

509 OLDE WATERFORD WAY, LELAND, NC 28451

# **WATERFORD MEDICAL CENTER, STE. 201**

OFFICE FOR LEASE



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

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## PROPERTY DESCRIPTION

### Prime Medical Office Opportunity in Booming Leland, NC

Step into a refined medical office suite that's been thoughtfully designed and is truly move-in ready. Beautifully appointed and flexible for a range of specialty uses, Suite 201 delivers excellent interior flow, modern finishes, and efficient layouts that make daily operations effortless. Whether you're expanding an existing practice or launching a new service line, this suite blends functionality with value, and it's positioned in a market where demand outpaces supply.

From the moment patients pull into the professionally maintained Waterford campus to when they walk through your door, every interaction feels intentional, welcoming, and elevated without the elevated price tag.

## LOCATION DESCRIPTION

Located in one of North Carolina's fastest growing communities, 509 Olde Waterford Way, Suite 509 offers strong visibility and easy access in the desirable Waterford mixed use enclave just off US 17, a major regional corridor with high daily traffic. The location is surrounded by established residential neighborhoods, retail, restaurants, offices, and essential services, providing convenience for both patients and staff.

Leland continues to emerge as a regional healthcare hub, driven by rapid population growth and expanding medical infrastructure. Novant Health is developing a new medical campus, including a planned 20 bed hospital with 24 hour emergency services, imaging, and specialty care. Columbus Regional Healthcare is also constructing a new Advanced Care facility along US 17, bringing expanded outpatient, imaging, specialty, and ambulatory surgery services to the market.

Together, these investments are elevating Leland's profile as a medical destination, creating long term growth, referrals, and demand for healthcare practices.



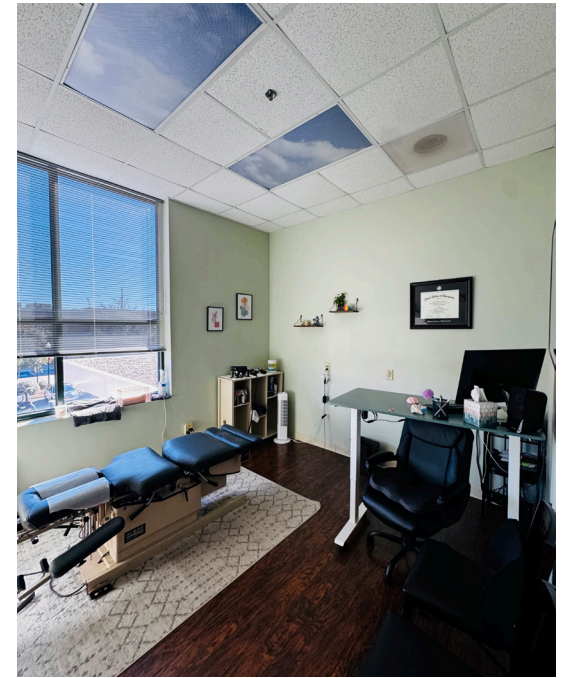
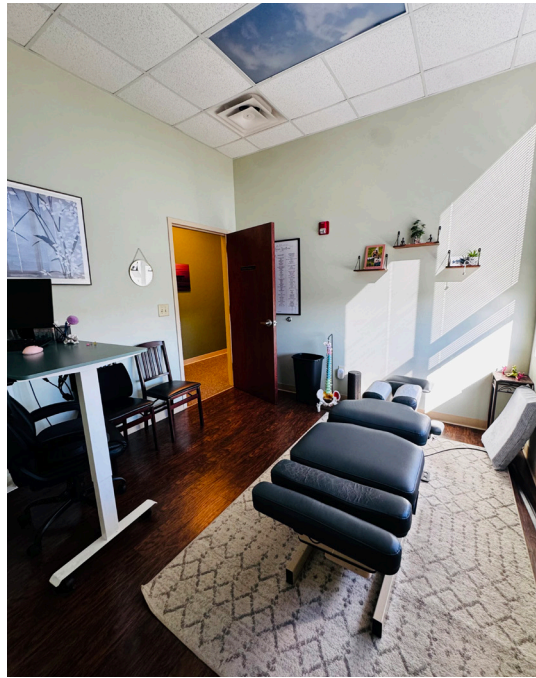
# PROPERTY OVERVIEW

