

NET-LEASED OFFICE FOR SALE

PRIME NET-LEASED MEDICAL OFFICE – 6.55% CAP, 10-YEAR LEASE, HIGH-VISIBILITY US-64 E LOCATION!



795 US-64 E, Plymouth, NC 27962



OFFERING SUMMARY

Sale Price:	\$1,135,872
Building Size:	3,886 SF
Available SF:	3,886 SF
Lot Size:	0.801 Acres
Cap Rate:	6.55%
NOI:	\$74,388
Year Built:	2005
Renovated:	2020
Zoning:	C2, Neighborhood Business
Market:	Raleigh / Durham
Submarket:	Plymouth
Traffic Count:	14,500

PROPERTY OVERVIEW

This ±3,886 SF single-tenant medical office offers immediate, dependable income backed by a long-term healthcare tenant on a 10-year lease signed in 2022. Fully renovated in 2020 and purpose-built for medical use, the asset generates a current NOI of ±\$74,388.60 and delivers a strong ±6.55% cap rate with 2% annual rent escalations and minimal management.

PROPERTY HIGHLIGHTS

- 10-Year Medical Lease (2022) - Credit healthcare tenant provides long-term income security.
- Attractive Returns - ±\$74,388.60 NOI, ±6.55% cap rate, with 2% annual rent escalations.
- Renovated in 2020 - Purpose-built medical office with exam rooms, nurse's station, offices, and breakroom.
- Hospital-Adjacent Location - Directly across from Washington Regional Medical Center on US-64 East (±14,500 AADT).
- Low-Management Investment - Ideal for 1031 and passive buyers seeking stable, long-term cash flow.

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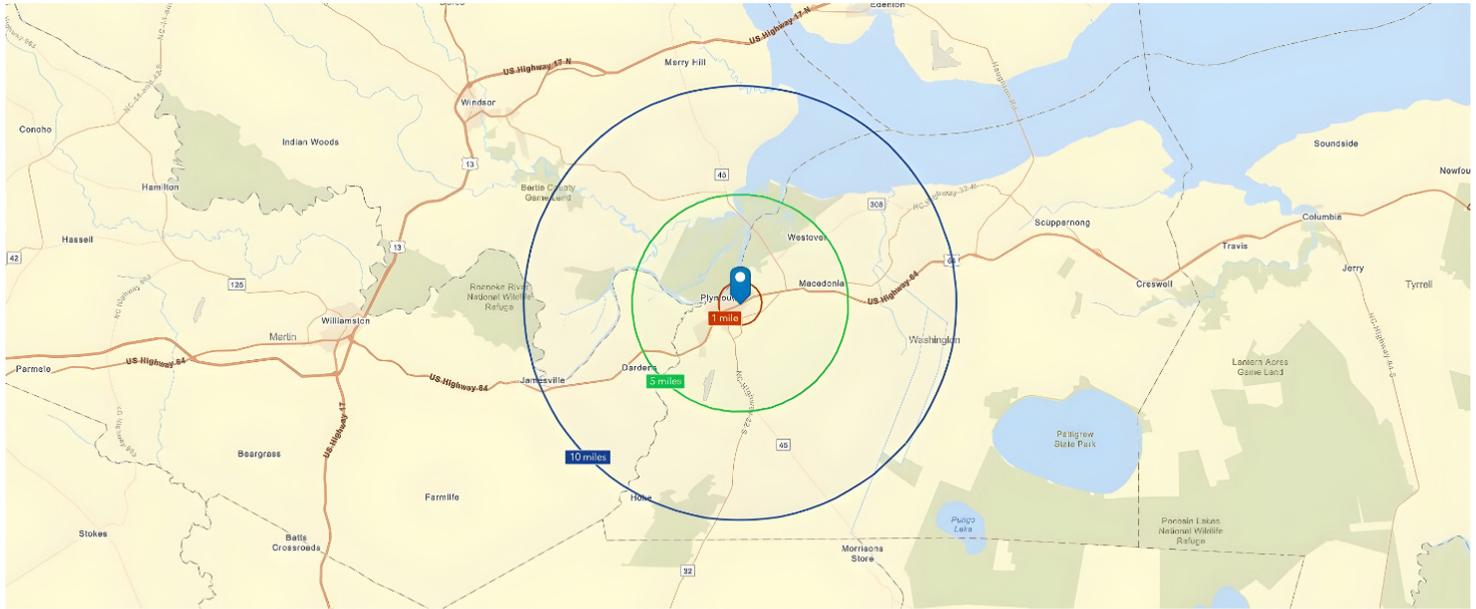
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1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	1,785	6,173	9,595	 POPULATION
2030 Projected Population	1,676	5,811	9,057	
2025 Estimated Household	759	2,836	4,447	 HOUSEHOLD
2030 Projected Household	730	2,744	4,307	
2030 Estimated Owner Occupied Housing	459	1,739	2,903	 HOUSING
2030 Estimated Renter Occupied Housing	271	1,005	1,403	
2025 Estimated Total Business	163	293	386	 BUSINESS
2025 Estimated Total Employees	1,621	2,604	3,257	 EMPLOYEES

