



# Medical Office Building for Sale

Internal Medicine & Pediatrics | \$2,550,000

796 DOCTOR'S COURT

ROXBORO, NC

PICKETT  
SPROUSE  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY





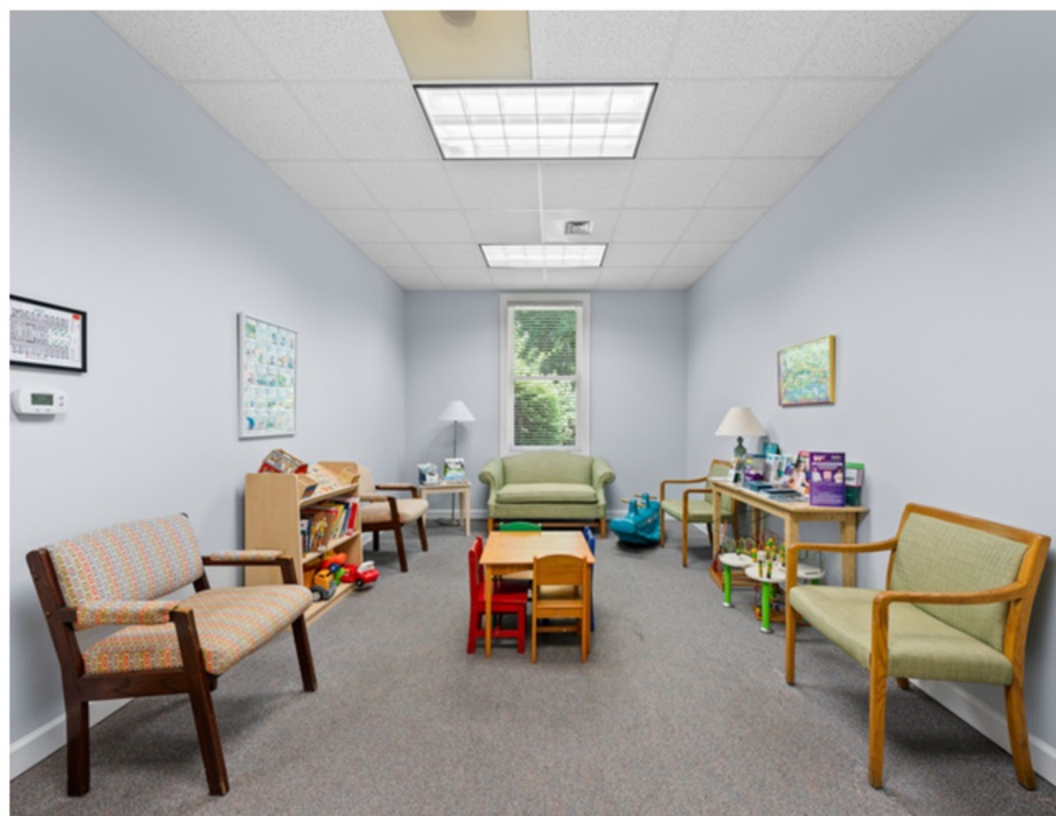
This turnkey medical office building is ideally located just steps from Person County Memorial Hospital in Roxboro, the county seat of rapidly growing Person County. **The ±7,300 SF facility offers internal medicine and pediatric layouts with multiple exam rooms, and there's space to expand or reconfigure as needed.**

Recent upgrades include a new roof installed in November 2024 and five HVAC units replaced between March 2017 and June 2021. Its proximity to the hospital and regional growth make it a strong opportunity for healthcare groups or investors seeking a well-maintained facility with expansion potential.

The practice that works out of this location is also for sale. You can view more information [here](#).