## AVAILABILITY

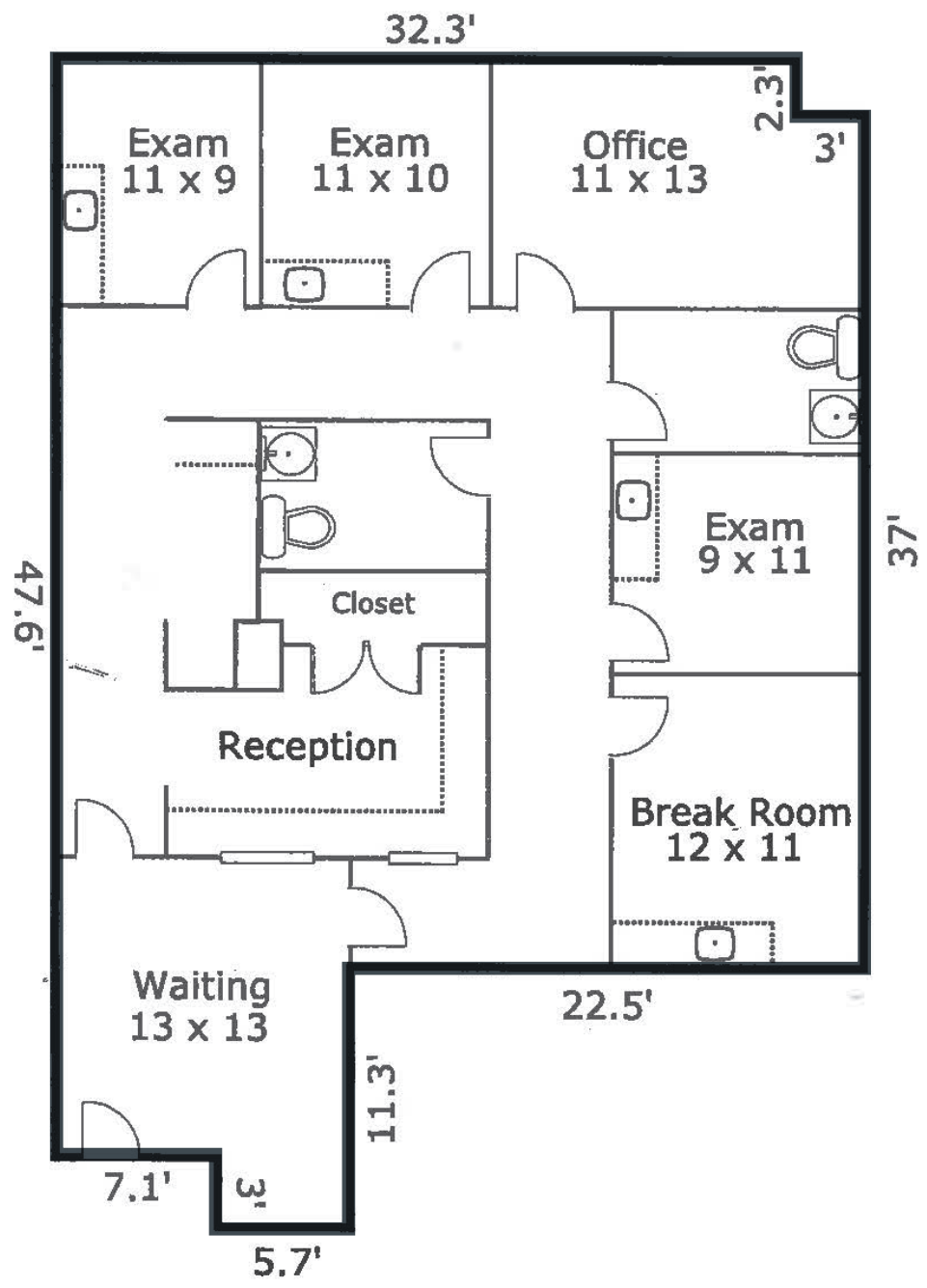
- Suite 201: 1,555 SF
- Available April 1, 2026
- Rent is \$3,000/Monthly and includes TICAM

