

Medical Office Suite For Lease

303 Tilghman Drive, Dunn, NC 28334



for more information

SUSAN EVANS

Broker

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

| | |
|-----------------------|--|
| Available SF: | 1,000 - 4,700 SF |
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Lot Size: | 2.45 Acres |
| Year Built: | 1995 |
| Building Size: | 8,462 SF |
| Zoning: | OFFICE & INSTITUTION - 1.19 acres ;R-10 SINGLE FAMILY - 0.07 acres |
| Market: | Dunn |

property description

303-305 Tilghman Drive is a Class A medical office building offering flexible leasing options for healthcare users. Two suites are currently available: Suite A is approximately 4,700 square feet, and Suite B is approximately 1,000 square feet.

These suites can be leased individually or combined to accommodate various medical or healthcare-related needs. The property features two on-site parking areas—an upper and a lower lot—providing convenient access for patients and staff. The space was previously used as a cardiology clinic.

The space is offered at a list price of \$20.00 per square foot on an NNN basis.

The ±8,038 SF medical office building is available for sale for \$1,049,000.

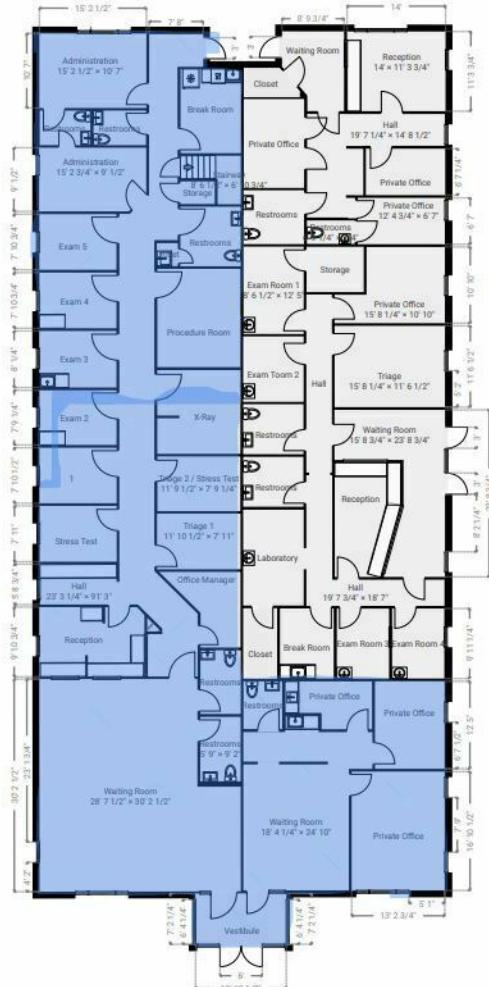
Medical Office Building For Sale – Tenant-Income + Owner/User Opportunity

303 TILGHMAN DRIVE, DUNN, NC 28334

ADDITIONAL PHOTOS

▼ Ground Floor

LIVING AREA: 7447.89 sq ft



▼ 2nd Floor

LIVING AREA: 663.83 sq ft



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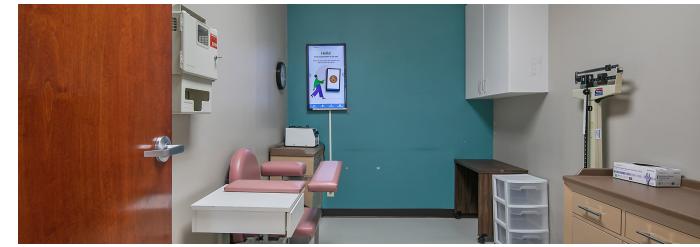
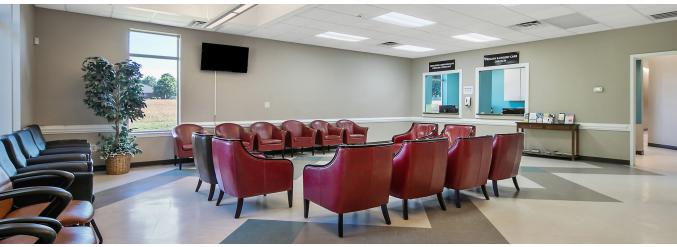
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ADDITIONAL PHOTOS



