

NET-LEASED OFFICE FOR SALE

PRIME NET-LEASED MEDICAL OFFICE – 6.29% 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:	6.29%
NOI:	\$71,500
Year Built:	2005
Renovated:	2020
Zoning:	C2, Neighborhood Business
Market:	Raleigh / Durham
Submarket:	Plymouth
Traffic Count:	13,500

PROPERTY OVERVIEW

This exceptional 3,886 SF net-leased medical office delivers a strong 6.29% CAP with a secure tenant under a 10-year lease signed in 2022. Fully renovated in 2020, it features modern exam rooms, a nurse's station, offices, restrooms, and a breakroom. The NOI increases 2% annually, with the current NOI at \$71,500 beginning April 2024, offering reliable, built-in income growth.

Located on high-visibility US-64 E with 14,500 AADT, the property sits directly across from Washington Regional Medical Center and near major retail, ensuring powerful exposure, steady traffic, and long-term demand.

PROPERTY HIGHLIGHTS

- 6.29% CAP Rate delivering strong, immediate returns.
- 10-Year Lease signed in 2022 for long-term income security.
- Growing NOI with 2% annual increases; \$71,500 starting April 2024.
- Fully Renovated 2020 with modern exam rooms, nurse's station, and breakroom.
- High-Visibility US-64 E with 14,500 AADT for maximum exposure.
- Prime Medical Location across from Washington Regional Medical Center and near major retail.