## HIGHLIGHTS

- Move-in ready medical suite with well-considered layout and fixtures
- Excellent parking and patient convenience in a community-oriented campus
- Medical office building surrounded by other healthcare professionals and practices
- Proximity to expanding healthcare investments, including new hospital/emergency services and advanced care facilities planned nearby
- Located in Waterford, a beautifully landscaped, established subdivision with strong surrounding residential density
- Close to retail, restaurants, services, and key commuter routes, ideal for patient capture and staff access
- Access to US-17, a primary regional arterial supporting strong exposure and growth potential

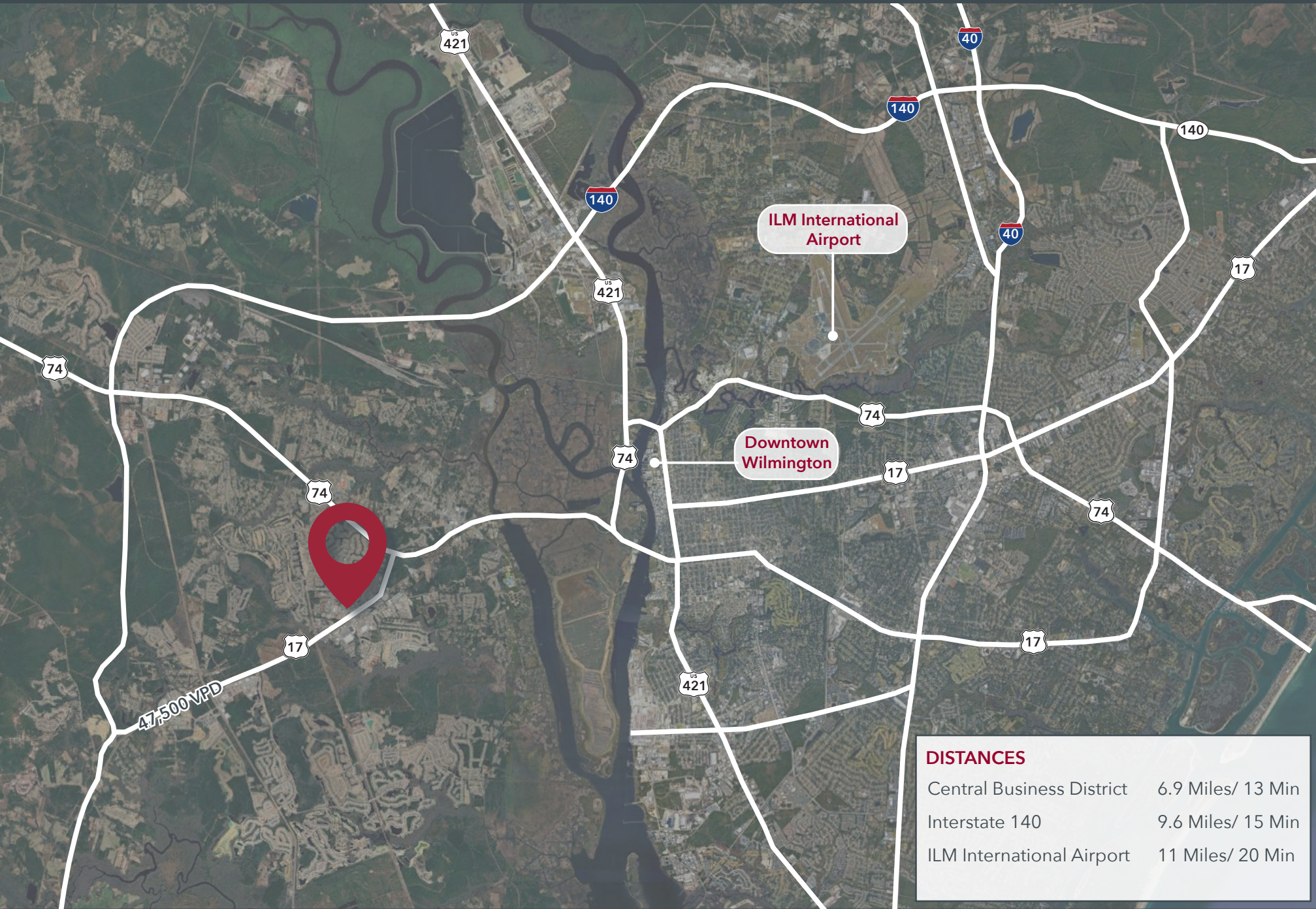


FLOOR PLAN - SUITE 201





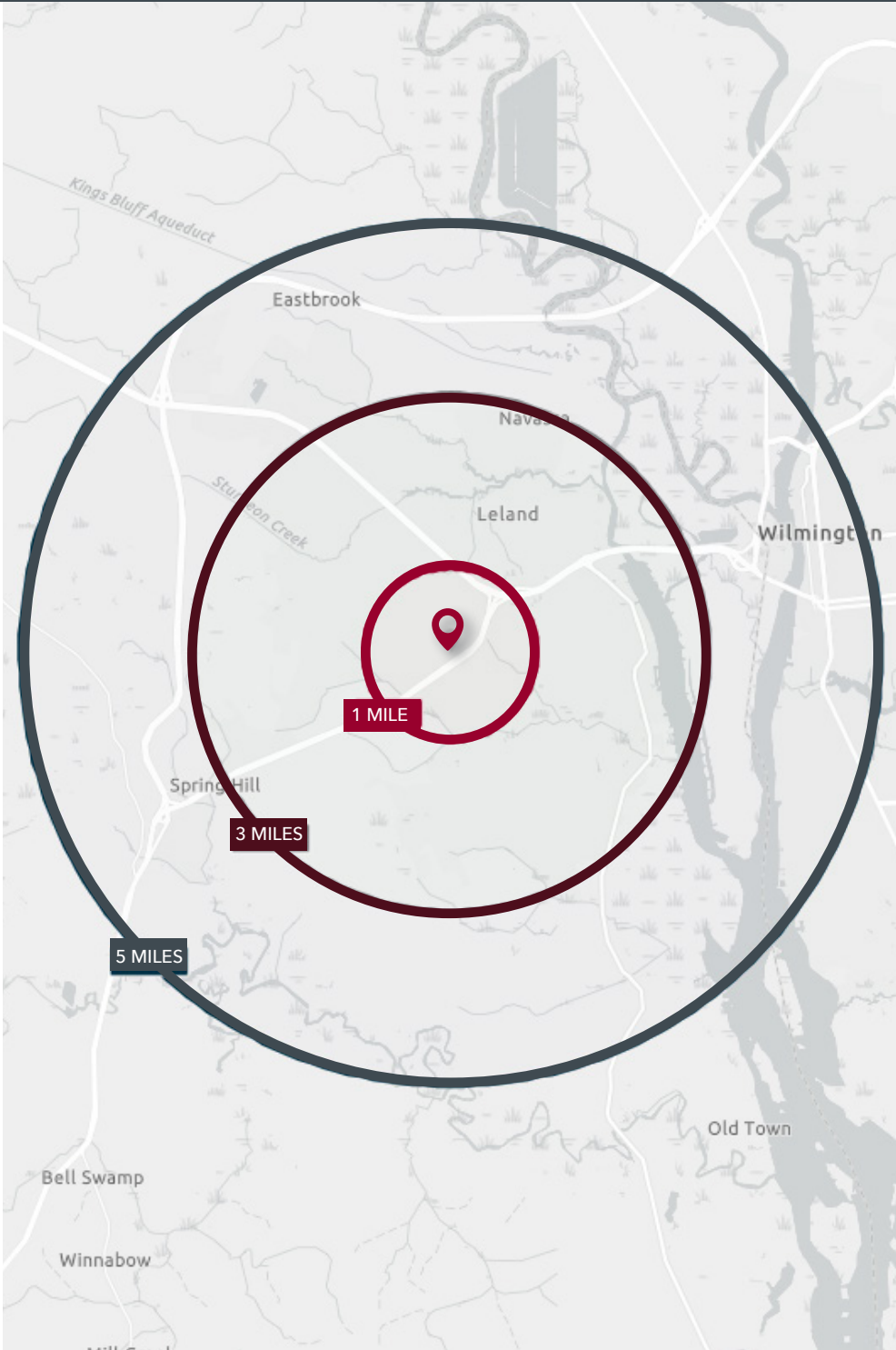
# AREA OVERVIEW





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	7,559	32,767	56,918
DAYTIME POPULATION	8,281	27,488	58,473
MEDIAN AGE	49.2	47.2	45.9
AVERAGE HOUSEHOLD INCOME	\$100,119	\$107,379	\$103,551
AVERAGE HOME VALUE	\$442,931	\$426,847	\$429,519





FOR MORE INFORMATION, CONTACT:

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Waterford  
Medical Center

509



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