

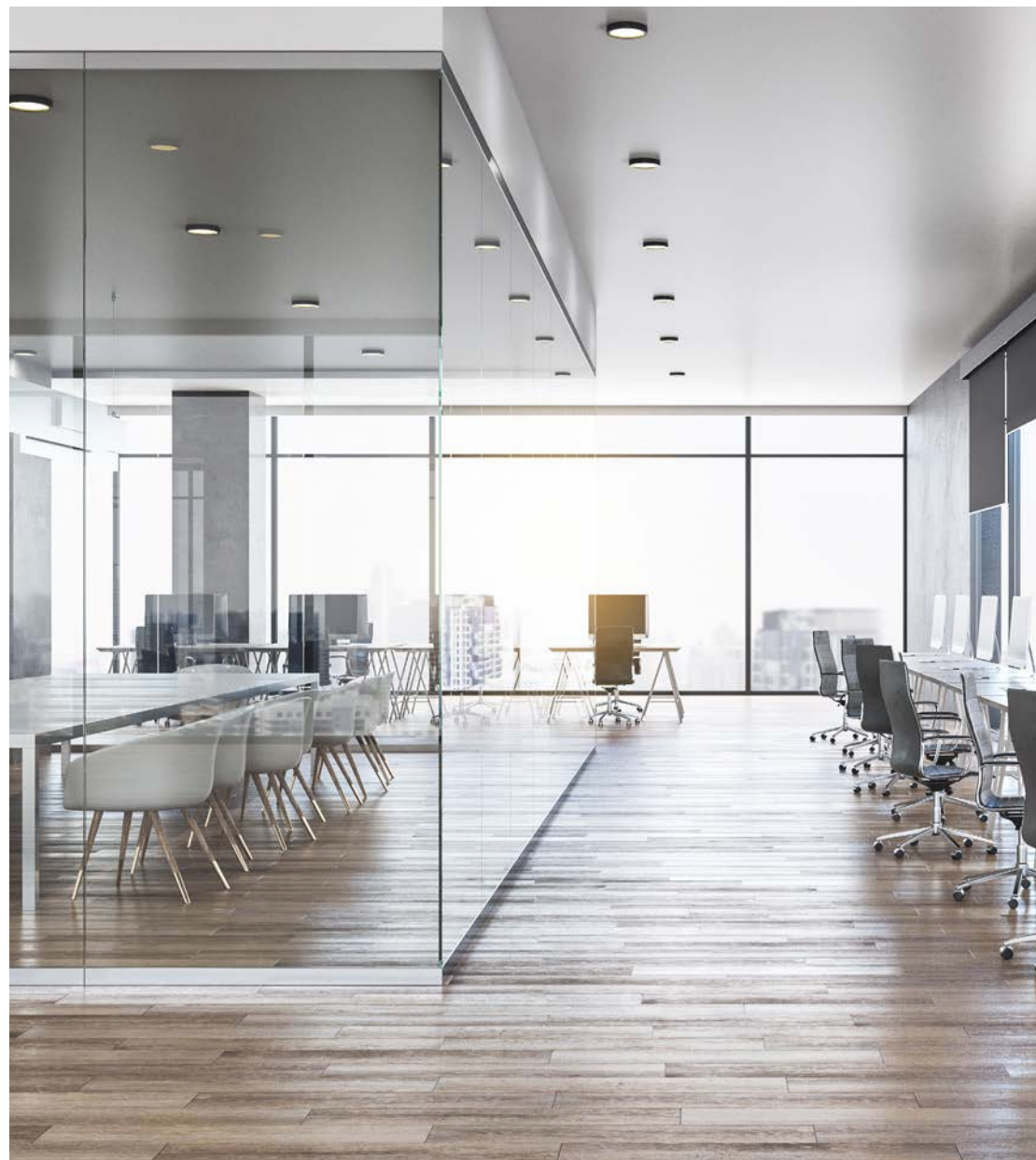
1420 E. FIRE TOWER, GREENVILLE, NC

OFFICE BUILDING FOR SALE



INVESTMENT OVERVIEW

York Properties, Inc. is pleased to bring to the market 1420 E. Fire Tower Road in Greenville, NC. This property was formerly 100% leased to Regional Acceptance Corporation (RAC), a fully owned subsidiary of Truist Bank N.A. (RAC) originally occupied the 1420 building in 2000 and expanded into the 1424, building constructed as a “build to suit,” next door in 2006. RAC consolidated into the 1424 building in October. The building