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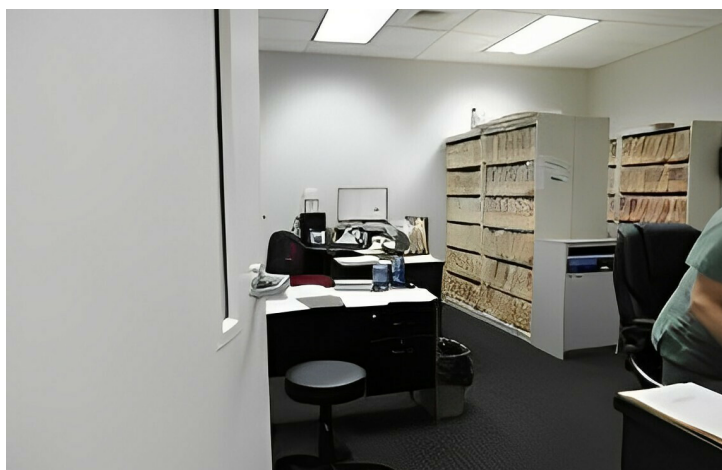
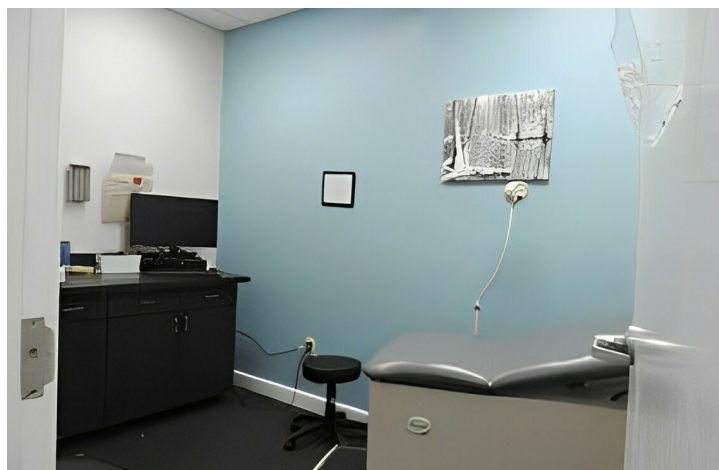
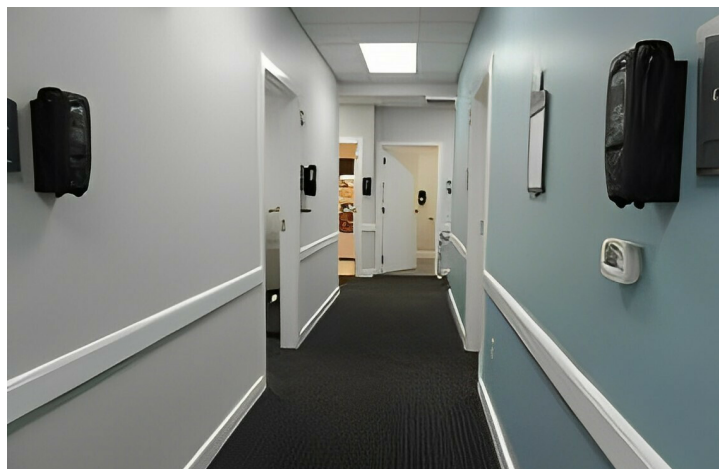
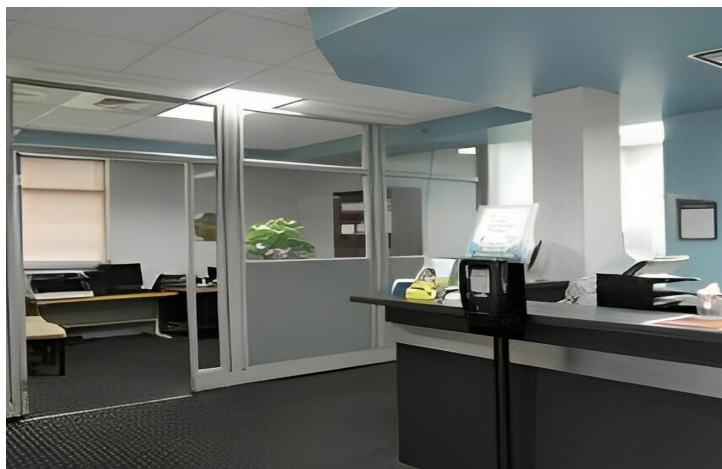
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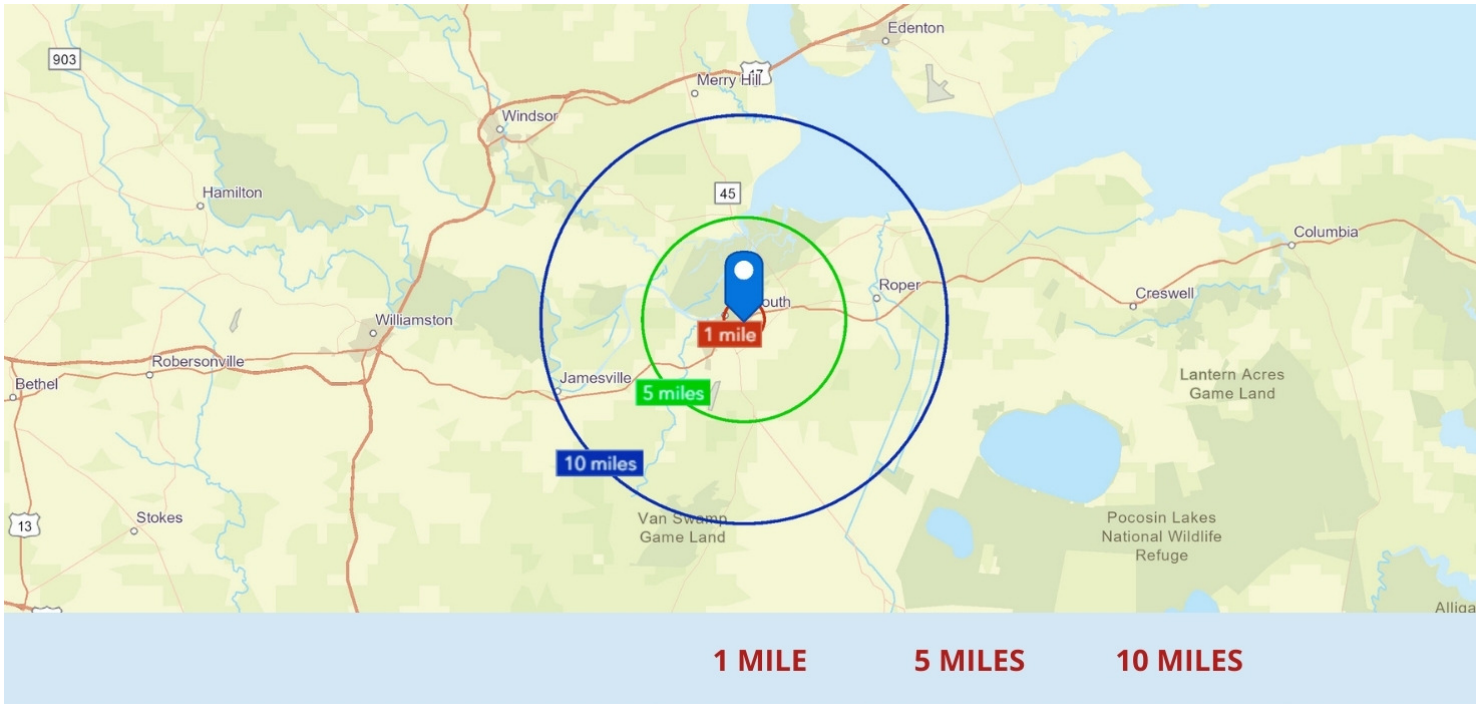
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	1 MILE	5 MILES	10 MILES	
2024 Estimated Population	1,825	6,205	9,672	
2029 Projected Population	1,741	5,932	9,262	
2024 Estimated Household	751	2,777	4,371	
2029 Projected Household	737	2,731	4,308	
2024 Estimated Owner Occupied Housing	457	1,722	2,899	
2024 Estimated Renter Occupied Housing	294	1,055	1,472	
2024 Estimated Total Business	164	296	390	
2024 Estimated Total Employees	1,698	2,634	3,355	

