

OFFICE BUILDING FOR SALE

303 Tilghman Drive

303 Tilghman Drive, Dunn, NC 28334



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$1,049,000
Lot Size:	2.45 Acres
Year Built:	1995
Building Size:	8,462 SF
Zoning:	OFFICE & INSTITUTION
Price / SF:	\$123.97
Market:	Dunn

property description

303 Tilghman Drive offers a rare opportunity to acquire a well-maintained, $\pm 8,038$ square foot medical office building in one of Dunn, NC's most active professional corridors. Situated on 1.19 acres, the property features four individual suites, including a $\pm 4,000$ SF main suite formerly occupied by a cardiology practice—perfectly suited for a wide array of healthcare or office users. Built in 1995 and renovated in 2016, the all-brick structure delivers both visual appeal and structural durability, complemented by ample on-site parking and excellent ingress and egress. Two of the four suites are currently leased, generating immediate income and enhancing the asset's appeal for both investors and owner-users. With city water/sewer utilities and Duke Power electric service, the building is fully equipped for modern medical or professional operations.

Medical Office Building For Sale – Tenant-Income + Owner/User Opportunity

303 TILGHMAN DRIVE, DUNN, NC 28334

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Medical Office Building For Sale – Tenant-Income + Owner/User Opportunity
Property Type	Office
Property Subtype	Medical
APN	1506-98-6467
Building Size	8,462 SF
Lot Size	2.45 Acres
Building Class	B
Year Built	1995
Sale Price	\$ 1,049,000

Prime Commercial Location Near Betsy Johnson Hospital Tilghman Drive, Dunn, NC

Located in a thriving commercial corridor just minutes from Interstate 95, 303 Tilghman Drive offers outstanding visibility and accessibility in the heart of Dunn, NC. This prime property sits within walking distance of Betsy Johnson Hospital, making it an ideal location for medical offices, professional services, or healthcare-related businesses.

Surrounded by a mix of established businesses, restaurants, retail centers, and professional buildings, this location benefits from both local traffic and a steady stream of regional visitors. With close proximity to downtown Dunn and just a short drive to Raleigh, Fayetteville, and Fort Liberty, the site offers excellent strategic positioning for long-term growth.

Featuring convenient ingress and egress, ample on-site parking, and a high-traffic setting.

Whether you're looking to expand your business footprint or invest in a thriving commercial zone, 303 Tilghman Drive presents an outstanding opportunity in a rapidly growing market



- ±8,038 SF medical office building
- 4 suites | ±4,000 SF main suite
- 2 of 4 suites currently leased
- Built 1995 | Renovated 2016 | All-brick exterior
- 1.19 acres with ample surface parking
- Walking distance to Betsy Johnson Hospital

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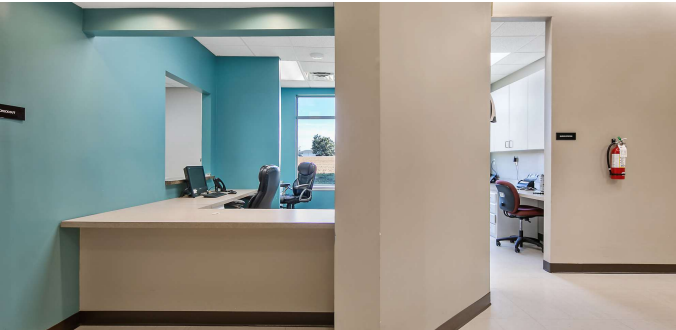
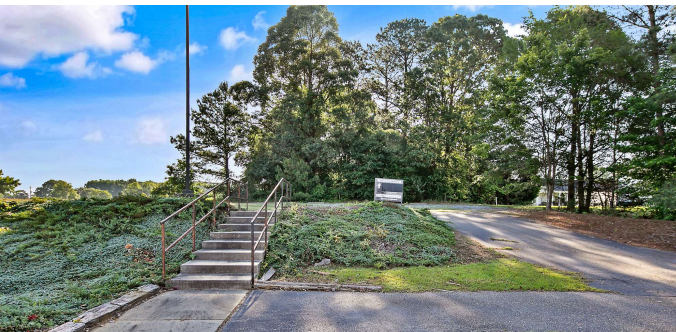


