



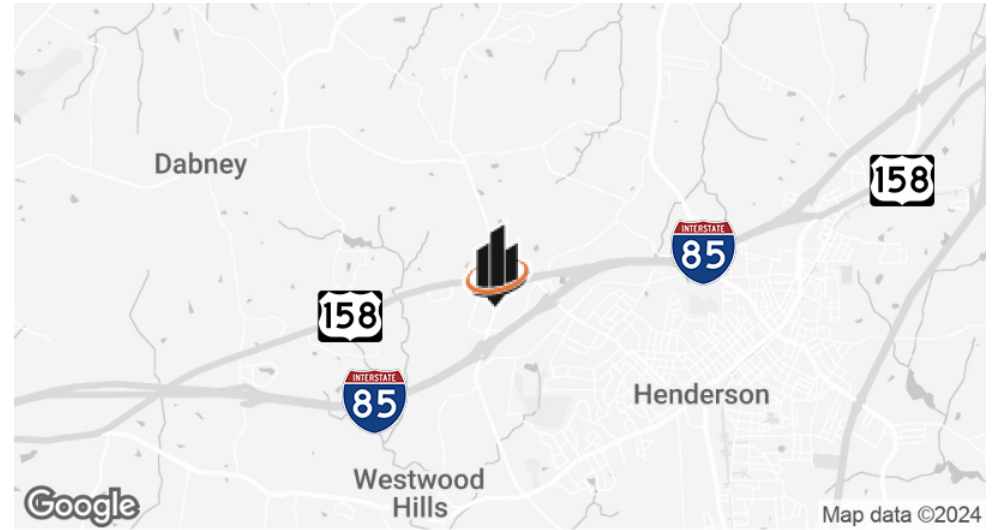
FOR LEASE

451 RUIN CREEK ROAD

SUITE 103 | HENDERSON, NC 27536

BRIAN FABRICATORE, GRI
919.287.3214 | brian.fabricatore@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±14,333 SF
SUITE 103 SIZE:	±3,440 SF
ZONING:	B2A
LEASE RATE:	\$18.50/SF (NNN)
VIDEO TOUR:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite 103 at 451 Ruin Creek Rd, a ±3,440 SF medical office condo located in a busy medical corridor** in Henderson, NC.

The unit features a nicely designed **waiting area, 10 treatment rooms/offices, an X-ray room, a kitchenette/breakroom, as well as multiple bathrooms and storage closets.**

PROPERTY HIGHLIGHTS

- Abundant on-site parking
- In a busy medical corridor surrounded by Maria Parham Hospital, Duke Primary, and other specialized medical professionals
- High visibility area (6,800 VPD) in close proximity to I-85 and Hwy 158
- Multiple national retail chains (Walmart, Belk, Sheetz) less than 5 minutes away

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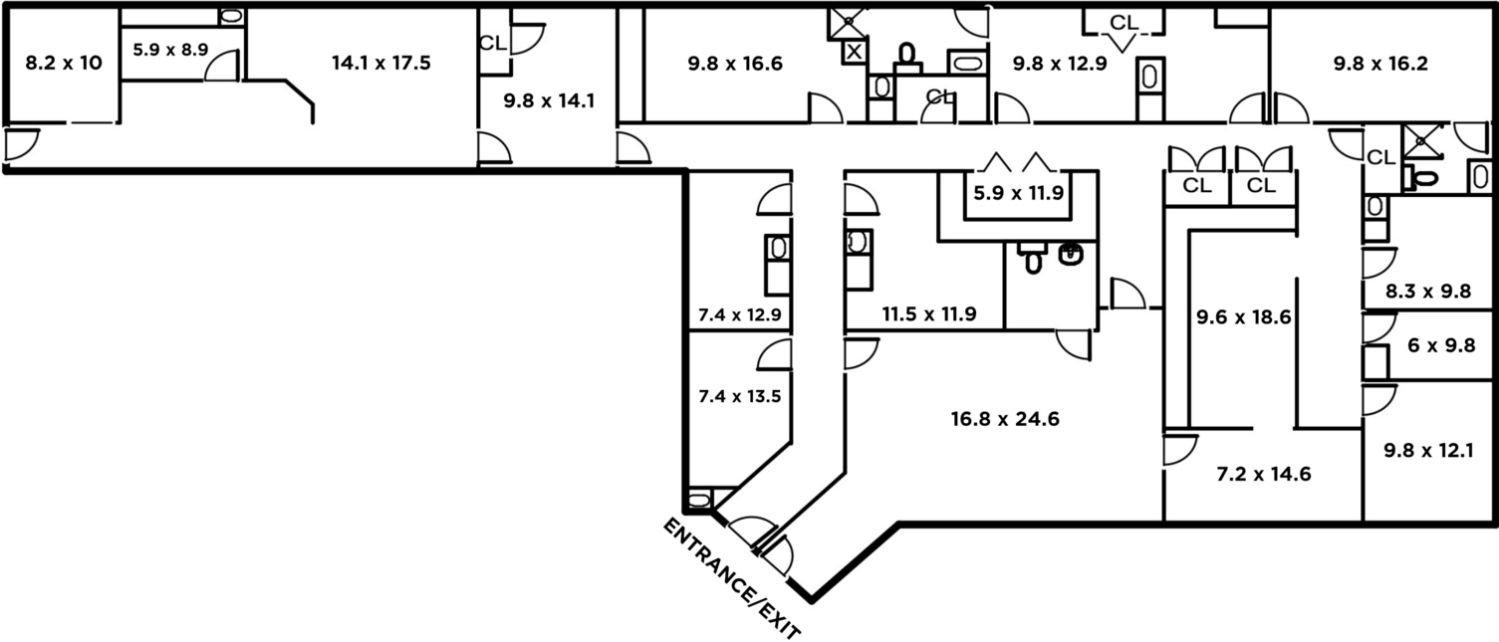
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FLOOR PLAN (SUITE 103)