<b>SPECIALTIES</b>	Internal Medicine and Pediatrics
<b>SIZE</b>	7,300 SF
<b>EXAM ROOMS</b>	10 (with space to expand)
<b>ON-SITE LAB</b>	Yes
<b>PRACTICE OWNER LEASE RATE</b>	\$12,000/mo. - NNN Lease
<b>PROPERTY PRICE</b>	\$2,550,000
<b>PROXIMITY</b>	Walking distance to Person County Memorial Hospital
<b>PARKING SPACES</b>	60









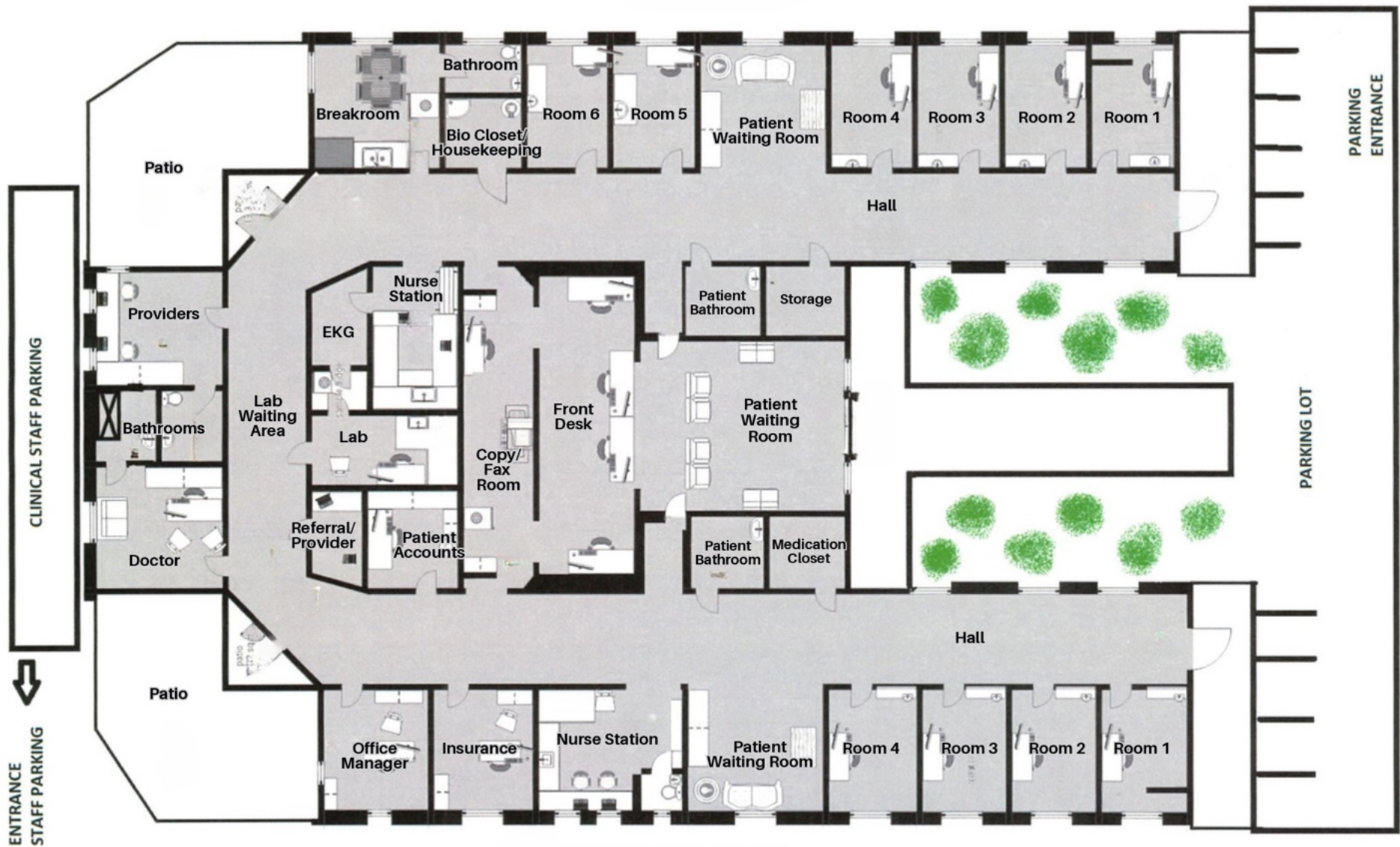


An aerial photograph showing a large medical facility, identified as Person County Memorial Hospital, with multiple buildings and extensive parking lots. The hospital is situated in a wooded area with some residential houses nearby. A road runs along the right side of the image, and a large parking lot with many yellow vehicles is visible in the upper right corner. A blue label with the word "SUBJECT" is positioned in the upper center of the image.