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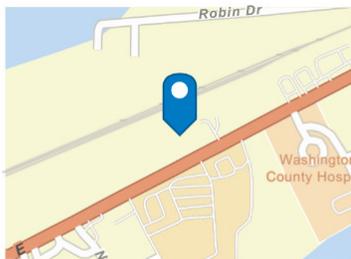
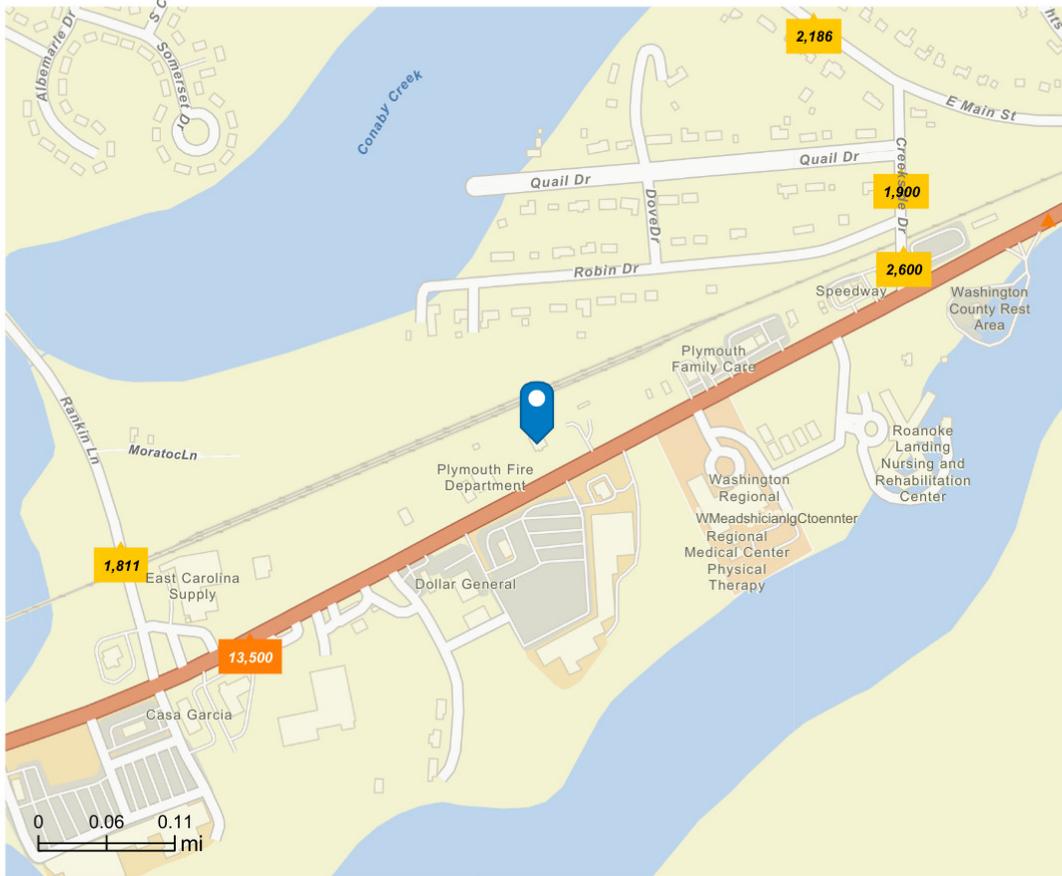
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Traffic