

Greenville Crossings, Greenville, NC – Executive Summary

Property Description:

Located at the Northwest corner of the signalized intersection of South Memorial Drive and Mall Road. Visibility from 2 public roadways is excellent and access includes (3) full movement access points on Mall Rd. and (1) RI/RO/LI access point on S. Memorial Dr. Shopping Center signage on both roads.

Trade Area:

A trade area demographic report was performed on a 1, 3 and 5-mile radius from the proposed location. Based on this trade area, current population counts are 8,802 (1-mile), 55,305 (3-mile), 104,121 (5-mile), with a average household income of \$54,577 and median age of 28.6 in the 5-mile trade area. According to the U.S. Census Bureau, Pitt County has a population of 168,148. The City of Greenville has a population of 84,554 and is one of the fastest growing large cities in the state. There are approximately 18,992 single family units and 24,781 renter occupied units in the trade area. Enrollment at East Carolina University is over 27,000 students and 9,000 students attend Pitt Community College located just south of the site. Major businesses include Vidant Health Center which has close to 7,000 employees and ECU with over 5,000 employees within the trade area.

Site Traffic Counts:

South Memorial Drive has a traffic count of 45,00 ADT

Greenville Blvd has a traffic count of 35,000 ADT and is connected to the site via Mall Dr. north of the site

Major Retailers in the immediate area

Kohl's, Dicks Sporting Goods and Fresh Market and Sears are all located on the SWC of the intersection Food Lion, Aldi and Regal Cinemas are in the immediate area as well as a large number of sit down and fast food restaurants Super Wal-Mart and Target as well ad many other large retailers are within 2 miles of the site

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Construction Photo



727.520.8181
www.aerophoto.com

Greenville NC

Image # 151216 0043
Date 12.16.15

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Construction Photo



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NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking North



REGAL CINEMAS

TEXAS

THE GREAT SPOON

golden corral

OUTBACK
STEAK & SALAD

Greenville Blvd. 35,000 AADT

Greenville Nissan

Mall Dr.

Hendrick Barbour Honda

East Carolina Dodge Chrysler Jeep

SITE

Memorial Dr. 45,000 AADT

DICK'S
SPORTING GOODS

KOHL'S
expect great things

Papa John's

Red Lobster

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking Northeast

AC MOORE
Harris Teeter
Your Neighborhood Food Market
T.J. MAXX
SHOE CARNIVAL
BARNES & NOBLE

GREENVILLE MALL

BEST BUY
ROSS DRESS FOR LESS
ULTA
Lowe's
BED BATH & BEYOND

Walmart
Toys R Us
BABIES R US

golden corral

OUTBACK STEAKHOUSE

TEXAS ROADHOUSE

REGAL CINEMAS

East Carolina Dodge Chrysler Jeep

Hendrick Barbour Honda

Greenville Blvd. 35,000 AADT

Memorial Dr. 45,000 AADT 2010

Mall Dr.

SITE

Greenville Nissan

Red Lobster

Papa John's

KOHL'S
expect great things

DICK'S SPORTING GOODS

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking East

ACMOORE
Harris Teeter
Your Neighborhood Food Market
TJ-maxx **SHOE CARNIVAL**
BARNES & NOBLE

BEST BUY **ROSS**
DRESS FOR LESS
ULTA **Lowes**
BED BATH & **BEYOND**

Walmart
ToysRus
BabiesRus

golden corral

OUTBACK

TEXAS

TEXAS

East Carolina
Dodge
Chrysler
Jeep

Hendrick
Barbour
Honda

Memorial Dr: 45,000 AADT 2010

SITE

Greenville Blvd 35,000 AADT

Mall Dr:

Red Lobster

Red Lobster

Greenville
Toyota
Scion

REGAL CINEMAS

KOHL'S
expect great things

Cheddar's

BONEFISH GRILL

DICK'S
SPORTING GOODS

THE FRESH MARKET

Sears

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking Southeast



W. Fire Tower Rd.

Regency Blvd.

Greenville
Toyota
Scion

East
Carolina
Dodge
Chrysler
Jeep



Memorial Dr. 45,000 AADT 2010

SITE

Hendrick
Barbour
Honda



Greenville Blvd. 35,000 AADT


Mall Dr.



NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking South

Winterville



 Pitt Community College
9,000 students

W. Fire Tower Rd.



Wells Fargo Dealer Services

Regency Blvd.



