 individuals in Greenville.



FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



## LOCATION INFORMATION

Building Name	Gateway Marketplace
Street Address	0 Gateway West
City, State, Zip	Greenville, NC 27834
County	Pitt
Market	Greenville MSA
Sub-market	Eastern North Carolina
Cross-Streets	Stantonsburg Rd & I-587
Side of the Street	Southwest
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-587
Nearest Airport	PGV - Serviced by American Airlines
Number of Lots	4



FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



ADDITIONAL PHOTOS | PAGE 6

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET

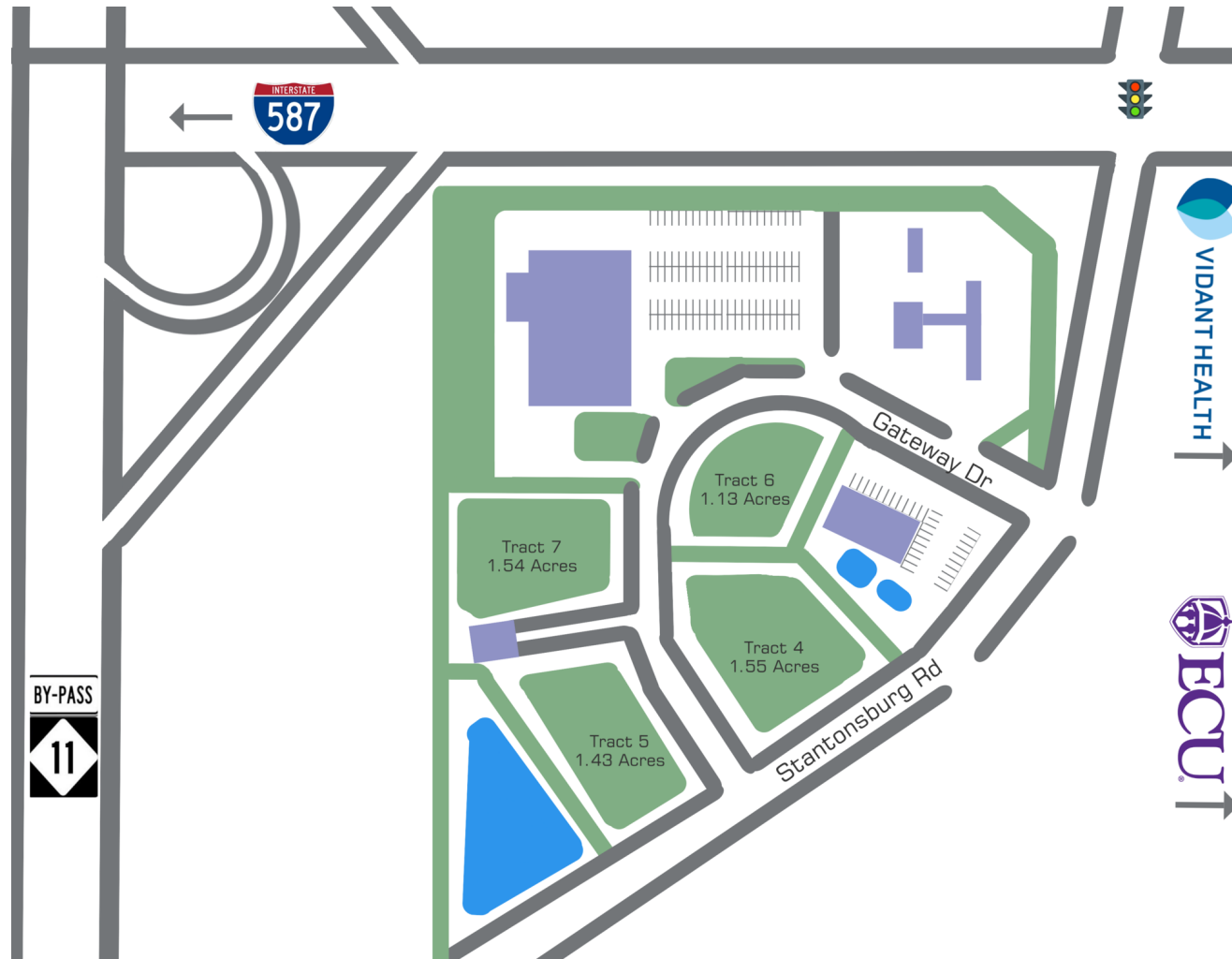




FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



ADDITIONAL PHOTOS | PAGE 7

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



ADDITIONAL PHOTOS | PAGE 8

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET





FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



ADDITIONAL PHOTOS | PAGE 9

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET

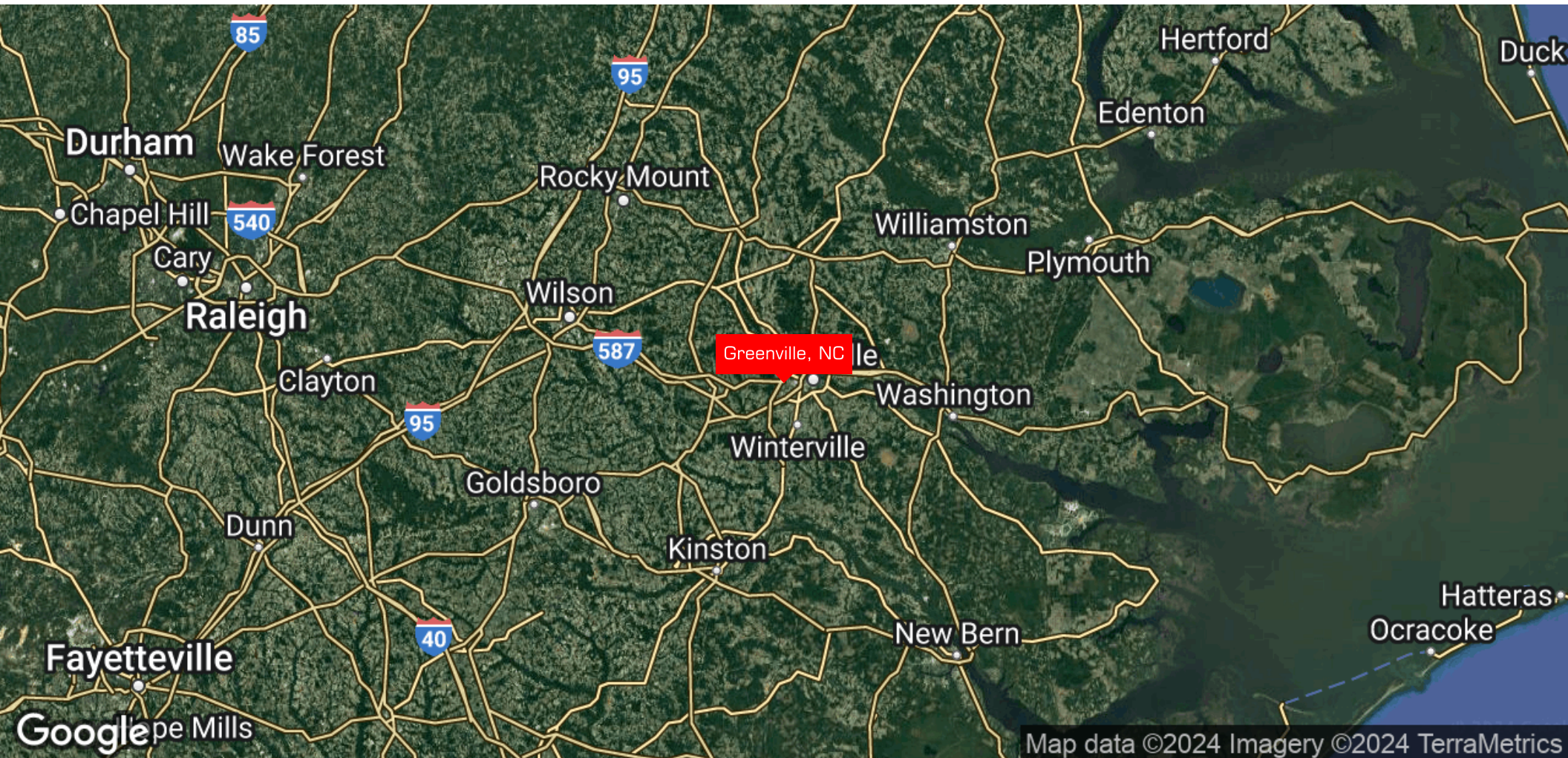




FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834

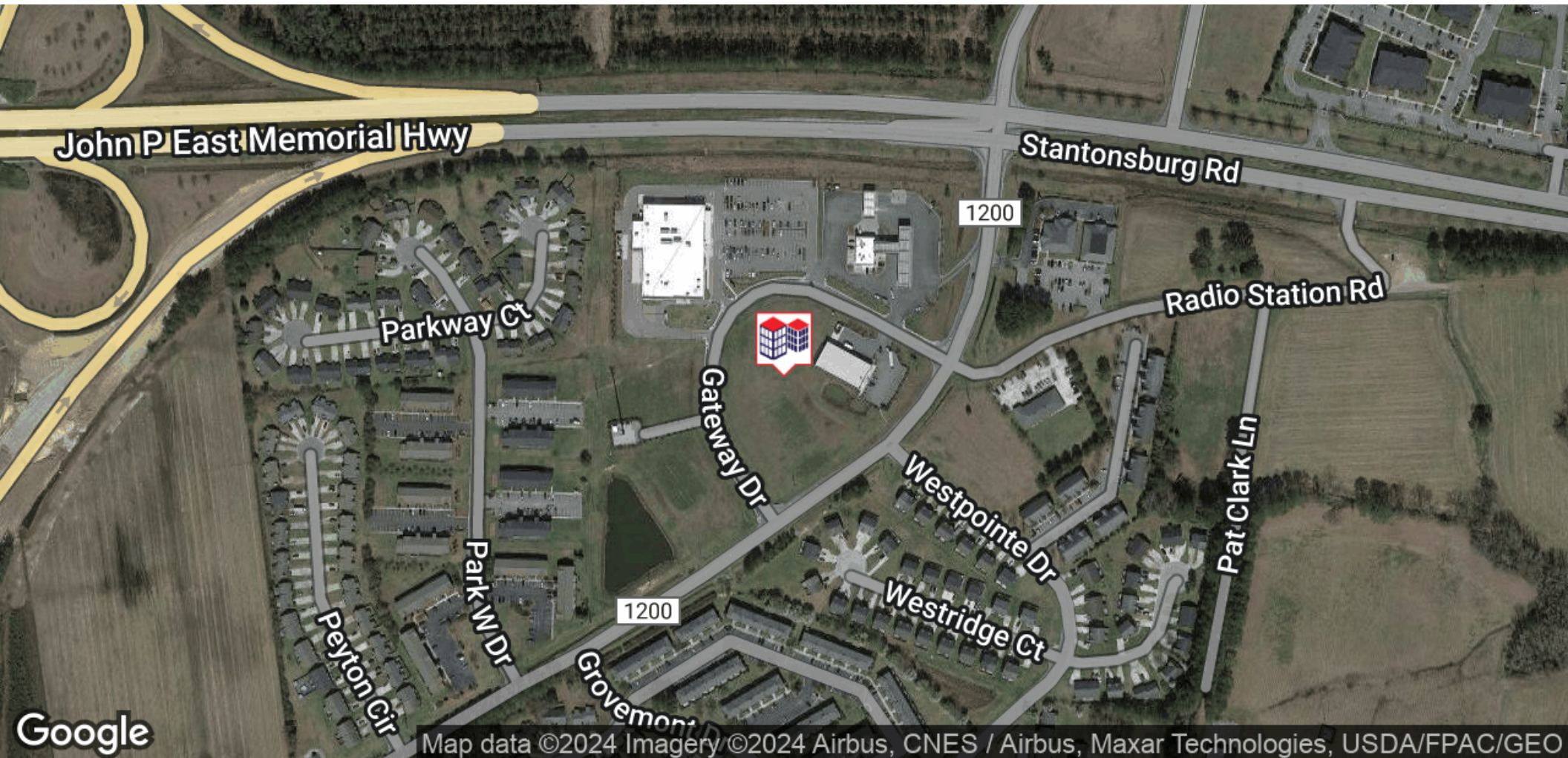




FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834



LOCATION MAP | PAGE 11

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET





FOR SALE

# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834