SUBJECT

Person County Memorial Hospital





Demographic Overview									
Consumer Spending Details				1 Mile			3 Miles		
							5 Miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$1,510,006	\$1,270	\$551	\$7,155,338	\$1,345	\$569	\$10,573,954	\$1,372	\$576
Entertainment, Hobbies & Pets	\$4,292,873	\$3,610	\$1,566	\$21,173,082	\$3,981	\$1,685	\$32,688,824	\$4,241	\$1,780
Food & Alcohol	\$7,340,454	\$6,174	\$2,678	\$34,591,539	\$6,503	\$2,753	\$52,093,636	\$6,758	\$2,837
Household	\$3,943,468	\$3,317	\$1,439	\$19,921,756	\$3,745	\$1,585	\$30,968,199	\$4,018	\$1,687
Transportation & Maintenance	\$7,129,205	\$5,996	\$2,601	\$37,812,914	\$7,109	\$3,009	\$60,079,838	\$7,794	\$3,272
Health Care	\$1,337,843	\$1,125	\$488	\$6,577,416	\$1,237	\$523	\$10,095,875	\$1,310	\$550
Education & Daycare	\$996,563	\$838	\$364	\$5,253,550	\$988	\$418	\$8,228,166	\$1,067	\$448
Total Specified Consumer Spending (\$)	\$26,550,412	\$22,330	\$9,686	\$132,485,595	\$24,908	\$10,543	\$204,728,492	\$26,561	\$11,151
Income				1 Mile			3 Miles		
							5 Miles		
							10 Miles		
Avg Household Income				\$54,866			\$60,289		
Median Household Income				\$41,666			\$41,147		
< \$25,000				357			1,683		
\$25,000 - 50,000				312			1,303		
\$50,000 - 75,000				215			886		
\$75,000 - 100,000				165			594		
\$100,000 - 125,000				71			309		
\$125,000 - 150,000				42			236		
\$150,000 - 200,000				2			126		
\$200,000+				26			181		

## Daytime Employment

	1 MILE			3 MILES			5 MILES		
	Employees	Businesses	Employees per Business	Employees	Businesses	Employees per Business	Employees	Businesses	Employees per Business
Trade Transportation & Utilities	467	57	8	1,273	144	9	1,668	177	9
Information	43	5	9	136	17	8	142	19	7
Financial Activities	138	31	4	463	101	5	502	113	4
Professional & Business Services	99	17	6	368	80	5	434	93	5
Education & Health Services	1,203	158	8	2,541	267	10	2,681	297	9
Leisure & Hospitality	340	20	17	923	62	15	986	69	14
Other Services	111	35	3	455	126	4	608	162	4
Public Administration	27	3	9	1,324	78	17	1,362	79	17
Natural Resources & Mining	0	0	-	35	4	9	40	6	7
Construction	108	10	11	270	42	6	361	59	6
Manufacturing	24	2	12	285	18	16	415	26	16
<b>Total</b>	<b>2,560</b>	<b>338</b>	<b>8</b>	<b>8,073</b>	<b>939</b>	<b>9</b>	<b>9,199</b>	<b>1,100</b>	<b>8</b>

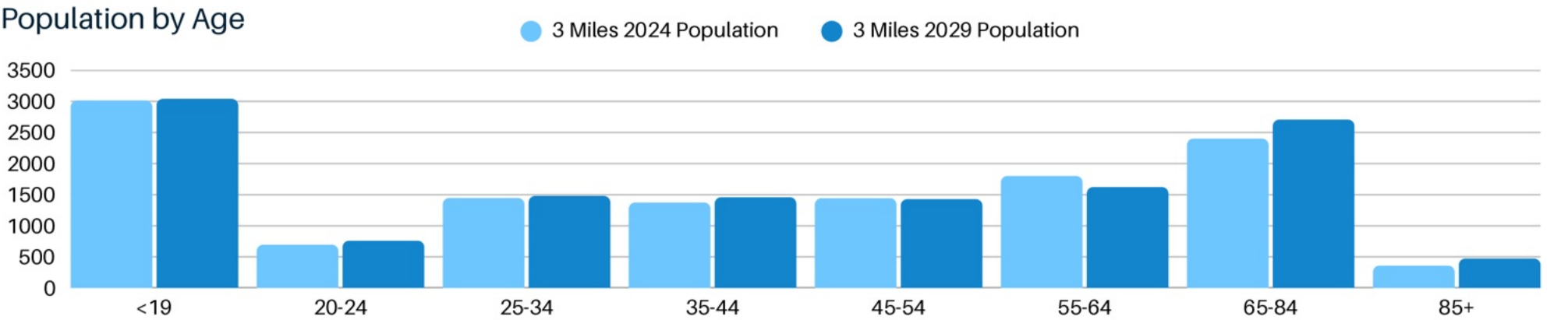
## Health Insurance (by %)

