



MEDICAL/OFFICE PROPERTY FOR SUBLEASE

1702 NORTH CAROLINA 86

YANCEYVILLE, NC 27379



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore the potential of 1702 North Carolina 86, Yanceyville, NC, 27379. This currently closed Fresenius Kidney Care offers a prime subleasing opportunity, boasting a spacious interior conducive to a variety of business needs. Located in unzoned Caswell County, this property allows for a wide range of medical and office uses subject to county and state regulations. This sublease is available until 12/31/2034.

PROPERTY HIGHLIGHTS

- Convenient location with easy access
- Ample parking for employees and visitors
- Versatile layout allowing for customization
- Ideal for medical retail, office, or service-based ventures
- NC Highway 86 N: 9600 VPD
- **Available for sublease until 12/31/2034.**

OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	7,199 SF
Building Size:	7,199 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,773	6,335	30,761
Total Population	4,700	16,693	73,456
Average HH Income	\$53,442	\$68,158	\$68,455

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FLOOR PLAN