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INTERIOR PHOTOS (SUITE 103)



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AREA OVERVIEW



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DEMOGRAPHICS MAP & REPORT

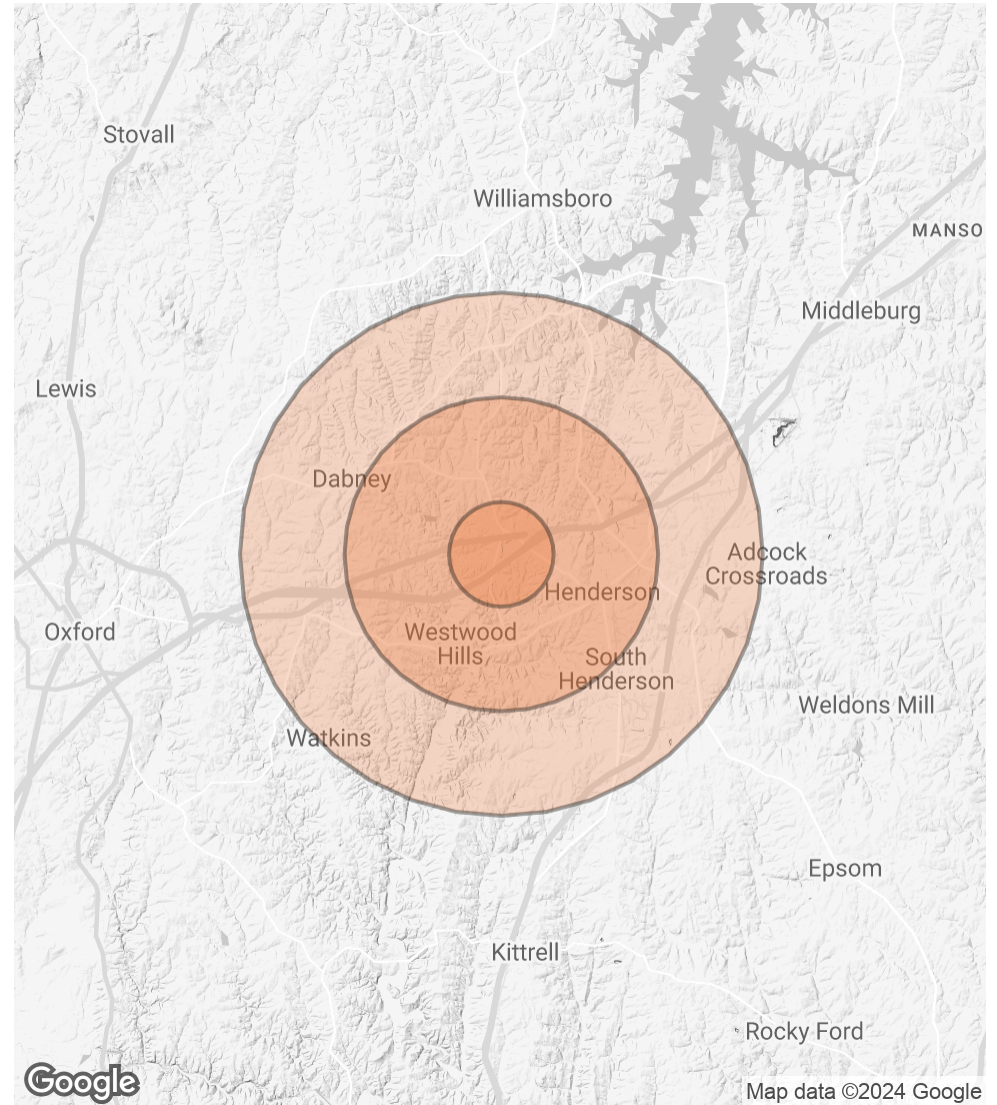
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,211	15,097	24,809
AVERAGE AGE	45	42	41
AVERAGE AGE (MALE)	42	40	40
AVERAGE AGE (FEMALE)	47	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,009	6,250	10,083
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$79,653	\$69,778	\$66,484
AVERAGE HOUSE VALUE	\$239,628	\$179,866	\$167,995

Demographics data derived from AlphaMap



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ADVISOR BIO



BRIAN FABRICATORE, GRI

Advisor

brian.fabricatore@svn.com

Direct: **919.287.3214** | Cell: **919.323.1689**

PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of the business or property owner. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Society, Richmond, VA

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