

MEDICAL CLINIC FOR LEASE




OFFICE BUILDING FOR LEASE

609 ASHEVILLE HWY, SYLVA, NC 28779

Presented By

AUSTIN TYLER, SIOR

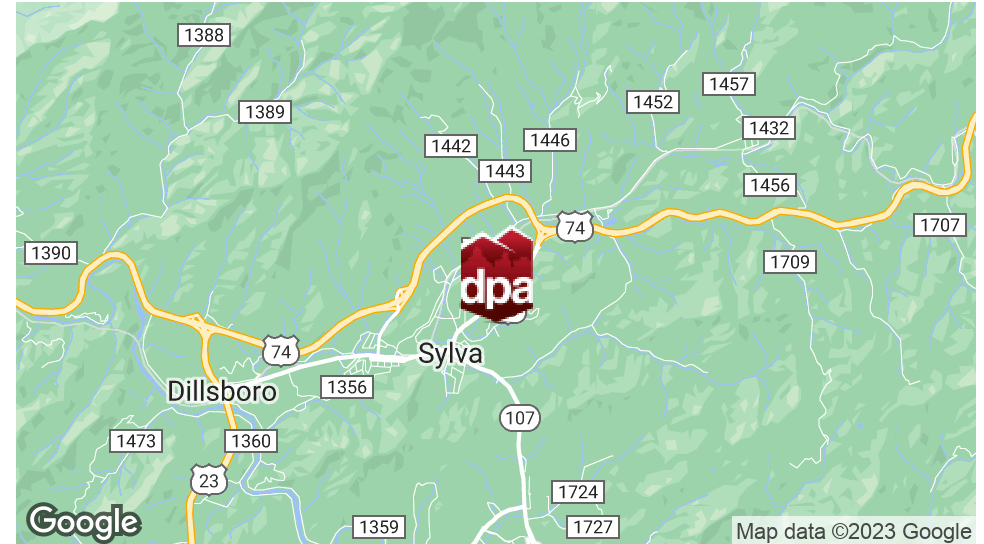
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DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Building Size:	5,394 SF
Available SF:	5,394 SF
Lot Size:	4.97 Acres
Year Built:	2014
Zoning:	Town of Sylva
Traffic Count:	14,608

PROPERTY OVERVIEW

Former Medical Clinic for Lease in Sylva, NC. Features 12 private offices / exam rooms, a nurses station, a lab, admin offices, a break room, and 5 restrooms. The building is 5,394 SF and sits on a total of 4.97 acres. Neighboring tenants include Food Lion, DaVita Dialysis Center, Harris Regional Hospital, Dollar General, Napa Auto Parts and Sav-Mor.

PROPERTY HIGHLIGHTS

- Turnkey medical clinic property
- Great accessibility & parking
- 12 private offices / exam rooms
- Nurses Station, Lab, 5 Restrooms
- Admin offices & break room



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PHOTOS



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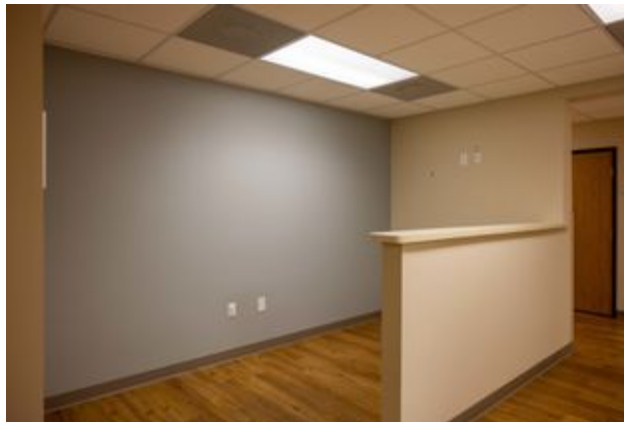