Greenville Toyota Scion



Memorial Dr. 45,000 AADT 2010

SITE

Mall Dr.

East Carolina Dodge Chrysler Jeep

Hendrick Barbour Honda

Greenville Nissan

Greenville Blvd. 35,000 AADT



NWC of South Memorial Dr. and Mall Dr., Greenville, NC – High Aerial Looking West



Greenville
Christian
Academy

Koinonia
Christian
Center
Church

acculink

Greenville
Nissan

Greenville Blvd. 35,000 AADT



REGAL
CINEMAS

DICK'S
SPORTING GOODS

KOHL'S
expect great things

Mall Dr.

SITE

TEXAS
COUNTRY

ROCKY
MOUNTAIN
COUNTRY

Hendrick
Barbour
Honda



Memorial Dr. 45,000 AADT 2010

Sears

THE
FURNITURE
WORKS

Red Lobster

East
Carolina
Dodge
Chrysler
Jeep

Red Lobster

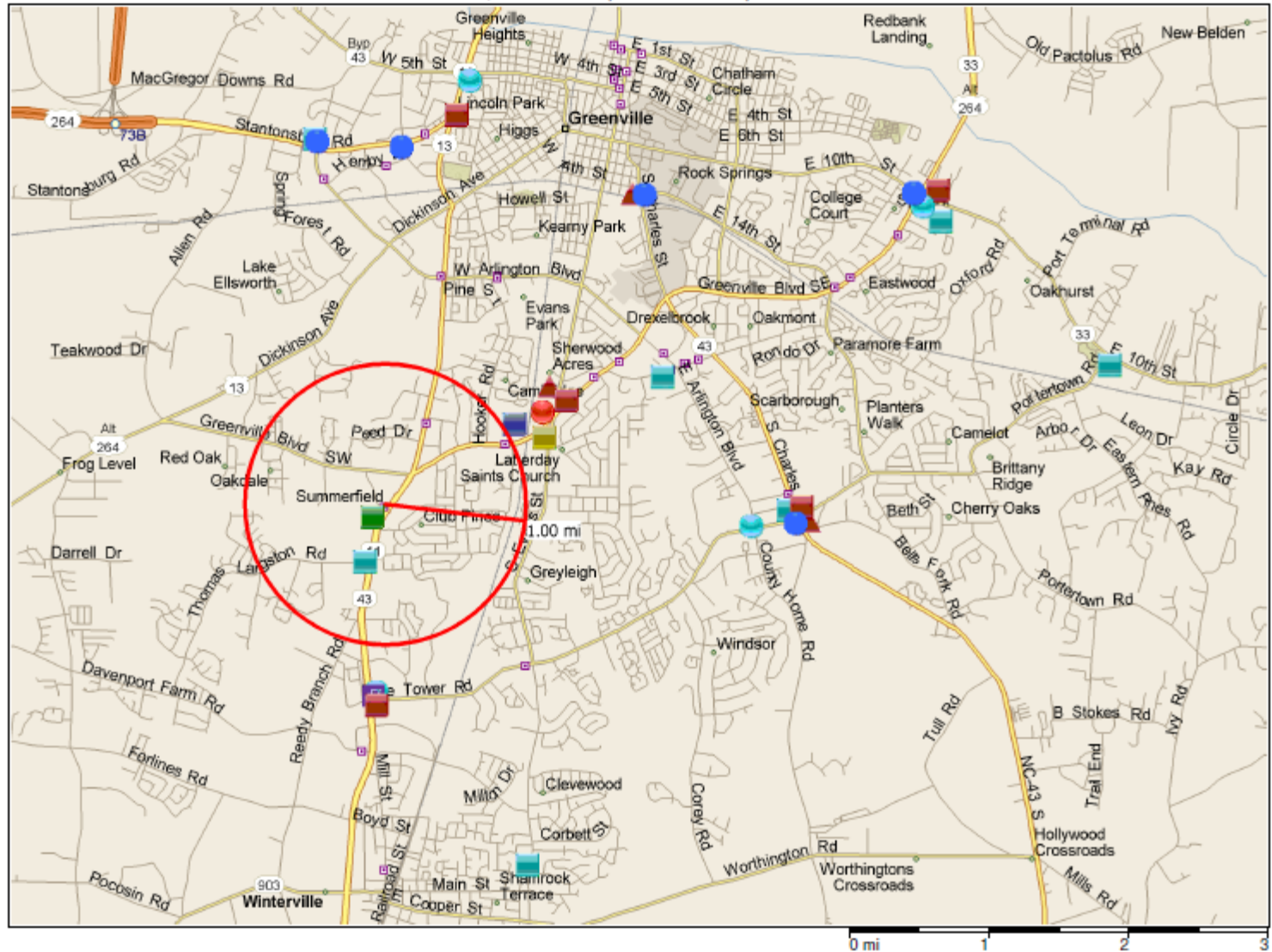
Cheddar's



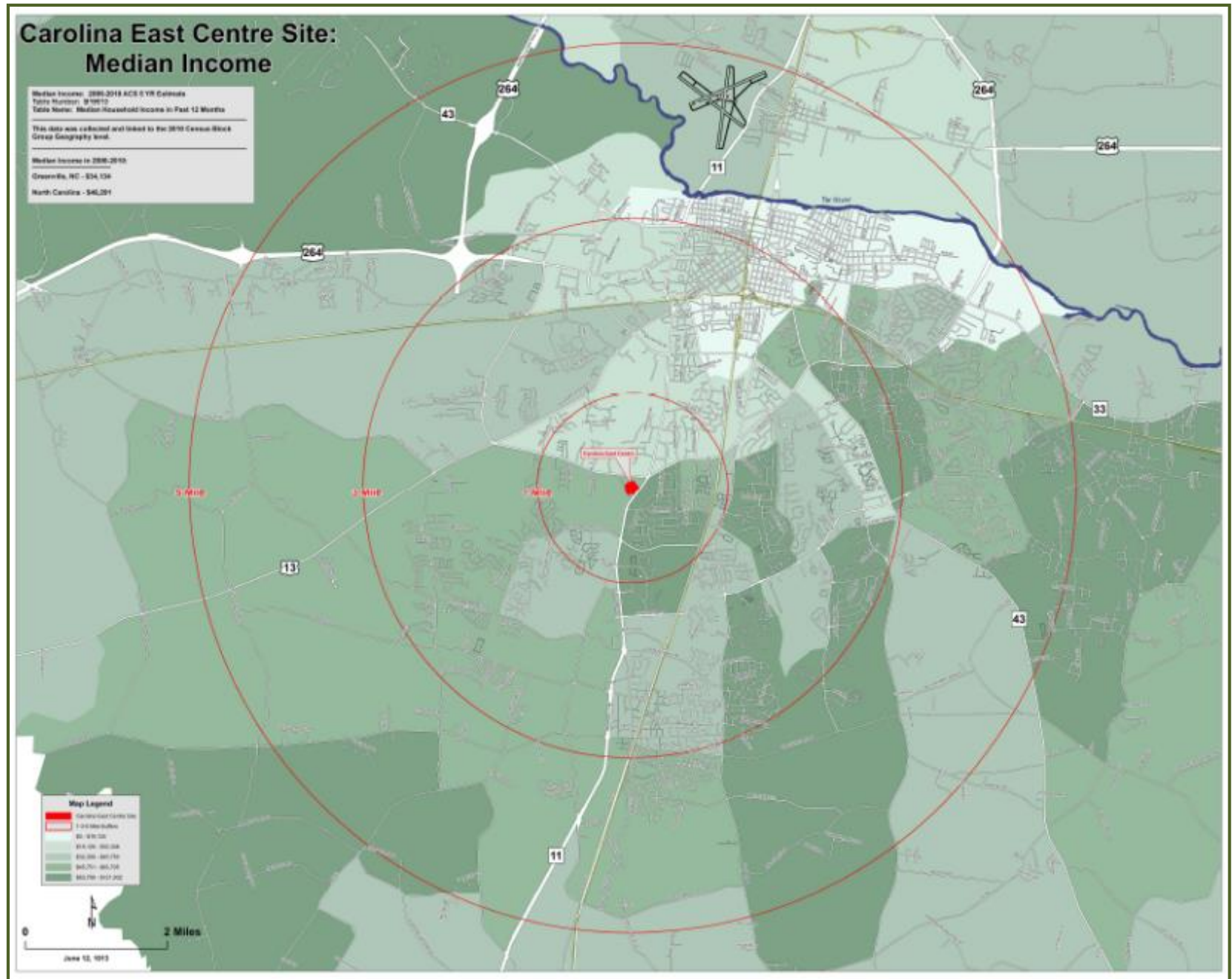
NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Competition Map

