

AVAILABLE FOR LEASE

FIFTH STREET STATION

Medical / Professional Office Space Serving Mebane's Established Residential Corridor.

1107 South Fifth Street
Mebane, NC 27320

MEDICAL / PROFESSIONAL OFFICE



THE OPPORTUNITY

A Location Where Your Business Can Operate at Its Best.

Not every location supports the practice you've built. FIFTH STREET STATION is designed specifically for medical / professional tenants who need more than square footage. They need an environment that reinforces their reputation, supports their patients, and operates efficiently from the first day of occupancy.



Purpose-Built Medical / Professional Space

Designed for medical / professional office users with functional layouts and efficient infrastructure.



Patient-Convenient Access

Surface parking and direct visibility from South Fifth Street support easy arrival for patients and clients.



Established Residential Base

Embedded within mature neighborhoods that provide consistent local demand for healthcare professional services.



LOCATION ADVANTAGE

Access. Density. Visibility.

5 min

To I-40 / I-85

ESTABLISHED

RESIDENTIAL CORRIDOR

HIGH VISIBILITY

S. FIFTH STREET

AMPLE

ON-SITE PARKING

- Direct access from South Fifth Street, a primary connector between downtown Mebane and the I-40 / I-85 interchange.
- Located within one of Mebane's established residential corridors, serving nearby neighborhoods and daily local traffic.
- Less than 5 minutes to the I-40 / I-85 interchange, providing regional access across the Triangle and Triad employment markets.
- Surrounded by complementary medical, retail, and service providers within the immediate trade area.
- Positioned within the growing Alamance County corridor, one of the fastest-developing areas between Greensboro and Durham.



A Landlord Who Manages for the Long Term.

“We focus on long-term ownership and stable tenant relationships. Over time, our portfolio has grown across North Carolina through a consistent approach centered on responsible stewardship, long-term tenancy, and maintaining properties that support the businesses they serve. Our experience in the market reflects a commitment to stability, continuity, and lasting tenant partnerships.”



Market Experience

15 Years

Operating in the Market



Tenant Retention

87.50%

Tenant Retention Rate



Medical Office Portfolio

over 54,000 SF

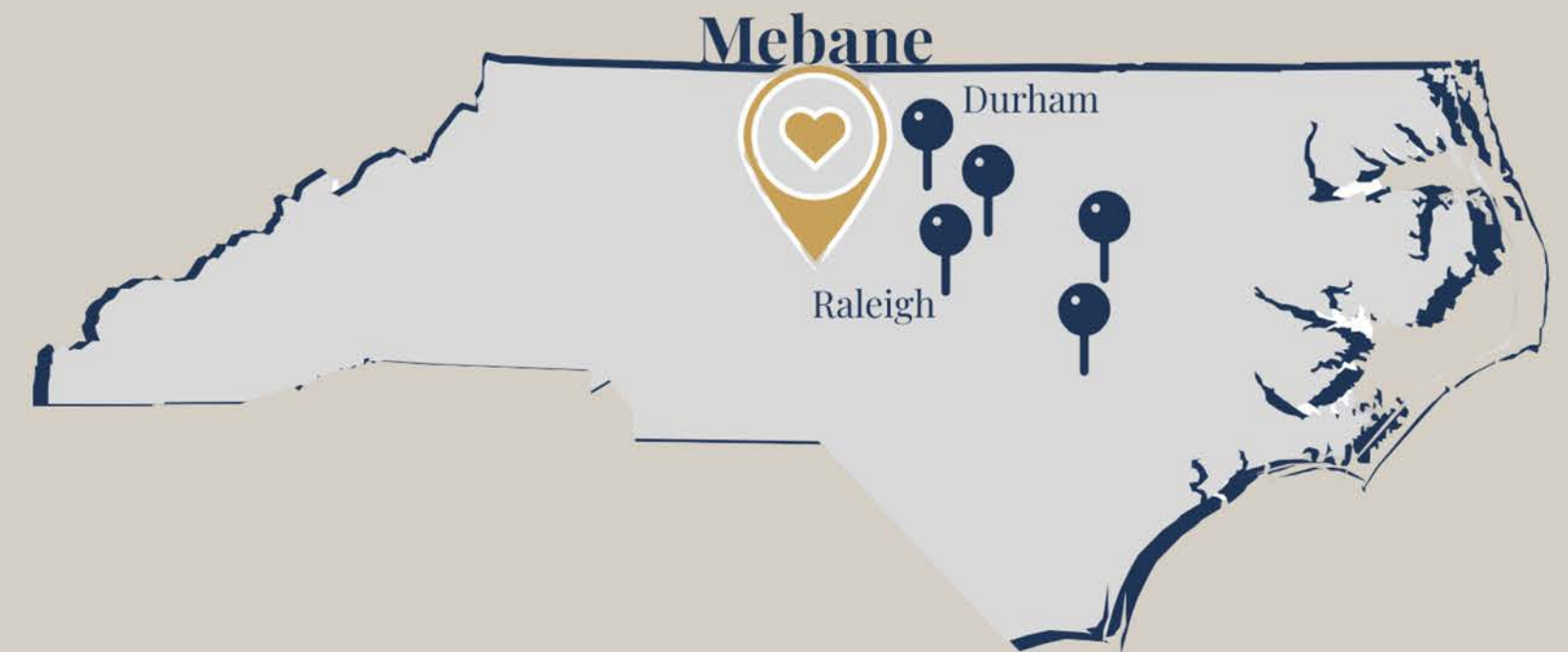
Medical Office Square Footage



Tenant Stability

12.6 Years

Average Tenant Tenure



Operational Advantages for Everyday Business.