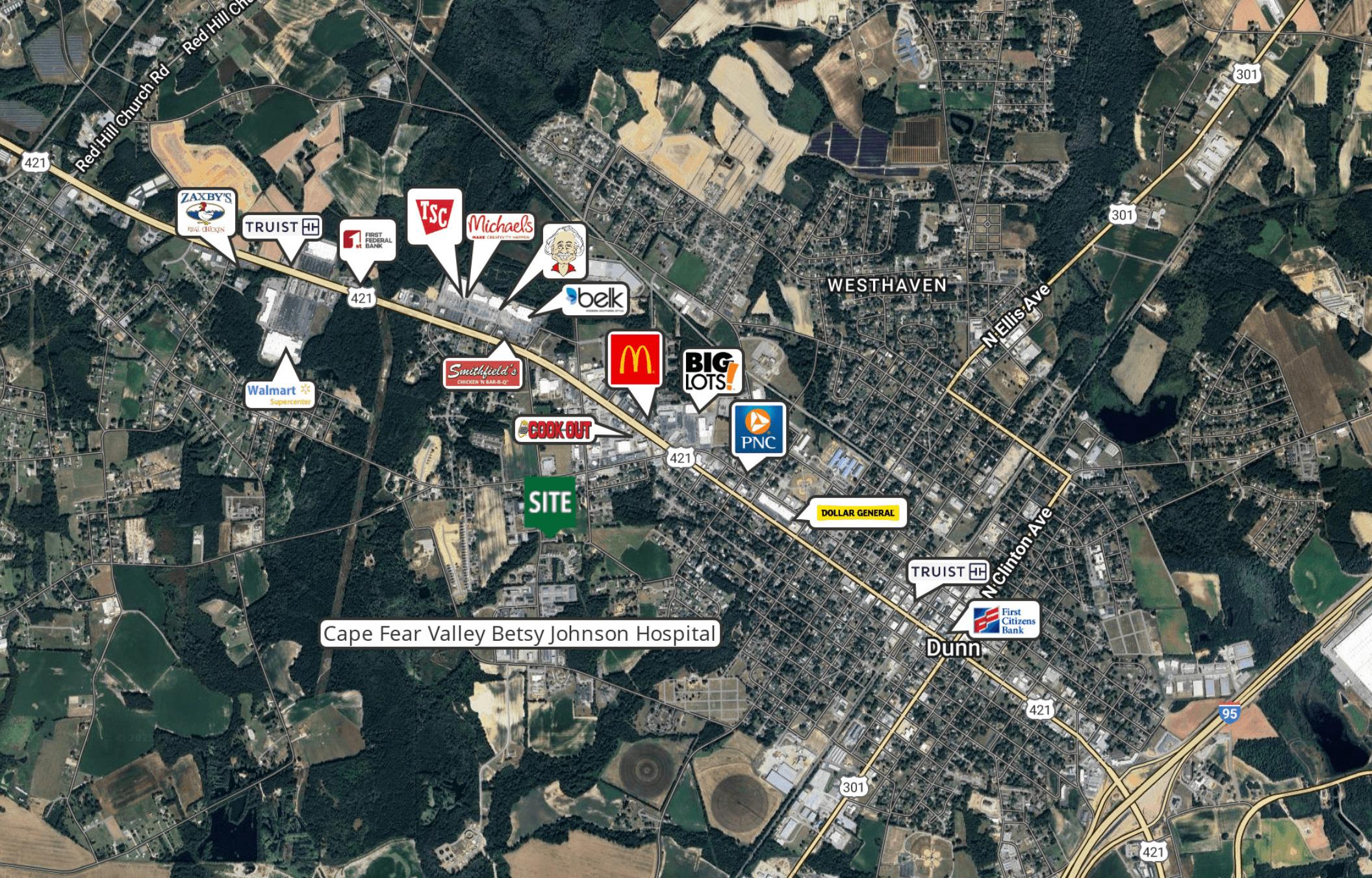
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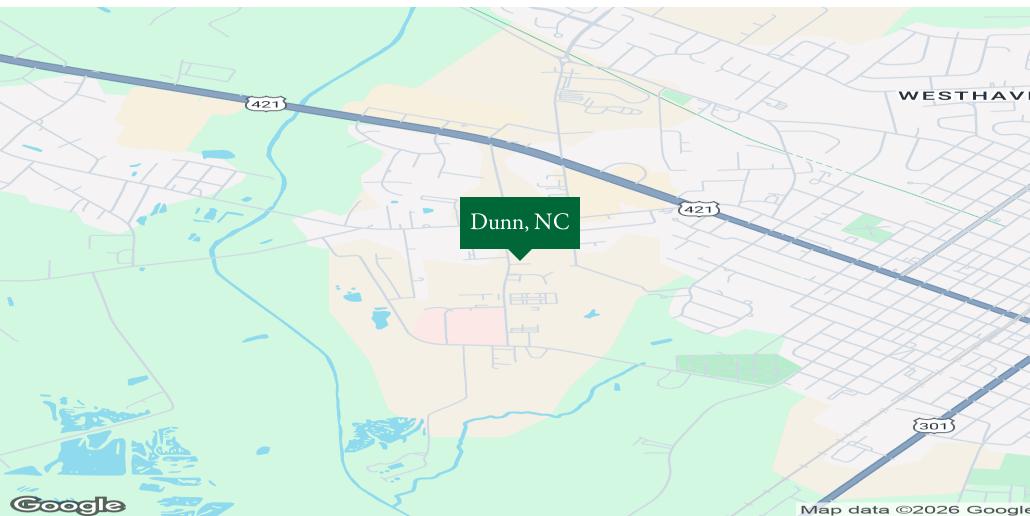
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CITY INFORMATION



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LOCATION DESCRIPTION

- Location & Commuter Patterns
- Harnett sits strategically between the Raleigh/Cary metro area and the Fort Bragg/Fayetteville regions, making it attractive for both commuters and people seeking more affordable living than in major metro areas.

Urbanization & Development

- The county has seen residential growth from people moving in from neighboring counties as housing expands outward.

Housing Growth

- As of mid-2024, there were over 15,500 proposed new housing units planned, reflecting development responding to population demand.

Economy & Jobs

- Harnett hosts a diverse economy, including manufacturing, logistics, healthcare, and retail—sectors that support job growth tied to overall population increases.

Growth Comparison & Ranking

- According to North Carolina Office of State Budget and Management estimates, Harnett County was among the state's faster-growing counties for 2023–24, with about +3.0% growth compared to other NC counties

LOCATION DETAILS

| | |
|--------|---------|
| Market | Dunn |
| County | Harnett |