	1 MILE	3 MILES	5 MILES	10 MILES
Employer based health insurance only	28.6%	34.9%	36.3%	37.5%
Medicaid/means-tested public coverage only	15.2%	21.3%	20.1%	17.3%
Medicare and medicaid/means-tested public coverage	15.2%	3.7%	2.8%	9.1%
Direct purchase health insurance only	13.4%	4.2%	5.3%	8%
Medicare coverage only	8.9%	8.1%	8.3%	5.7%
No health insurance coverage	8.7%	13.7%	9.9%	2.5%
With direct purchase and medicare coverage	5.2%	2.6%	3.5%	3.6%
Other coverage combinations	4.1%	3.5%	6.8%	7.4%
Employer based and medicare coverage	2.4%	3.6%	2.9%	4.1%
Other public only combinations	-	<0.5%	<0.5%	0.8%
Other private only combinations	-	-	<0.5%	2.5%
Employer based and direct purchase coverage	-	1.7%	2.3%	0.8%
VA Health Care only	-	2.1%	1.2%	<0.5%
TRICARE/military health coverage only	-	<0.5%	<0.5%	<0.5%



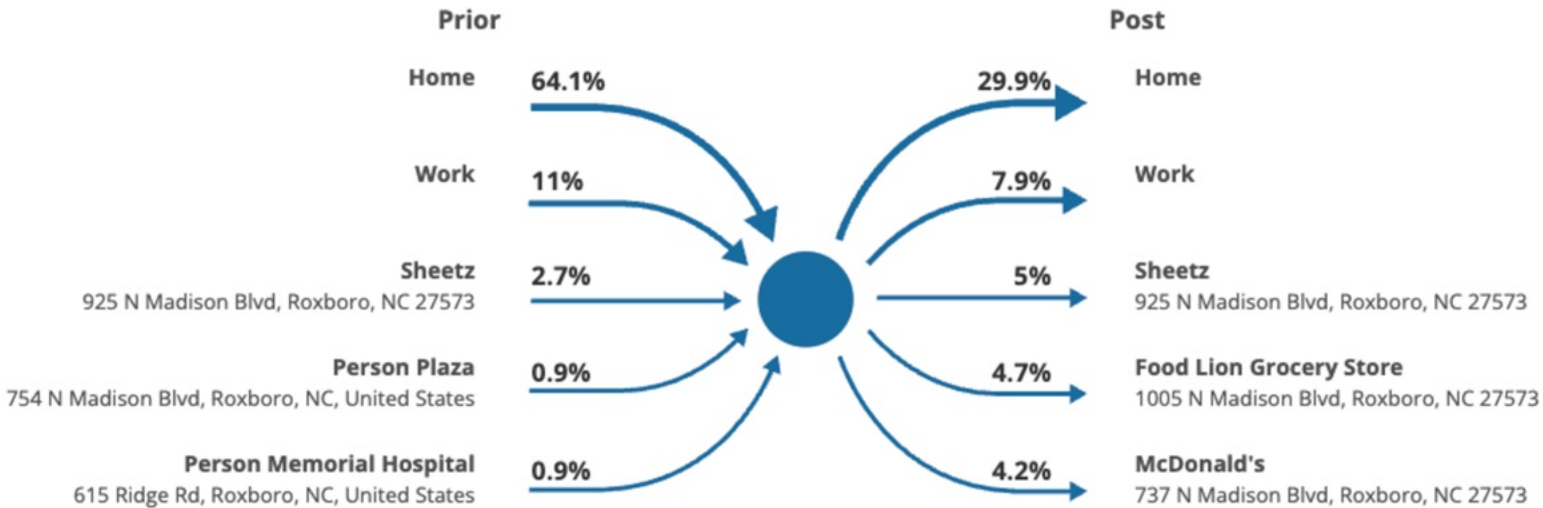
Population	1 MILE	3 MILES	5 MILES	10 MILES
2020 Population	2,607	12,260	17,936	32,762
2024 Population	2,741	12,566	18,360	33,340
2029 Population Projection	2,841	12,963	18,936	34,337
Annual Growth 2020-2024	1.3%	0.6%	0.6%	0.4%
Annual Growth 2024-2029	0.7%	0.6%	0.6%	0.6%
Median Age	40.5	43.2	44	45.3
Bachelor's Degree or Higher	17%	17%	15%	16%
U.S. Armed Forces	1	10	10	13

