

# Office Investment Sale

- +/- 6,100 sf Medical Office Building  
100% Leased
- Located in an OPPORTUNITY ZONE \*  
(See next page)

701 E. Roosevelt Blvd  
Building 200  
Monroe, NC 28112



**Isaac Harrow**

Broker

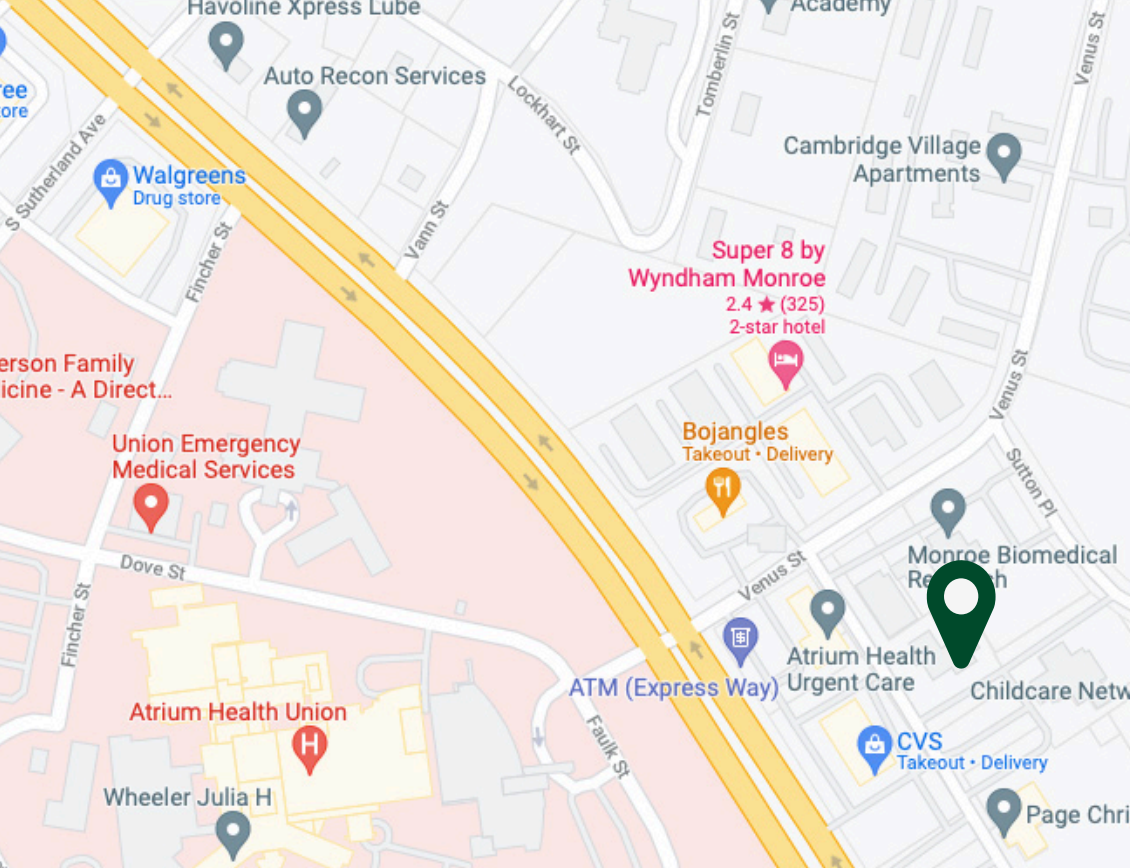
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### \* Opportunity Zone

The Opportunity Zones Program (Sec. 13823) provides tax incentives for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state, and across the country...