Count Map - Close Up
 795 US-64 E, Plymouth, NC
 Mrs. Britney Woods Fnp
 Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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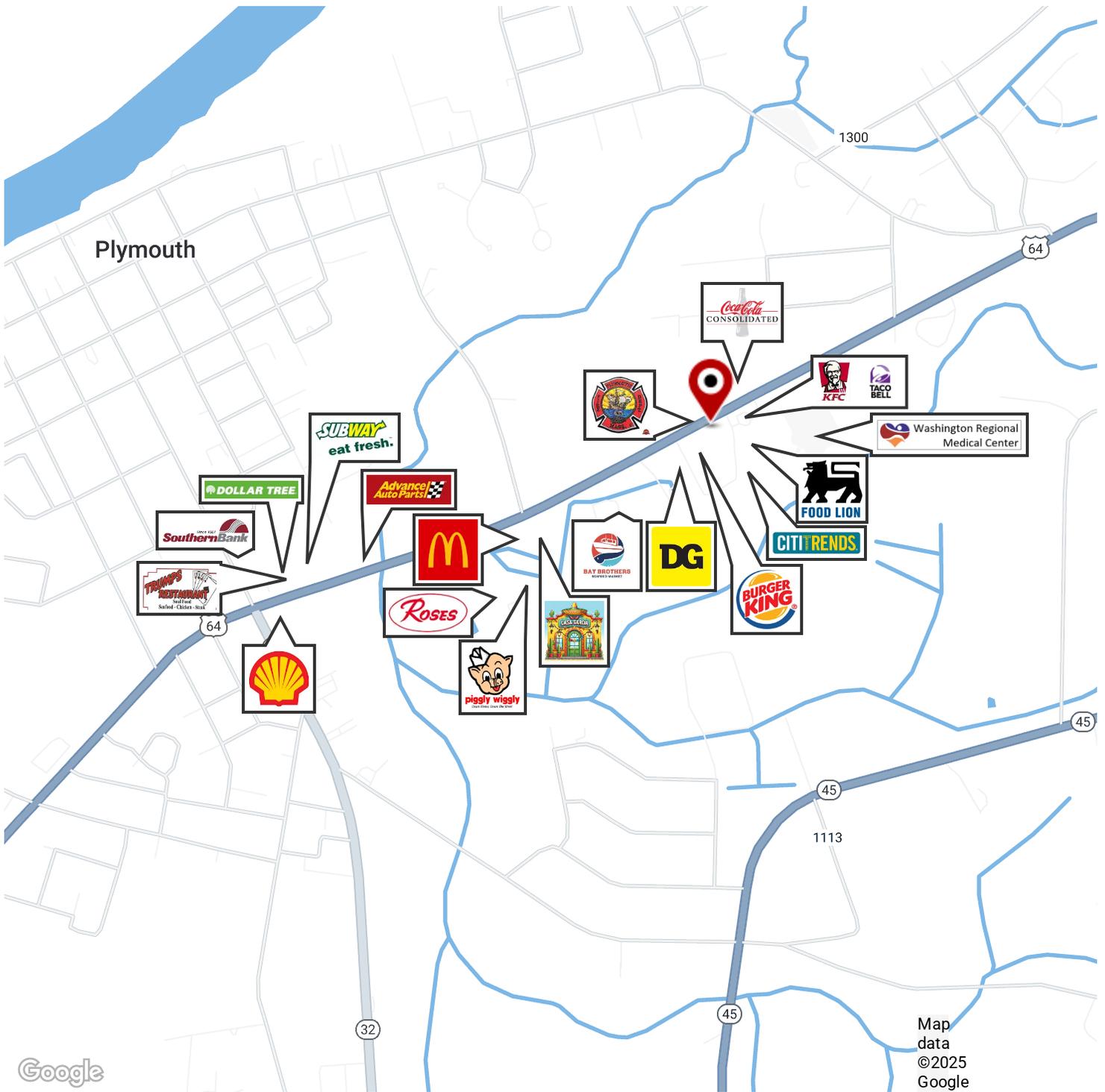
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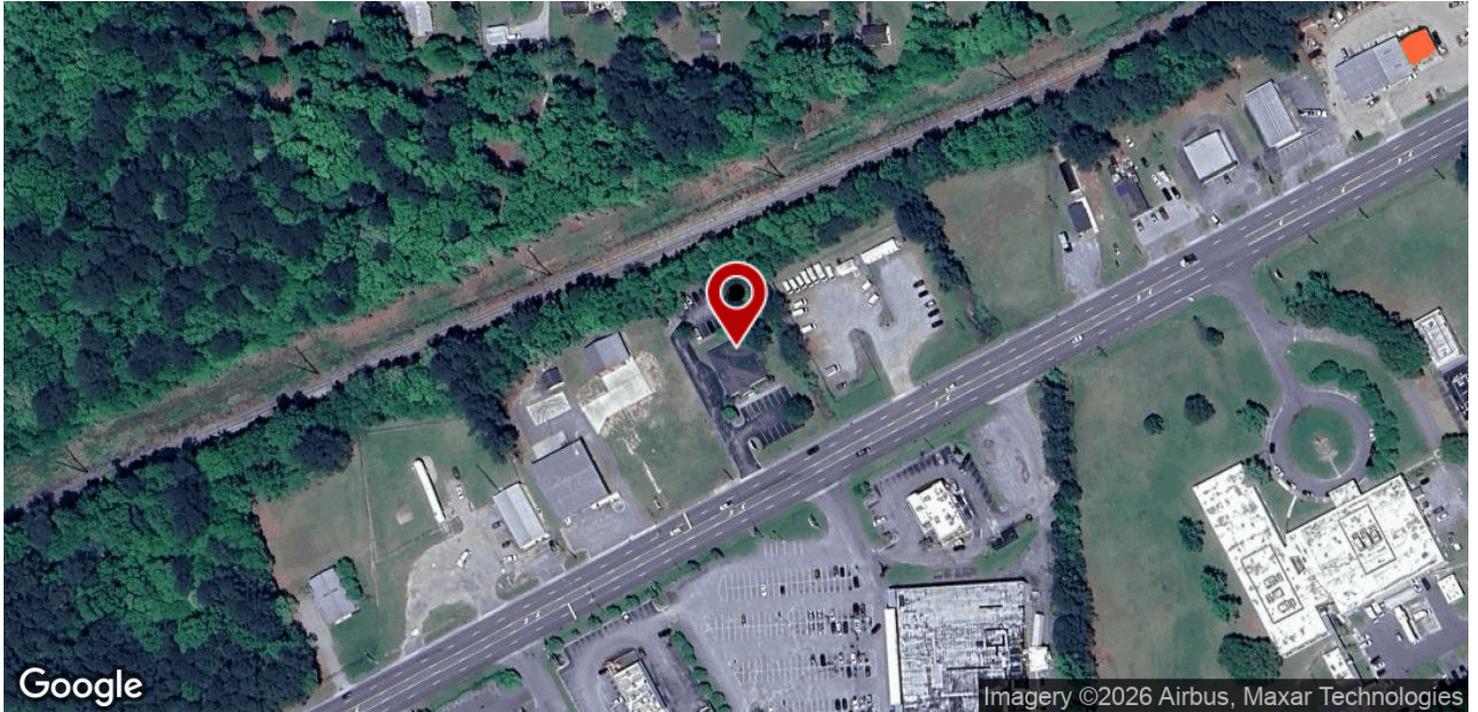
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