Greenville, NC Competition Map

- Pushpins**
- My pushpin...
 - Walgreens
 - Fresh Market
 - CVS
 - Wal Mart
 - Harris Teeter
 - Target
 - Sams Club
 - Food Lion
 - Lowe's Foods
 - Rite Aid
 - Staples



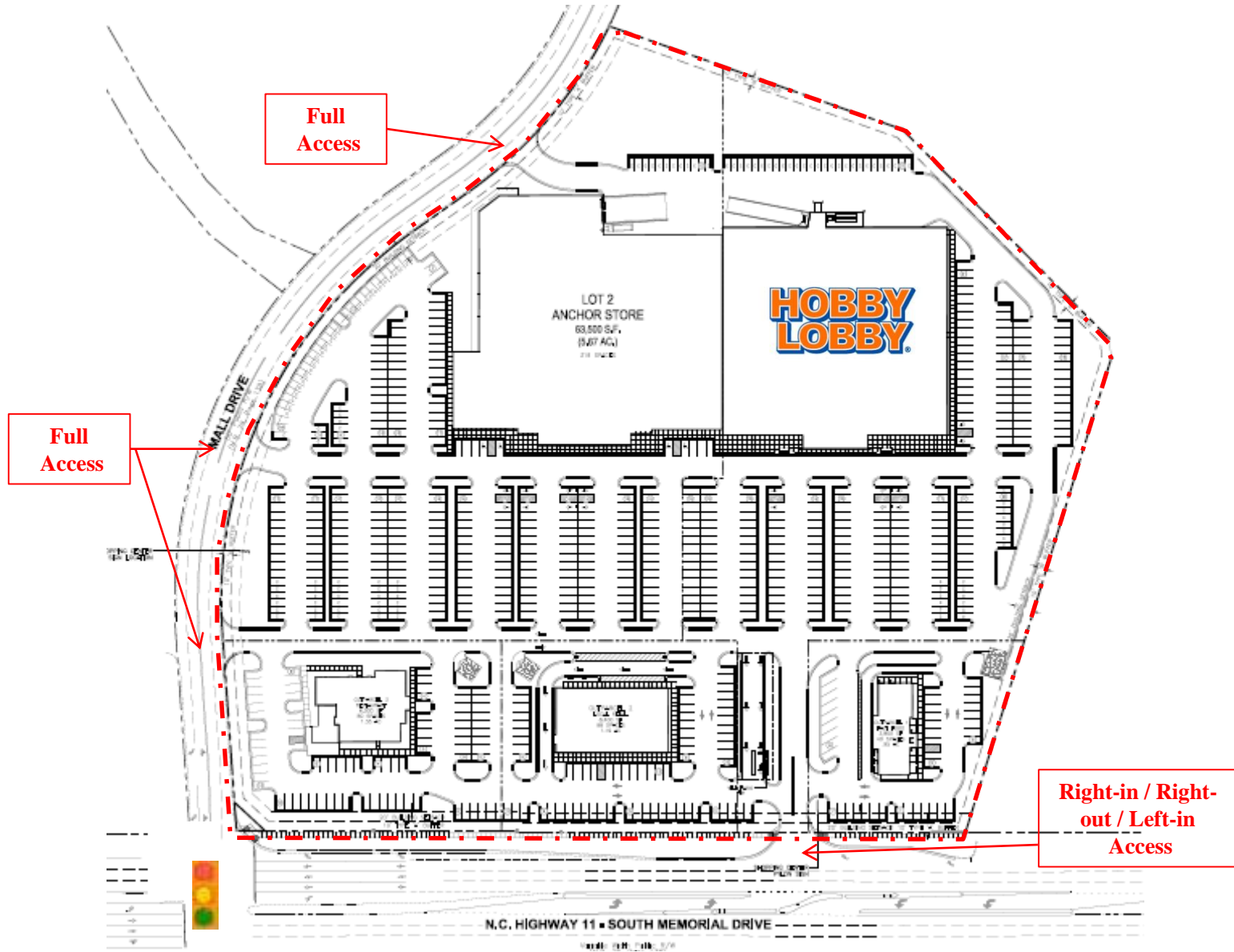
NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Median Income Location Map



NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Major Employers

Employer	Location	Industry	Employees	Established	Contact Name	Contact phone	Contact Address
Vidant Medical Center	Greenville	Health care	6,857	1951	Steve Lawler, President	252-847-4100	P.O. Box 6028, 27835
East Carolina University	Greenville	Education	5,392	1907	Dr. Steven Ballard, Chancellor	252-328-6212	Spilman Building, ECU, Greenville NC, 27858-4353
Pitt County Public Schools	Greenville	Education	2,754	1885	Dr. Beverly Emory, Superintendent	252-830-4200	1717 W. Fifth St., Greenville NC, 27834
DSM	Greenville	Chemicals	1,500	1997	Carson Sublett, Site Director	252-707-2000	P.O. Box 1887, Greenville, NC 27835
TRC, Inc.	Winterville	Metal fabrication	1,100	1978	Chris Bailey, President	252-355-9353	133 Forlines Rd., Winterville NC, 28590
NACCO Materials Handling Group	Greenville	Lift trucks	1,000	1974	Jason Parson, Plant Manager	252-931-5100	5200 MLK Jr. Hwy, 27834
Pitt Community College	Greenville	Education	953	1961	Dr. Dennis Massey, President	252-321-4200	P.O. Drawer 7007, Greenville NC, 27835
County of Pitt	Greenville	Government	914	1760	Scott Elliott, Manager	252-902-2950	1717 W. Fifth St., Greenville NC, 27834
Alliance One International	Farmville	Tobacco processing	825	1907	Herbert Weatherford, Reg. Dir. - N. & C.	252-753-8000	P.O. Box 166, Farmville NC, 27828
City of Greenville	Greenville	Government	764	1956	Barbara Lipscomb, Manager	252-329-4434	P.O. Box 7207, Greenville NC, 27835
ASMO Greenville of NC	Greenville	Small electric motors	535	1995	Takashi Akai, President	252-754-1000	1125 Sugg Parkway, Greenville NC, 27834
Physicians East	Greenville	Medical care	535	1965	Cindy McGee, COO	252-752-6101	1850 W. Arlington Blvd., Greenville NC, 27834
Wal-Mart	Greenville	Department store	470	1989	Iris Reed Clark, Manager	252-355-2441	210 S.W. Greenville Blvd, Greenville NC, 27834
Greenville Utilities Commission	Greenville	Public utilities	435	1905	Tony Cannon, General Manager	252-752-7166	P.O. Box 1847, Greenville NC, 27835
Convergys	Greenville	Customer service center	400	1999	Christi Smith, Manager	252-413-6400	1130 Sugg Parkway, Greenville NC, 27834
Overton's Sports Center	Greenville	Mail order sales	355	1976	John Daigle, General Manager	252-355-7600	P.O. Box 8228, Greenville NC, 27835
Attends Healthcare Products	Greenville	Paper products	330	1999	Joey Smith, Plant Manager	252-752-1100	1029 Old Creek Road, Greenville NC, 27834
Wells Fargo Dealer Services	Winterville	Financial services back office	330	2011	Billy McLawhorn, Manager	252-493-3800	1451 Thomas Langston Rd., Winterville NC, 28590
Metrics, Inc.	Greenville	Pharmaceuticals	300	1994	Phil Hodges, President	252-752-3800	1240 Sugg Parkway, Greenville NC, 27834
Grady-White	Greenville	Fiberglass boats	200	1959	Kris Carroll, President	252-752-2111	P.O. Box 1527, Greenville NC, 27835
Cooke Communications NC/The Daily Reflector	Greenville	Printing/newspaper	177	1882	John K. Cooke Jr., Publisher	252-752-6166	P.O. Box 1967, Greenville NC, 27835
Weyerhaeuser Co.	Ayden	Pine lumber	171	1989	Mack Burks, Site Manager	252-746-7200	P.O. Box 280, Ayden NC, 28513
Mestek (Sterling Radiator)	Farmville	Gas & steam unit heaters	170	1974	Emerson Hobgood, Plant Manager	252-753-5323	P.O. Drawer 809, Farmville NC, 27828
Eastern Carolina Vocational Center	Greenville	Picture frames & battery terminals	160	1965	Bob Jones, President	252-758-4188	P.O. Box 1686, Greenville NC, 27835
The Hammock Source	Greenville	Canvas products hammocks	150	1971	Jay Branch, President	252-758-0641	P.O. Box 1602, Greenville NC, 27835
Carolina Classics	Ayden	Catfish processing	120	1988	Rob Mayo, President	252-746-2818	P.O. Box 10, Ayden NC, 28513

NWC of South Memorial Dr. and Mall Dr., Greenville, NC – Concept Plan



South Memorial Dr. 45,000 ADT