Investments made by qualified entities known as Opportunity Funds into certified Opportunity Zones will receive three key federal tax incentives to encourage investment in low-income communities including:

- Temporary tax deferral for capital gains reinvested in an Opportunity Fund
- Step-up in basis for capital gains reinvested in an Opportunity Fund
- Permanent exclusion from taxable income of long-term capital gains

Source: <https://public.nccommerce.com/oz/#section-overview>

# Property Highlights

<b>Property Address</b>	701 E. Roosevelt Blvd, Building 200 Monroe, NC 28112
<b>Unit A</b>	+/- 3,224 RSF
<b>Unit B</b>	+/- 1650 RSF
<b>Unit C</b>	+/- 1650 RSF
<b>Acreage</b>	+/- 1.1 AC
<b>Submarket</b>	Union County
<b>Parcel ID</b>	09156015B

- Located across from the Atrium Monroe Hospital in Monroe in an existing Medical Park.
- Fully leased investment opportunity with 2 new 5 year leases in place

## Demographics

	3 Mile	5 Mile	10 Mile
<b>Population</b>	20,612	40,341	125,012
<b>Households</b>	6,730	13,571	42,138
<b>Average HH Income</b>	\$47,974	\$72,881	\$90,065

# Investment Details

## Unit A

**Tenant:** Pinnacling

Dermatology

**Size:** 3,224 RSF

**Expiration:** April 30, 2026

**Rent:** \$16.70/SF

## Unit B (Brand New Upfit)

**Tenant:** Cardinal Hospice

Care

**Size:** 1,650 RSF

**Expiration:** December 31,  
2029

**Rent:** \$20/SF

## Unit C (Brand New Upfit)

**Tenant:** Richardson

Counseling

**Size:** 1,650 RSF

**Expiration:** December 31,  
2029

**Rent:** \$20/SF

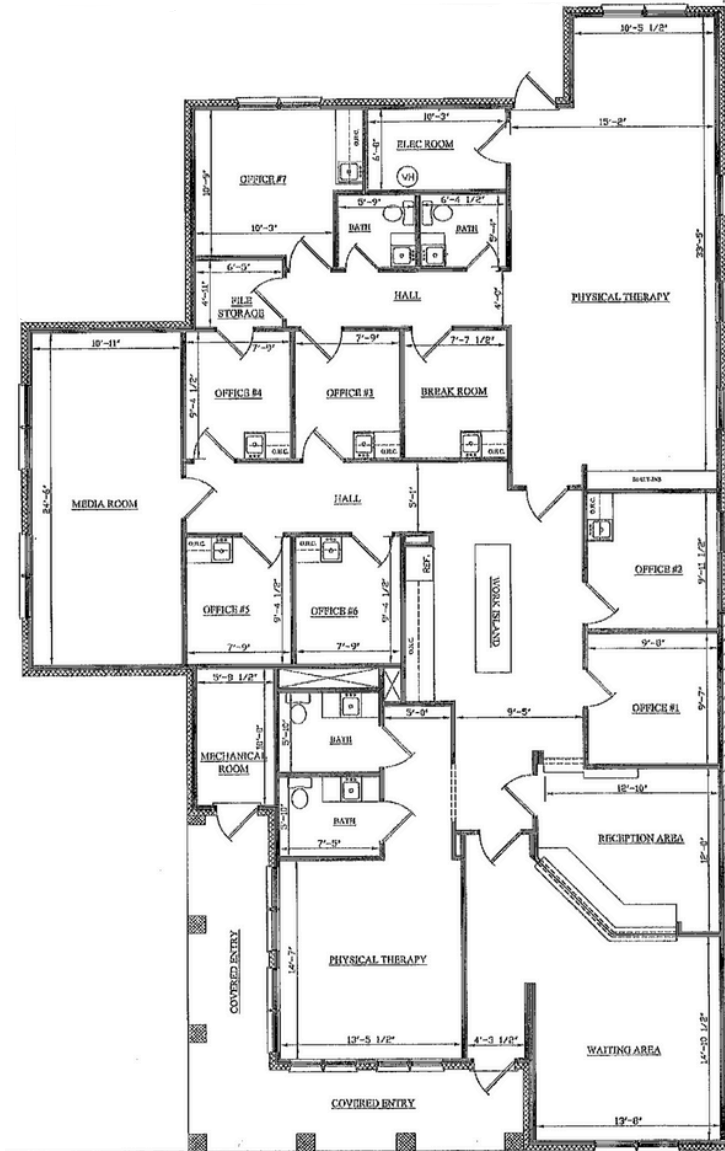
**NOI:** \$105,638.16

**Price:** \$1,625,202.46 (6.5% cap rate)

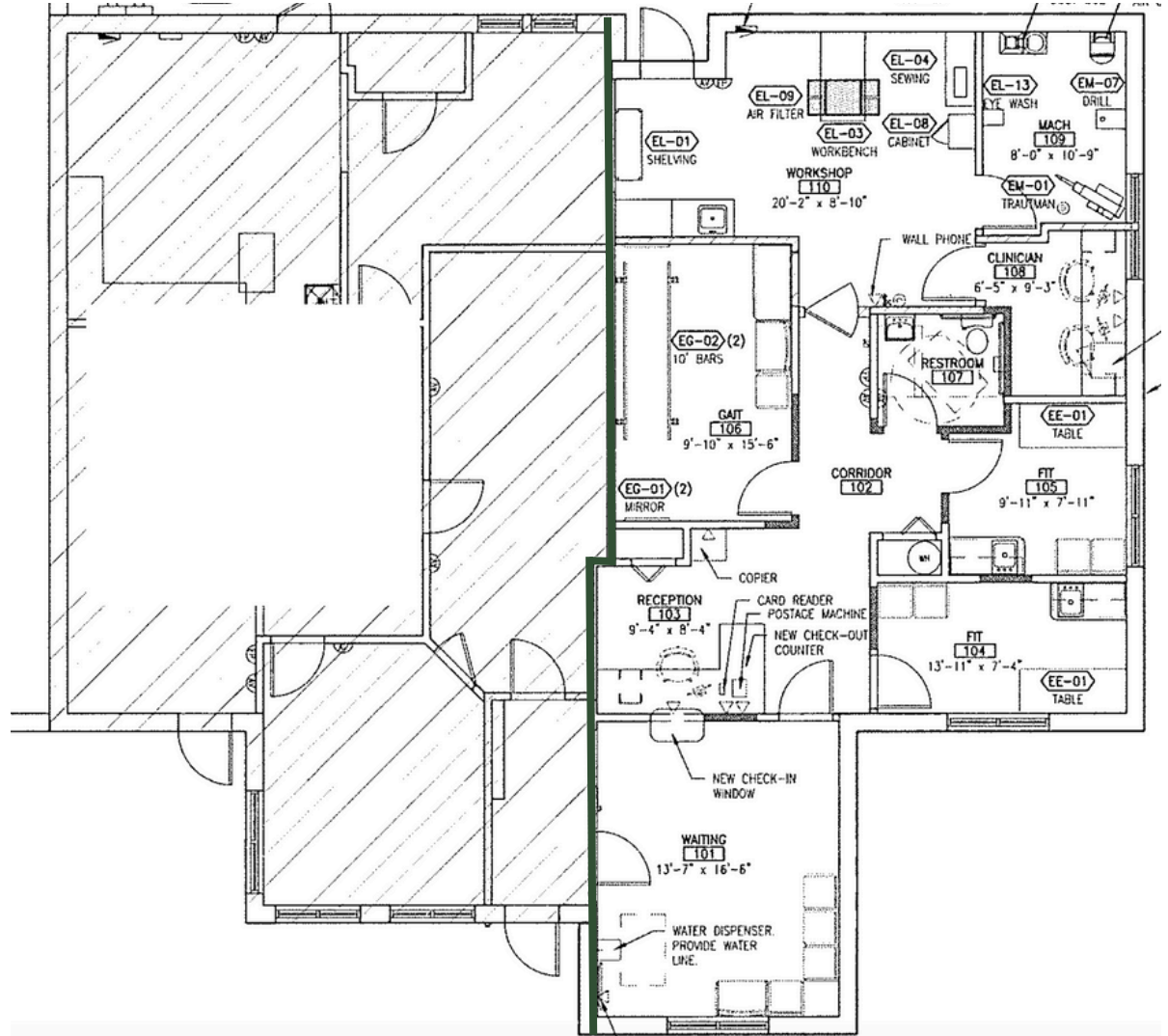
*Please inquire about more information*

# Floorplans

## Unit A



## Unit B



Floorplans not exact due to modifications for tenants



# Neighboring Tenants







+/- 6,100 SF Office Building

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