

FOR LEASE

MULTI-TENANT MEDICAL OFFICE BUILDING

1503 North Road Street | Elizabeth City, NC 27909



S.L. NUSBAUM
REALTY CO.



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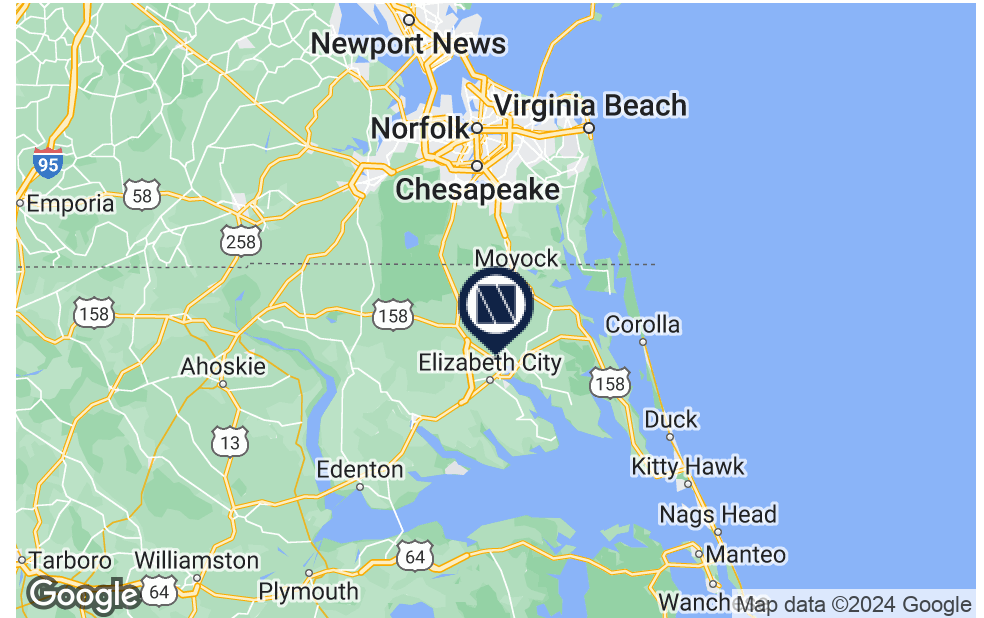
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	1,550 - 6,068 SF 1,550 SF (Shell Space)
Spaces:	4,518 SF (Move-In Ready Clinical Space) <i>*units can be combined*</i>
Lot Size:	2.18 Acres
Year Built:	2002

PROPERTY OVERVIEW

Located at 1503 North Road Street, Elizabeth City, NC 27909, this prime multi-tenant medical office building offers an exceptional leasing opportunity for healthcare providers. Formerly occupied by Virginia Oncology Associates, this facility is ideally suited for a variety of medical practices, including general practitioners, specialists, and outpatient services.

PROPERTY HIGHLIGHTS

- **Strategic Location:** Conveniently located ± 10-minute drive from Sentara's new hospital campus, with easy access from major roadways and close proximity to downtown Elizabeth City.
- **Modern Facilities:** The building boasts contemporary medical office spaces designed to meet the needs of today's healthcare providers.
- **Ample Parking:** Generous parking availability ensures easy access for patients and staff.
- **Professional Environment:** A well-maintained, professional atmosphere conducive to patient care and operational efficiency.
- **Versatile Space:** Flexible layout options to accommodate various medical specialties and practice sizes.
- **Elevator Served:** Private entrance and elevator service.

