



## Cape Fear Valley Health: 7.5 Year NNN

Medical Office Building **For Sale** - Erwin, NC

**Presented By:**  
**BEN BLOODWORTH**  
336.655.1888  
ben@ltpcommercial.com



## 518 EAST H STREET

MEDICAL OFFICE BUILDING **FOR SALE****PROPERTY DESCRIPTION**

7.5 year NNN Cape Fear Valley Health Internal Medicine, located in Erwin, NC. This  $\pm 6,111$  SF medical building is newly renovated and has 2% annual increases. Only landlord responsibilities are roof, structure, and parking lot (tenant responsible for HVAC repair and replacement).

**OFFERING SUMMARY**

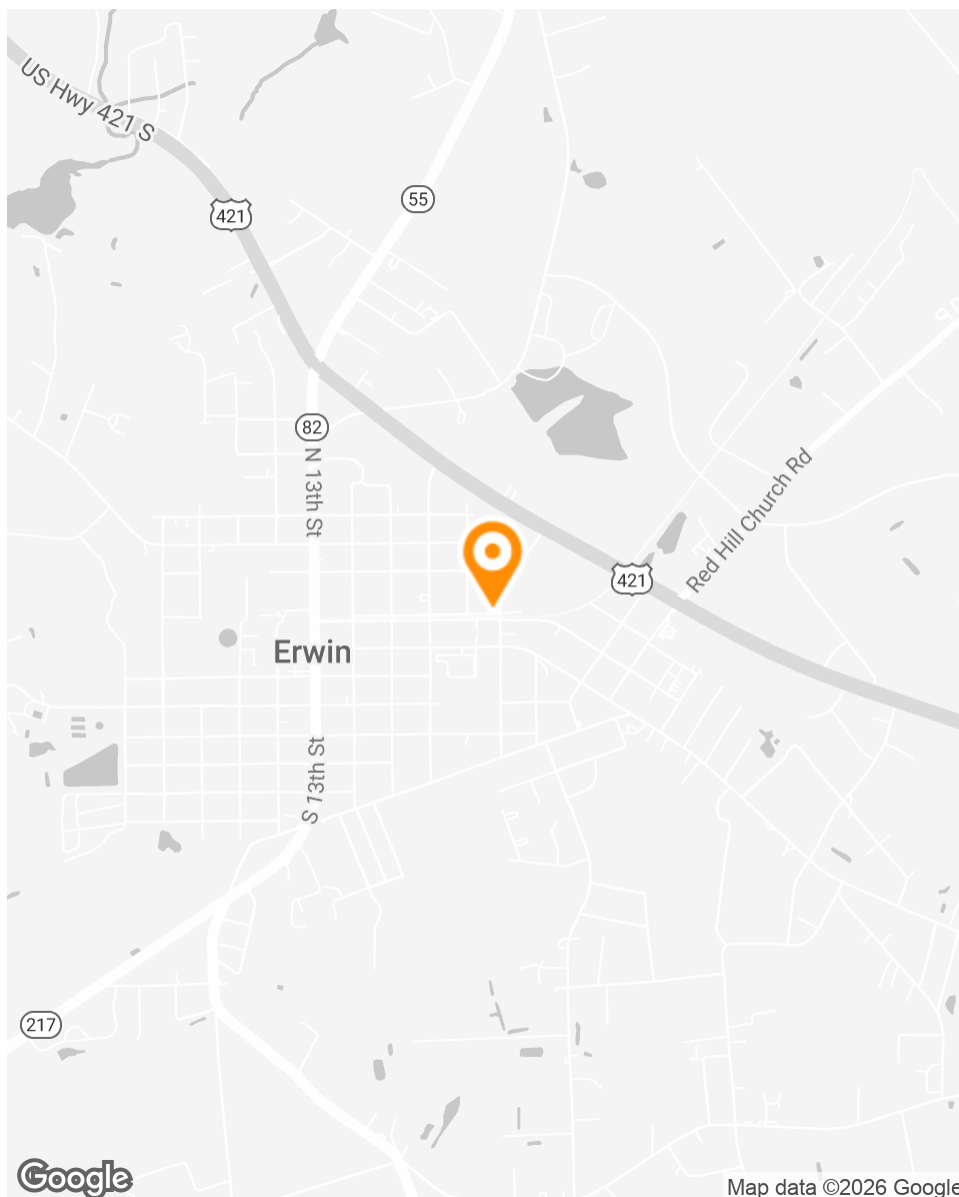
Address	518 East H Street Erwin, NC 28339
Sale Price	<b>\$1,646,428</b>
Building Size	$\pm 6,111$ SF
NOI	\$119,366.00
Cap Rate	7.25%
Lease Type	NNN
Lease Expiration	May 1, 2033
Rent Escalations	2%
Renewal Options	Two 3-Year
Tenant	Cape Fear Valley Health





## 518 EAST H STREET

OFFICE BUILDING FOR SALE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	3,679	9,777	19,861
Median age	43	43	43
Median age (Male)	41	41	41
Median age (Female)	44	45	45
Total households	1,486	4,013	8,222
Total persons per HH	2.5	2.4	2.4
Average HH income	\$66,366	\$69,837	\$68,642
Average house value	\$180,690	\$211,251	\$220,228

## LOCATION OVERVIEW

518 East H Street in Erwin, NC, is in a prime area for Office and Medical investors. Situated in close proximity to major medical facilities, including Betsy Johnson Hospital and Cape Fear Valley Health System, this location presents an ideal opportunity for medical practices and healthcare providers. With convenient access to major highways and close proximity to retail and dining establishments, the area offers a balance of convenience and comfort. Nearby attractions such as Raven Rock State Park and the Cape Fear River provide a welcome retreat for visitors and locals alike. Invest in the potential of this dynamic location for your next Office or Medical venture.



ERWIN, NC

518 EAST H STREET

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COMMERCIAL REAL ESTATE



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**Ben Bloodworth**

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[ben@ltpcommercial.com](mailto:ben@ltpcommercial.com)

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