

FOR SALE

FREESTANDING OFFICE BUILDING

109 CURRITUCK COMMERCIAL DRIVE, MOYOCK, NC 27958

**STABLE MULTI-TENANT
MEDICAL/PROFESSIONAL OFFICE IN
HIGH-GROWTH CORRIDOR**



S.L. NUSBAUM
REALTY CO.



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ABOUT THE ASSET

109 CURRITUCK COMMERICAL DRIVE

Moyock, NC 27958



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Located in Moyock, North Carolina, 109 Currituck Commercial Drive is a 12,850 square foot, two-story office building that fronts heavily-trafficked Route 168, the primary connector between Hampton Roads and the Outer Banks.

The property is 100% leased with ownership flexibility to accommodate a future owner-user through negotiated tenant relocations or lease expirations.

PROPERTY HIGHLIGHTS

- Positioned along the primary corridor connecting Hampton Roads and the Outer Banks with approximately 28,000 vehicles per day.
- Elevator served two-story office building
- Strong historical occupancy with limited office availabilities in market
- Diverse mix of medical and professional tenants
- Limited competing office inventory in the Moyock market.
- Residential growth continues to fuel demand for medical, professional, service-oriented office users.

PROPERTY DETAILS

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ASKING PRICE \$1,700,000



PARCEL NUMBER

015B-000-0005-0000



BUILDING SIZE

12,850 SF



LOT SIZE

1.05 AC



ZONING

General
Business



YEAR BUILT

2004



SUBMARKET

CURRITUCK COUNTY



BUILDING OCCUPANCY

100%



LOCATION

Positioned along the
primary corridor
connecting Hampton
Roads and the Outer
Banks



PARKING

63 surface parking

TRAFFIC COUNTS

Route 168 - 28,000 VPD

SURROUNDING AREA

109 CURRITUCK COMMERICAL DRIVE

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109 CURRITUCK
COMMERICAL
DRIVE

1 1/8" = 1'-0"

FIRST FLOOR PLAN

1 A4

2 A4

1 A5

2 A3

2 A5

SECOND FLOOR PLAN

1/8" = 1'-0"

SUBMARKET OVERVIEW

109 CURRITUCK COMMERICAL DRIVE

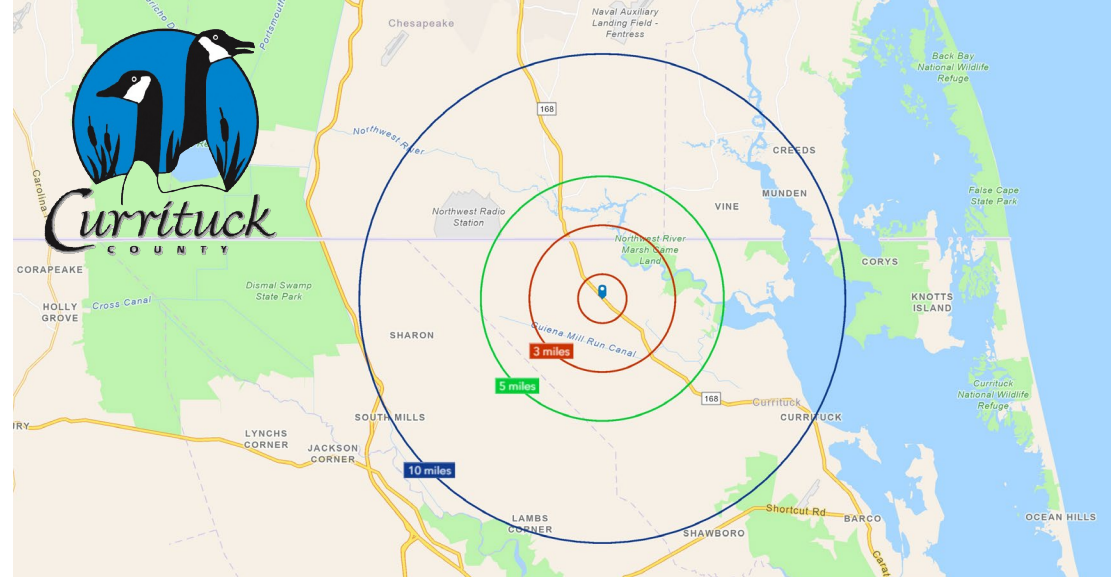
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Commercial Development in Moyock

Commercial development has also been increasing along with residential development with the projected uptick in population. Moyock's convenient location between metropolitan Hampton Roads and the Outer Banks provides it with a heavy flow of traffic which bodes well for retailers along Caratoke Hwy. Multiple retail developments have begun popping up along Caratoke Hwy. The highly active road is also home to major national retailers including Advanced Auto Parts, Food Lion, Dollar Tree, and multiple national fast-food franchises. Dunkin Donuts and 7-Eleven are some of the area's newest move-ins. Commercial development in the area should continue to grow alongside the Currituck Station plan which includes plans for multifamily, office, retail, and other mixed-use projects.



Developers and residents alike have flocked to Moyock for two primary reasons:



Affordability: Compared to other areas of the Hampton Roads MSA, Moyock has a relatively low cost of living. Housing, groceries, and other daily expenses tend to be more affordable given it's remote location. This allows residents and business to stretch their dollar and make it easier to save money.



Location: Moyock is only a short drive from the Outer Banks, a popular vacation destination in the southeast. Moyock is also only about a 30-minute drive from both downtown Norfolk and Elizabeth City. This provides residents reasonable access to a wider range of shopping, dining, and entertainment options without having to live in those more urban environments.

3 MI

5 MI

10 MI



8,229

Total
Population



10,893

Total
Population



31,917

Total
Population



\$114,678

Median Household
Income



\$113,189

Median Household
Income



\$107,781

Median Household
Income

CONTACT INFORMATION

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