is an excellent owner occupant opportunity and/or an owner occupant with tenants opportunity. The building is single story and has multiple entrances and would be easy to subdivide.



JOHN KERR

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york

1420 E FIRE TOWER RD



SIZE	+/- 11,202 SF
ACREAGE	1.18 AC
FLOORS	1
PARKING	32
YEAR BUILT	1998
OCCUPANCY	Vacant
ASKING PRICE	\$1,750,000

Lease information available upon request

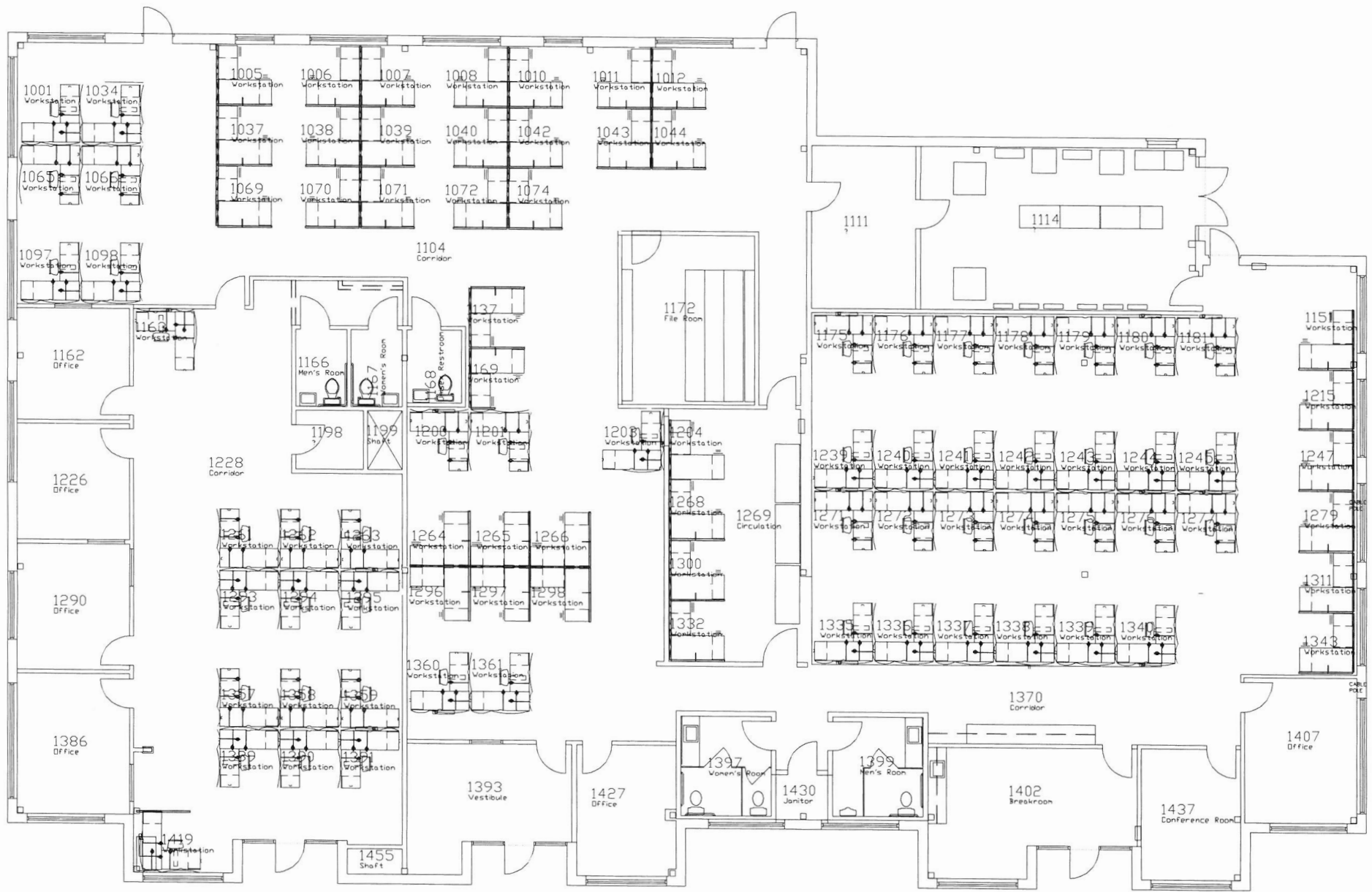
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1420 E FIRE TOWER RD