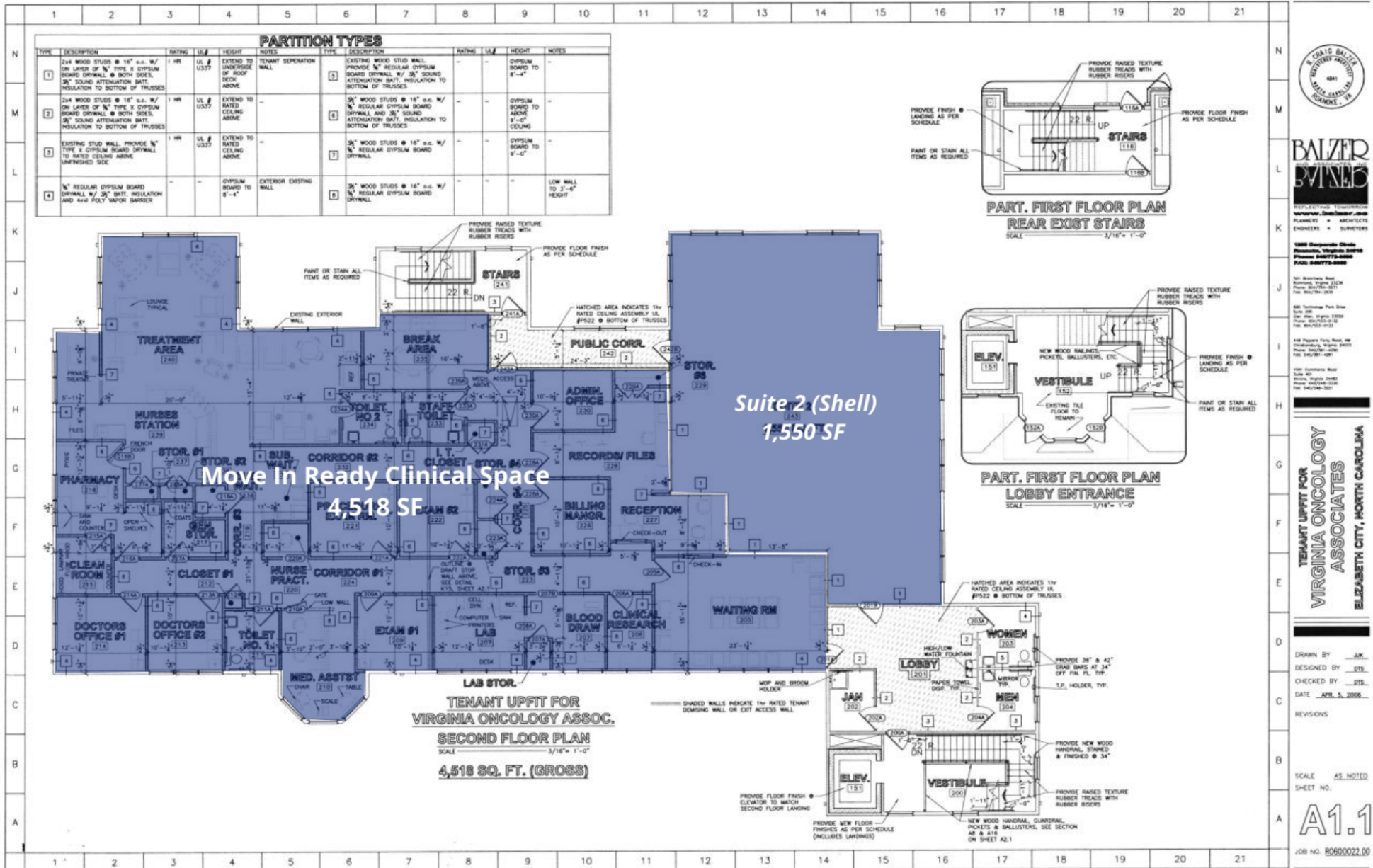
FLOOR PLANS

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1508 Chesapeake Drive
Norfolk, Virginia 23502
Phone: 804/757-5555
Fax: 804/757-5555

461 Yorktowne Park Drive
Norfolk, VA 23502
Phone: 804/757-5555
Fax: 804/757-5555

118 Pleasant Ferry Road, NE
Chesapeake, Virginia 23060
Phone: 804/757-5555
Fax: 804/757-5555

144 Commerce Road
Suite 407
Plymouth, Virginia 23073
Phone: 804/757-5555
Fax: 804/757-5555

TENANT UPFIT FOR VIRGINIA ONCOLOGY ASSOCIATES
ELIZABETH CITY, NORTH CAROLINA

DRAWN BY: J.M.
DESIGNED BY: J.T.S.
CHECKED BY: J.T.S.
DATE: APR 5, 2006

REVISIONS

SCALE: AS NOTED
SHEET NO.

A1.1

JOB NO. 80600022.00

ADDITIONAL PHOTOS

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SECOND FLOOR SPACE

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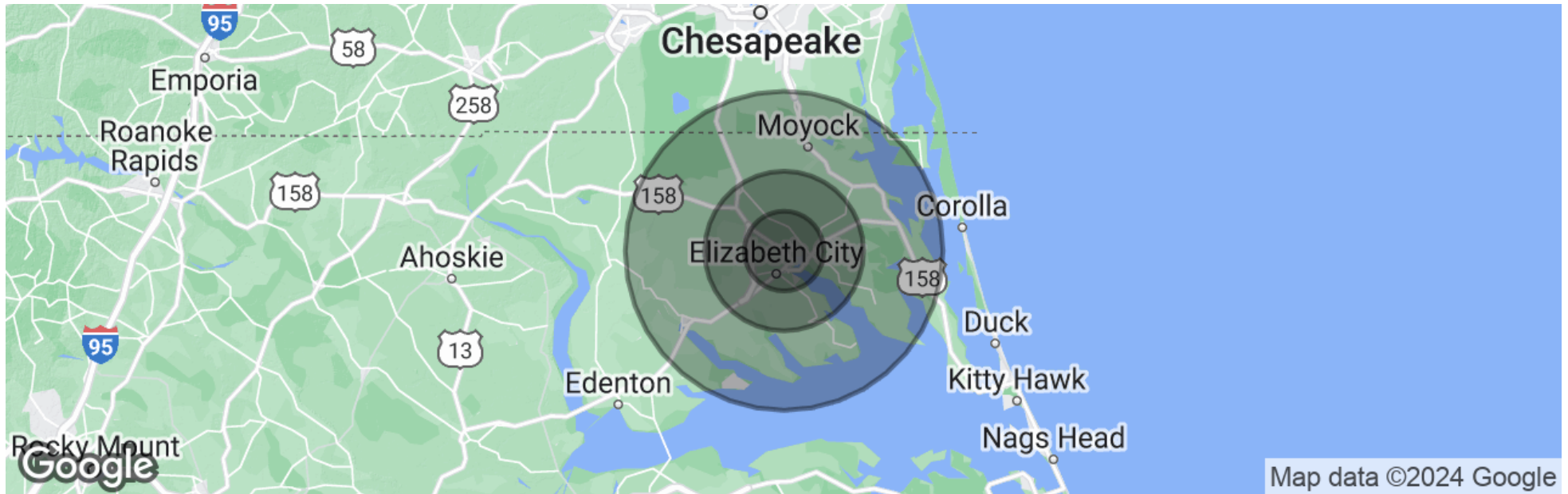
DEMOGRAPHICS MAP & REPORT

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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	30,241	47,016	95,565
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	11,676	18,118	35,976
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$83,091	\$90,860	\$99,432
Average House Value	\$239,766	\$256,276	\$310,883

Demographics data derived from AlphaMap

CONTACT INFORMATION

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