

496 ALTAPASS HIGHWAY




OFFICE BUILDING FOR LEASE

SPRUCE PINE, NC 28777

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (Gross)
Building Size:	5,313 SF
Available SF:	5,313 SF

PROPERTY OVERVIEW

Free standing Medical Office Building for lease on the campus of MH Blue Ridge Medical Center in Spruce Pine, NC. Layout includes large reception area and waiting room, 5 private offices, conference room, break room, 8 supply rooms, 1 exam room, 4 bathrooms, and two exits.

PROPERTY HIGHLIGHTS

- Medical Office: 5,313 SF
- Ample parking
- Large layout with opportunity for multiple exam rooms

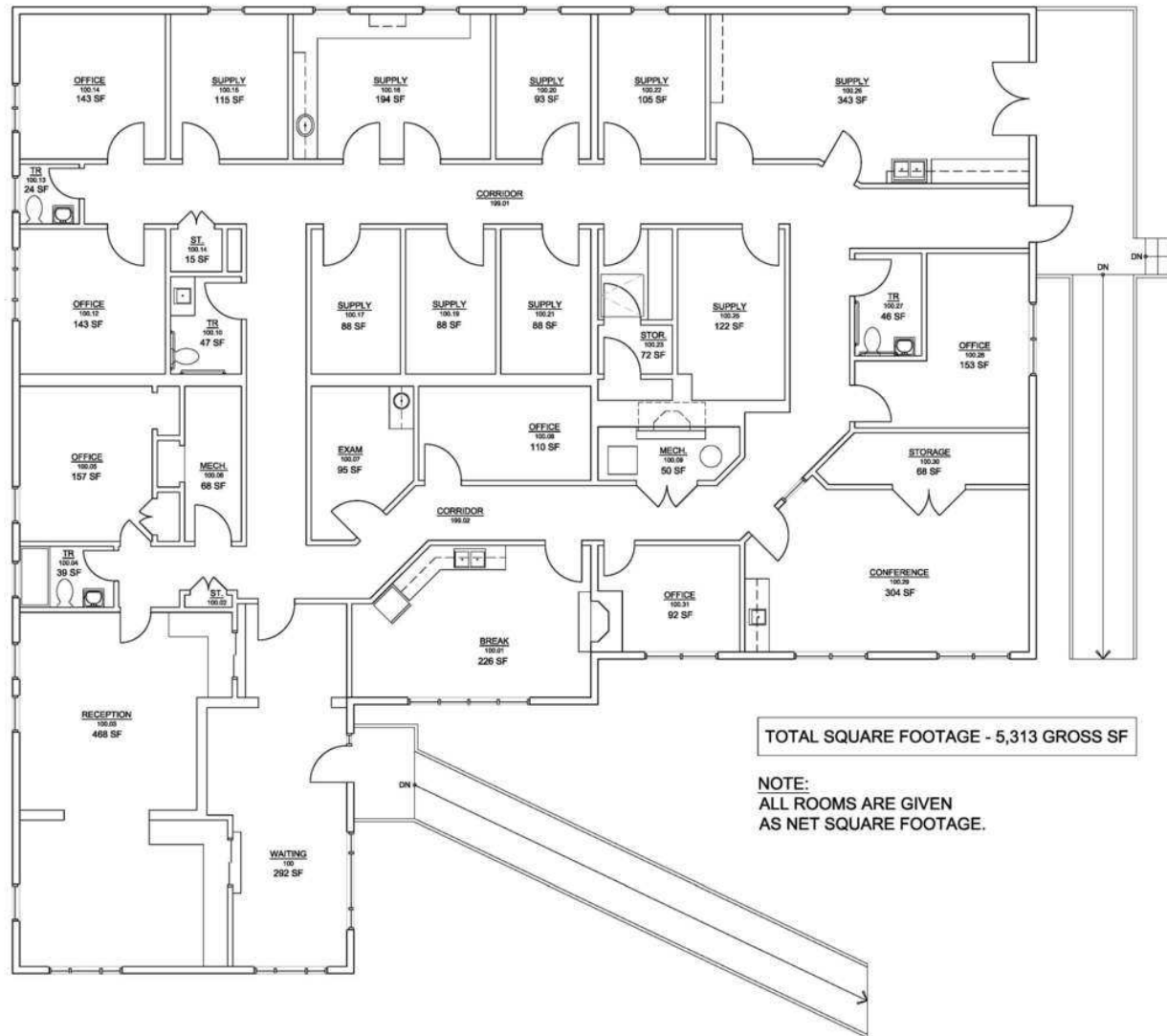


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FLOORPLANS

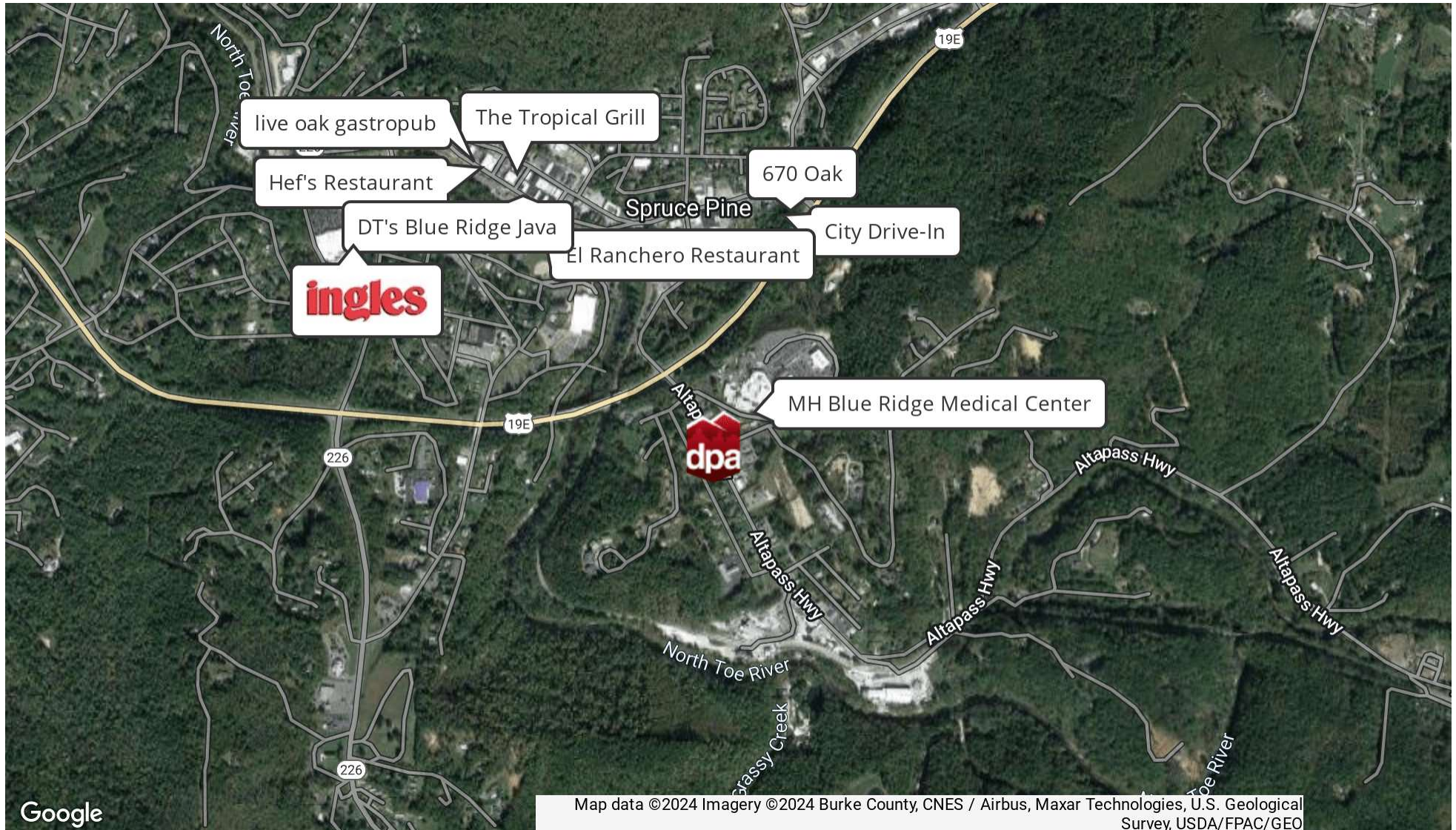


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

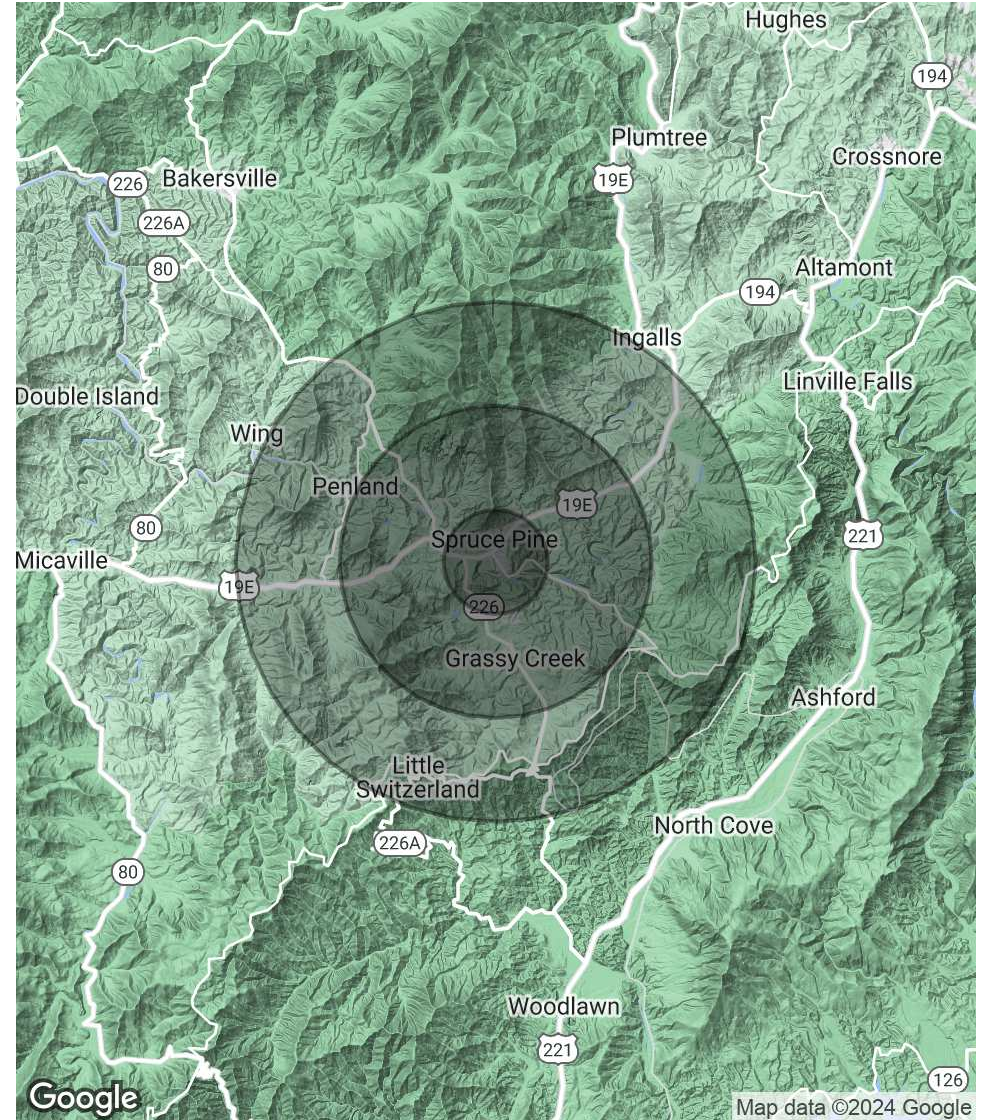
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	765	4,185	9,623
Average Age	38.8	42.8	43.6
Average Age (Male)	37.6	41.3	41.7
Average Age (Female)	40.6	46.0	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	383	2,315	4,926
# of Persons per HH	2.0	1.8	2.0
Average HH Income	\$46,754	\$48,232	\$48,752
Average House Value	\$226,434	\$262,815	\$257,314

* Demographic data derived from 2020 ACS - US Census



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