Features that support efficient day-to-day operations and convenient access for clients and staff.

Ample Surface Parking

Dedicated surface parking surrounds the building, supporting convenient arrival for patients, clients, and staff throughout the day.

Single-Story Professional Layout

The building's single-story configuration allows direct suite access without elevators or multi-level navigation.

Established Residential Corridor

Located along South Fifth Street within a dense residential area, providing proximity to surrounding neighborhoods and consistent local demand.

Monument Signage Available

Street-level monument signage provides professional identity and practice visibility along one of South Mebane's primary neighborhood connectors.

Street Visibility

Frontage along South Fifth Street provides clear visibility and easy identification for visitors arriving from the surrounding community.

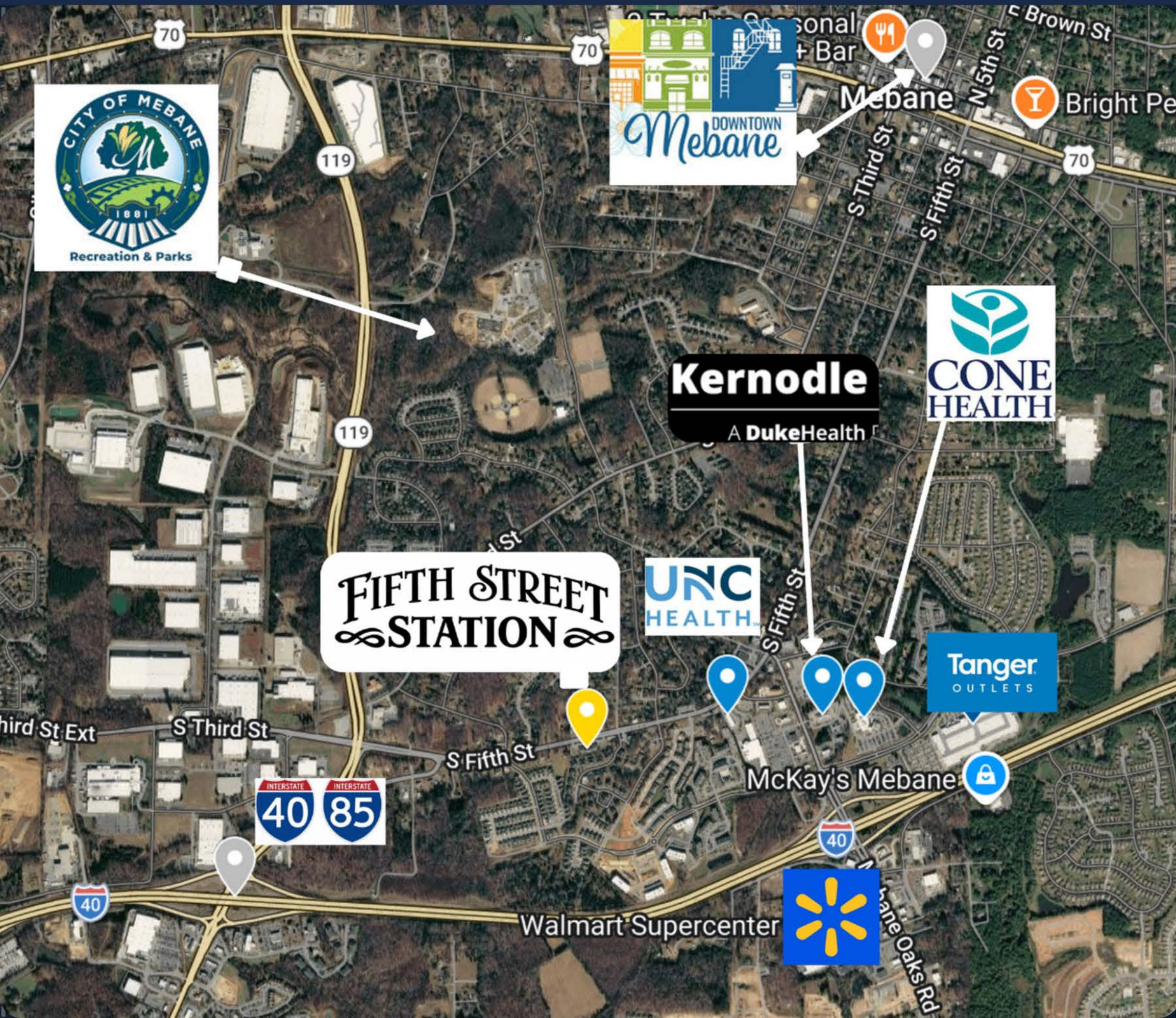
Regional Accessibility

Convenient access to Interstate 40 and Interstate 85 connects the property to the broader Triangle and Triad markets



PROPERTY EXPERIENCE

A Practical Environment for Professional Services.