FOR SALE

# Greenville, NC | Eastern NC

FIRE TOWER JUNCTION



## GREENVILLE, NC

**Greenville** is the county seat and largest city in Pitt County, NC. Greenville is the 10th largest city in NC and has a metropolitan are of more than 230,000 residents. Greenville can be found in the center of Pitt Co on the Tar River which flows into the Pamlico River and Pamlico Sound. Greenville is home to the 3rd largest university in NC, East Carolina University with over 29,0000 students enrolled. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. ECU is home to the East Carolina Pirates that compete in the Division 1 FBS American Conference. Greenville is also home to one of the largest Community Colleges in NC, Pitt Community College. Greenville is also know for Vidant Medical Center which has over 6,000 employees and is the only Tier 1 Trauma Center east of I-95 in North Carolina.

## LOCATION DETAILS

Market	Greenville MSA
Sub Market	Eastern North Carolina
County	Pitt
Cross Streets	Stantonsburg Rd & I-587
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-587
Nearest Airport	PGV - Serviced by American Airlines

# ECU Health Medical Center | Eastern NC

0 GATEWAY WEST, GREENVILLE, NC 27834



## ECU HEALTH MEDICAL CENTER, GREENVILLE, NC

**ECU Health Medical Center**, formerly Vidant Health, is at the core of Greenville's Medical District. ECU Health's Medical Center is the only Level 1 trauma center east of I-95 and the teaching hospital for the Brody School of Medicine. They provide 1,712 licensed beds and offer extensive inpatient and outpatient services to more than 1.4 million people across 29 counties in Eastern North Carolina. In addition, they provide over 20 services on the main campus, bringing 6,800 employees to Greenville, and over 13,000 within the system,

## ECU HEALTH SYSTEM

- Only Level 1 Trauma Center East of I-95
- 1,400,000 People Currently Served
- 6,800 Employees in Greenville, NC
- 13,000 Employees Throughout Eastern North Carolina
- Over 60,000 Admissions Yearly





# East Carolina University | Eastern NC

0 GATEWAY WEST, GREENVILLE, NC 27834



## EAST CAROLINA UNIVERSITY, GREENVILLE, NC

**East Carolina University** has a total enrollment of 28,798 of which, 23,056 are undergrads. In addition, ECU employs over 5,600 yearly and is the largest Division 1 school in Eastern North Carolina. ECU accomplishes its mission of being the pinnacle for student success through education, research, creative activities, and service while being good stewards of trusted research.

### EAST CAROLINA UNIVERSITY

- 28,798 Total Enrollment
- 5,670 Total Staff and Faculty Members
- 91% In-State Students
- 21,471 Full-time Students
- Top Three Undergrad Majors - Nursing, Management, Biology



FOR SALE

# ECU Pirate Athletics

0 GATEWAY WEST, GREENVILLE, NC 27834