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Parcel Information Updated Nightly

Parcel:	58062
More Info:	58062
Physical Address:	1420 E FIRE TOWER RD
Owner Name:	KKKK LLC
OwnerAddress1:	311 BUNCOMBE ST
OwnerAddress2:	
OwnerAddress3:	
City / State / Zip:	RALEIGH NC 27609
NC PIN:	4686730500
Subdivision / Section / Phase:	COVENGTON DOWNE 2
Prior Legal Description:	COVENGTON DOWNE
Block / Lot:	1
Tract:	
Building Number / Unit:	
Acres:	1.18
Current Owner Deed/Document:	002604 00500
Map Book:	48-174
Deed / Document Date:	03/2009
Deed / Document Sales Price:	\$1,800,000
Building Type / Use:	04-OFF-CONST(17-OFFICE)
Number of Buildings:	1
Year Built:	1998
Total Living Area:	11238
Building Value:	\$999,770
Extra Features Value:	\$19,560
Land Value:	\$282,706
Total Current Market Value:	\$1,302,036
Total 2019 Market Value:	\$1,286,808
Municipality:	GREENVILLE
Township:	WINTERVILLE
Fire Service District:	INSIDE MUNICIPALITY

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Cabe's
Camping World
Verizon
Bank of America
Bojangles
Japanese Steak House

ARLINGTON PLAZA
Pet Smart
Staples
Chipotle
Olive Garden
Starbucks
Kickback Jack's
La Ribera Mexican

GREENVILLE MALL
Carolina Ale House
Panera Bread
Mellow Mushroom
Southern Bank Greenville
State Employees Credit Union

E. ARLINGTON BLVD



Next Level
Training Center

Physicians East
Urgent Care

Harris Teeter
Walmart
Food Lion
Lidl
Sheetz
CVS
Wingstop
Mc Donalds
Wendy's
Bagelman

1420 E. FIRE TOWER RD



GREENVILLE ACCOLADES

2019

#22 Best Place to Live
in the USA
- U.S. News & World
Report

2019

The Top 6 Foodie
Cities in the Country
Right Now
- Bravo.com

2018

49 of the best hiking
trails in the US to try
out this fall
- Business Insider

2019

The 25 Coolest Towns
in America
- Matador Network

2019

#27 Best Place to Re-
tire in the USA
- U.S. News & World
Report

2019

Top 10 American
Micro Cities in Cost
Effectiveness
- fDi Magazine

2021 DEMOGRAPHICS

	1MILE	3MILES	5MILES
Population	11,272	63,036	118,079
Households	5,809	27,515	51,351
Avg. Household Income	\$81,700	\$75,661	\$67,723
Daytime Population	3,366	24,018	49,754