Households	1 MILE	3 MILES	5 MILES	10 MILES
2020 Households	1,129	5,195	7,535	13,579
2024 Households	1,189	5,319	7,708	13,814
2029 Household Projection	1,232	5,485	7,948	14,223
Annual Growth 2020-2024	1.7%	1.0%	1.0%	0.6%
Annual Growth 2024-2029	0.7%	0.6%	0.6%	0.6%
Owner Occupied Households	545	2,993	4,837	9,962
Renter Occupied Households	687	2,492	3,110	4,261
Avg Household Size	2.2	2.3	2.3	2.4
Avg Household Vehicles	1	2	2	2
Total Specified Consumer Spending (\$)	\$26.6M	\$132.5M	\$204.7M	\$408.3M





# VISITOR JOURNEY



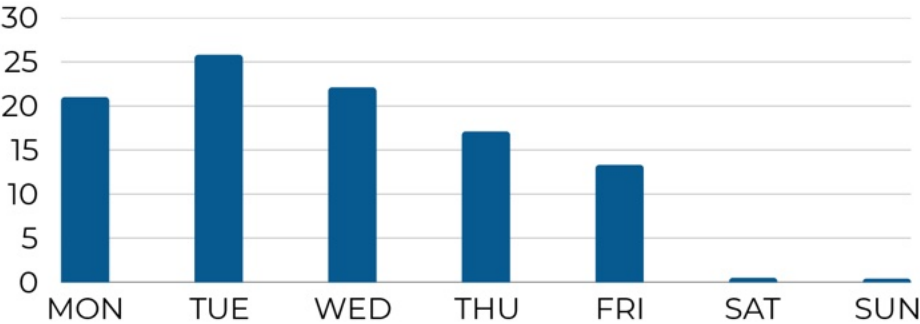
## VISITS IN THE NEAR VICINITY PAST 12 MONTHS

**25.1K**

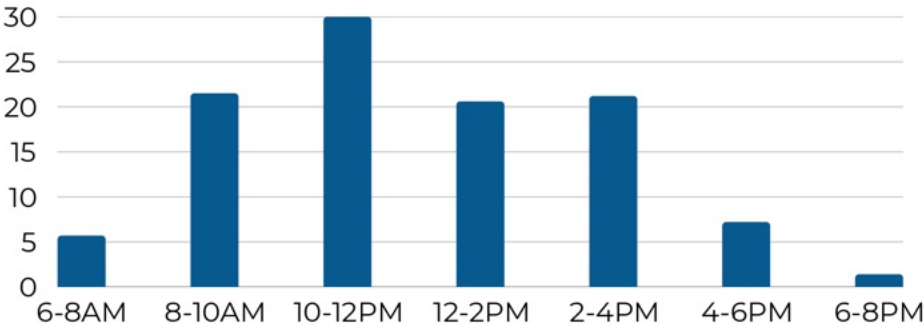
## VISITORS IN THE NEAR VICINITY PAST 12 MONTHS

**8.9K**

DAILY % OF VISITS IN THE NEAR VICINITY



HOURLY % OF VISITS IN THE NEAR VICINITY



Please note that the visit data does not represent the actual number of customers at the property. These figures are estimates of individuals present in the vicinity of 250ft around the property.





# Contact Us

**Tyler Huntington**

(919) 247-9691

[tyler@pickettsprouse.com](mailto:tyler@pickettsprouse.com)

**Brad Gregory**

(336) 202-0012

[brad@pickettsprouse.com](mailto:brad@pickettsprouse.com)

[pickettsprouse.com](http://pickettsprouse.com)