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

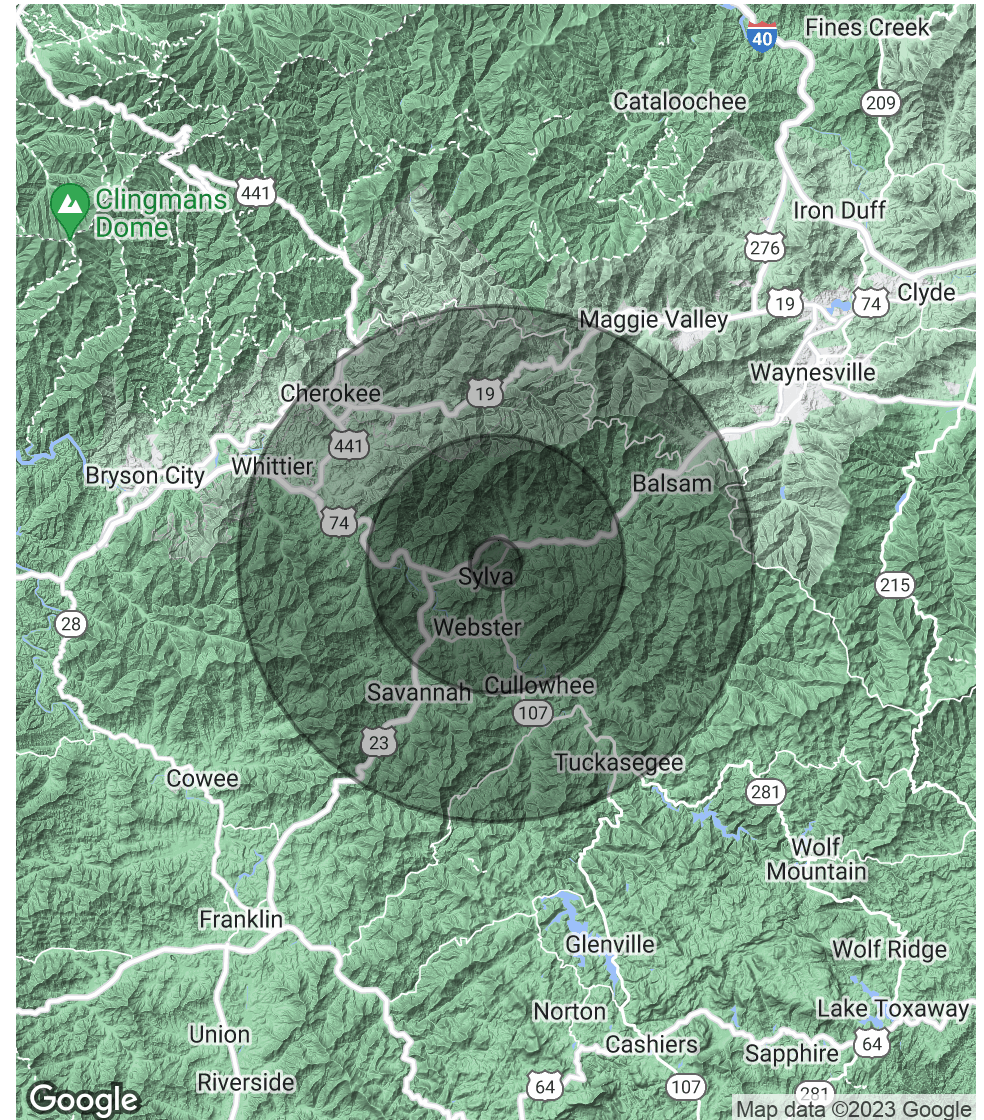
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	562	13,757	35,377
Average Age	45.0	41.5	38.2
Average Age (Male)	45.3	40.9	37.3
Average Age (Female)	44.4	42.2	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	255	5,892	14,428
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$49,285	\$48,763	\$47,494
Average House Value	\$202,673	\$207,550	\$207,645

* Demographic data derived from 2020 ACS - US Census



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