## ECU ATHLETICS

At ECU, you'll find numerous options to suit every sports and recreation enthusiast. As an NCAA Division I University, East Carolina University is a part of the American Athletic Conference, with 18 different sports teams. Amongst the most popular, ECU Football, Basketball, and Baseball attract spectators throughout North Carolina.

On a fall Saturday, catch the Pirates playing on the ever-filled Bagwell Field at Dowdy-Ficklen Stadium with its 50,000 spectators.

Lewis Field at Clark-LeClair Stadium plays host to the ECU baseball team and its 5,000 spectators in the spring months. In total, the team attracts 100,000 in attendance per year, amongst the top in the National year-by-year.

Minges Coliseum on ECU's campus is home to the men's and women's basketball and volleyball teams. The 8,000-seat arena attracts 63,000 spectators during a typically men's basketball season.





# Gateway Marketplace

0 GATEWAY WEST, GREENVILLE, NC 27834

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,830	66,996	149,141
Average Age	30.1	30.2	31.2
Average Age (Male)	29.3	30.0	30.5
Average Age (Female)	30.6	30.6	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	835	26,765	59,579
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$43,013	\$50,212	\$54,147
Average House Value	\$146,295	\$178,275	\$174,010

\* Demographic data derived from 2020 ACS - US Census