The Healthcare & Professional Ecosystem

Fifth Street Station sits along South Fifth Street within one of Mebane’s established professional and residential corridors. The property benefits from proximity to multiple healthcare providers serving the local community, including UNC Primary Care at Mebane, Cone Health MedCenter Mebane, and Kernodle Clinic Mebane.

Regionally, the area is anchored by Cone Health Alamance Regional Medical Center in nearby Burlington, which serves as the primary hospital for Alamance County and supports a network of physicians and outpatient services throughout the region.

Together with surrounding residential neighborhoods and regional destinations such as Tanger Outlets Mebane, these providers create a stable environment for medical and professional practices serving the Mebane community.

KEY ANCHORS WITHIN [2] MILES

Healthcare Providers

- UNC Primary Care at Mebane
- Cone Health MedCenter Mebane
- Kernodle Clinic Mebane (Duke Health)

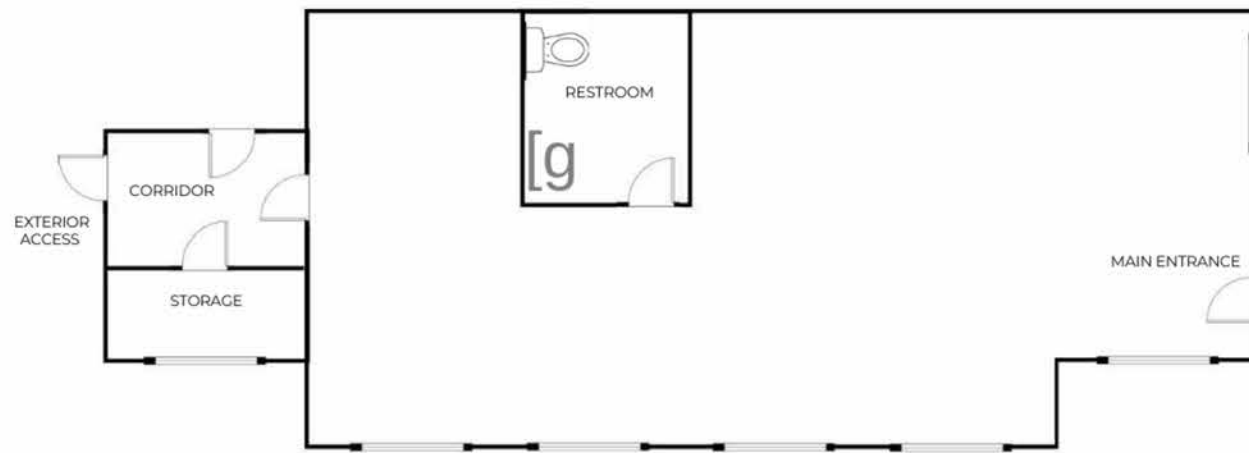
Regional Destinations & Connectors

- Tanger Outlets Mebane
- I-40 / I-85 Connectors
- Buc-ee’s (Coming Soon)

Suite 101 · 1,175 SF · Available Immediately

\$25.86 / ASK
Modified Gross

107 S. Fifth Street, Suite 101 Mebane, North Carolina



For information only. Not to scale. Measurements, positioning, fixtures, fittings and any other data shown are an approximation. No responsibility is taken for any error, omission, misstatement or use of data displayed.

IDEAL TENANT PROFILE

- Primary Care / Internal Medicine
- Family Practice / Pediatrics
- Behavioral Health / Counseling
- Physical Therapy / Rehabilitation
- Professional Services (Legal, Accounting, Financial)

WHAT THIS SUITE SUPPORTS

- Flexible warm-shell suite allowing tenant-specific medical or professional build-out.
- Open layout supports reception, exam rooms, or private offices
- Window line provides natural light throughout the suite
- Plumbing access points available for future medical configuration
- Private ADA-accessible restroom within the suite
- Efficient floor plate supports clear patient and staff circulation
- Exterior suite access from surface parking

Facts at a Glance

Property Name	FIFTH STREET STATION
Property Type	Medical Office / Professional Office
Year Built	2000
Total Building SF	15,603 SF
Stories	1
Available Suites	Suite 101 — 1,175 SF
Min / Max Divisible	1,175 SF – 1,175 SF]
Zoning	O&I - Office & Institutional

Lease Type	Modified Gross
Asking Rate	\$25.86 PSF/Year
TI Allowance	Call for details
Lease Term	5+
Parking Ratio	6.73:1,000 SF — 105 Total Spaces
HVAC	Individually Metered
Telecom	Verify
ADA Compliance	Restroom

SCHEDULE A TOUR

The best way to evaluate FIFTH STREET STATION is to walk it.

Tours are available weekdays by appointments. We typically dedicate 30–45 minutes to walk the available suites, discuss your operational requirements, and answer questions.



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1107 South Fifth Street Mebane NC 27320