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ADDITIONAL PHOTOS



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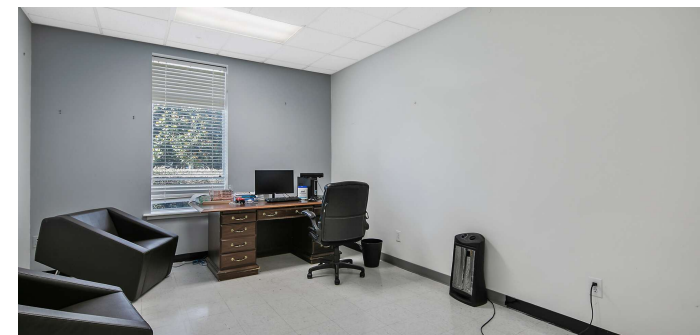
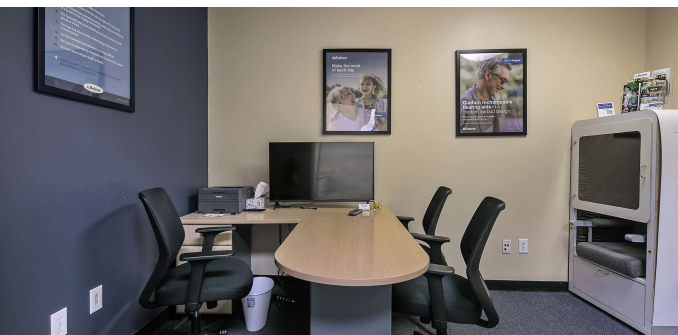
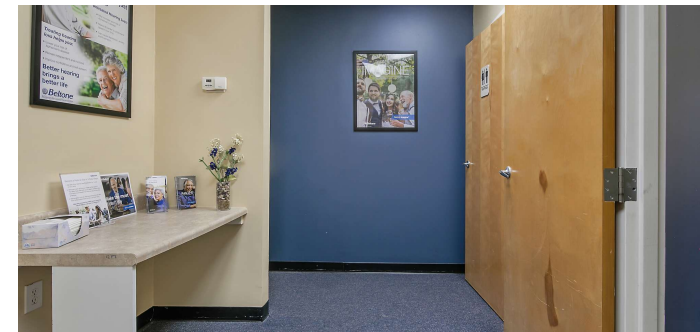
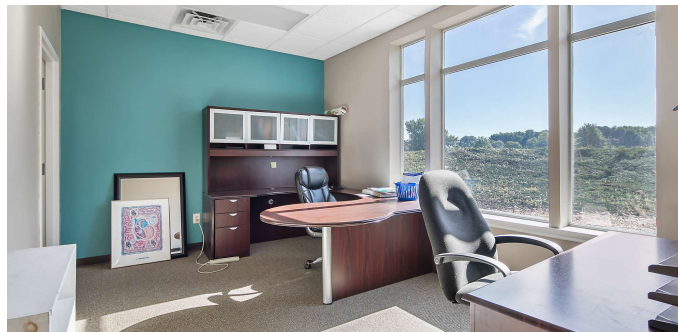
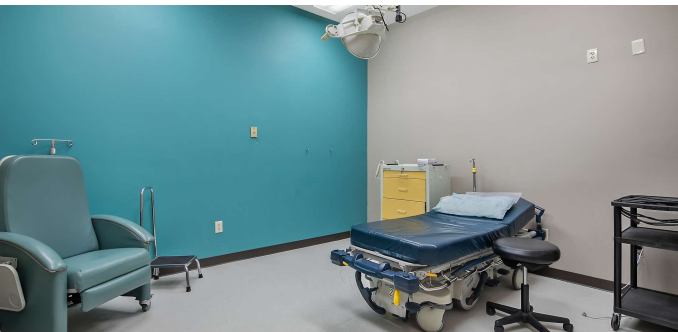
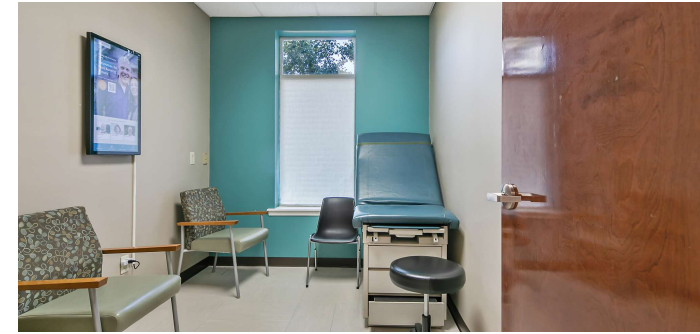
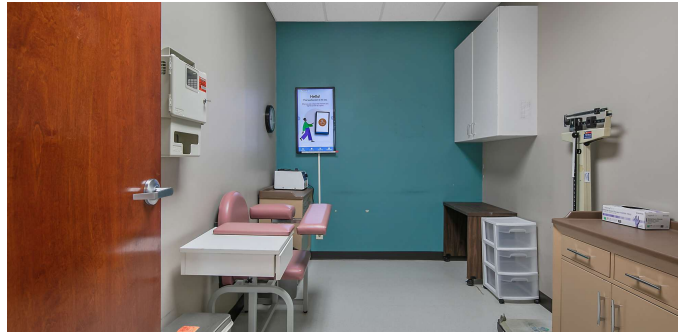


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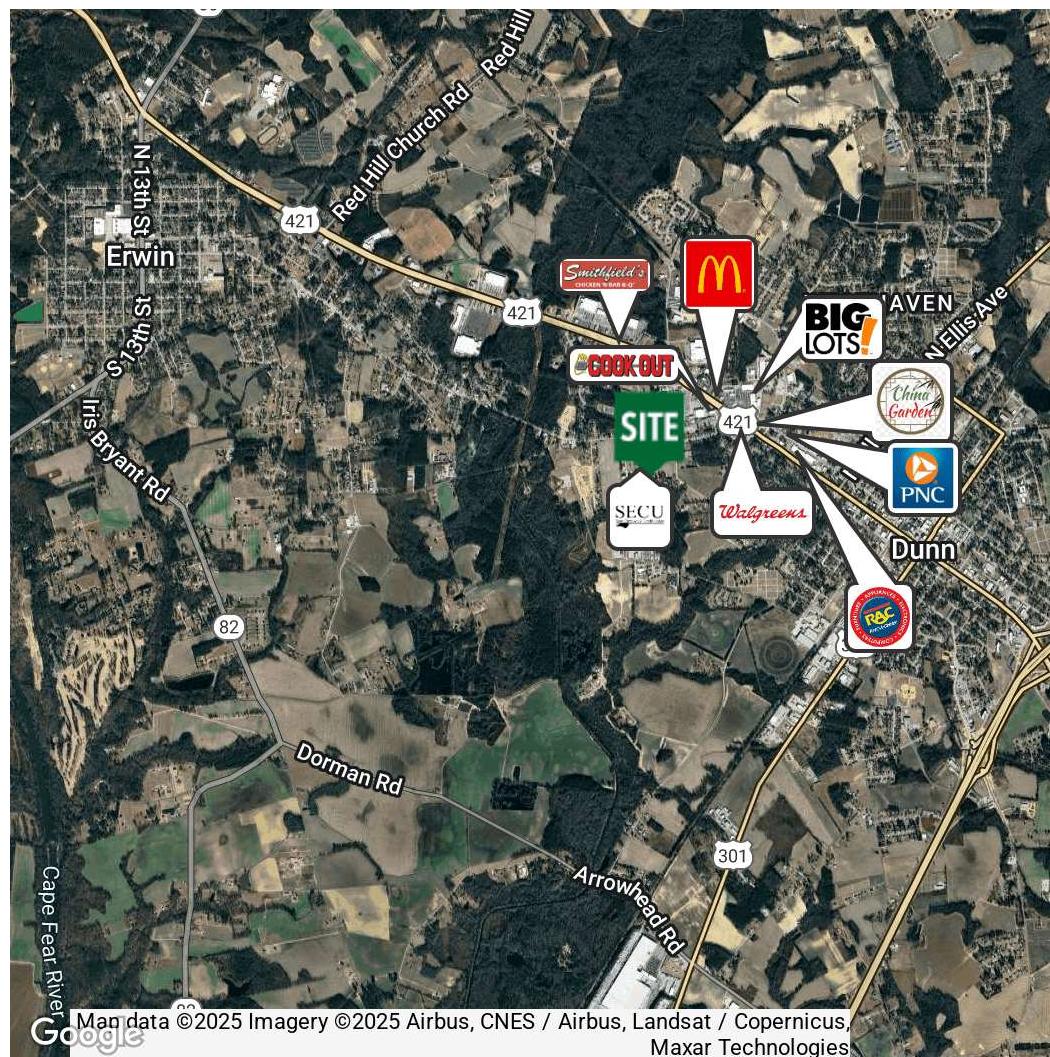
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,297	14,689	20,022
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	971	6,209	8,338
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,890	\$66,623	\$68,650
Average House Value	\$253,238	\$212,247	\$217,373

Demographics data derived from AlphaMap



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