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Traffic Count Map - Close Up

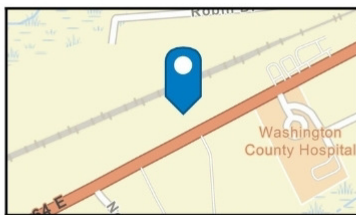
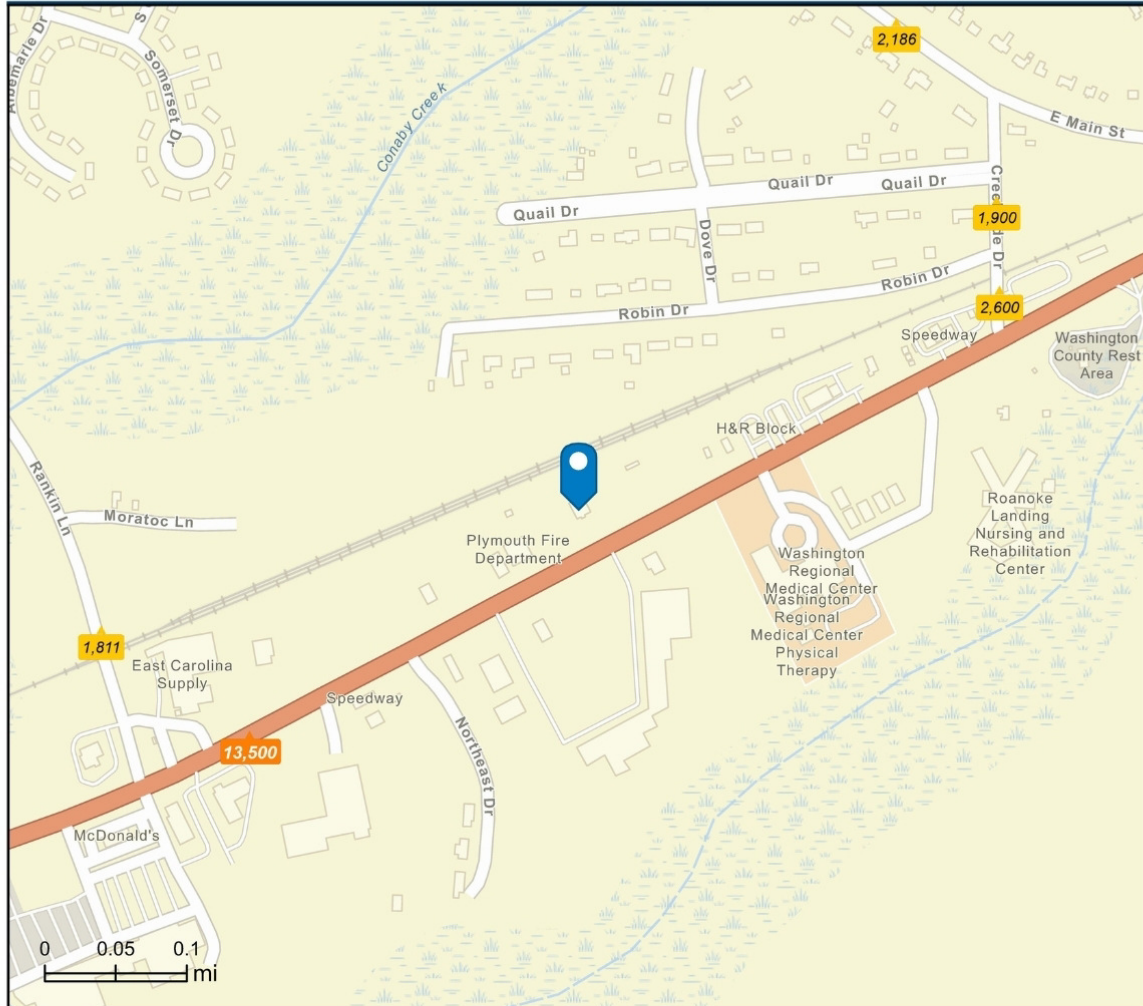
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Prepared by Esri

Latitude: 35.86344

Longitude: -76.73221

Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 12, 2025

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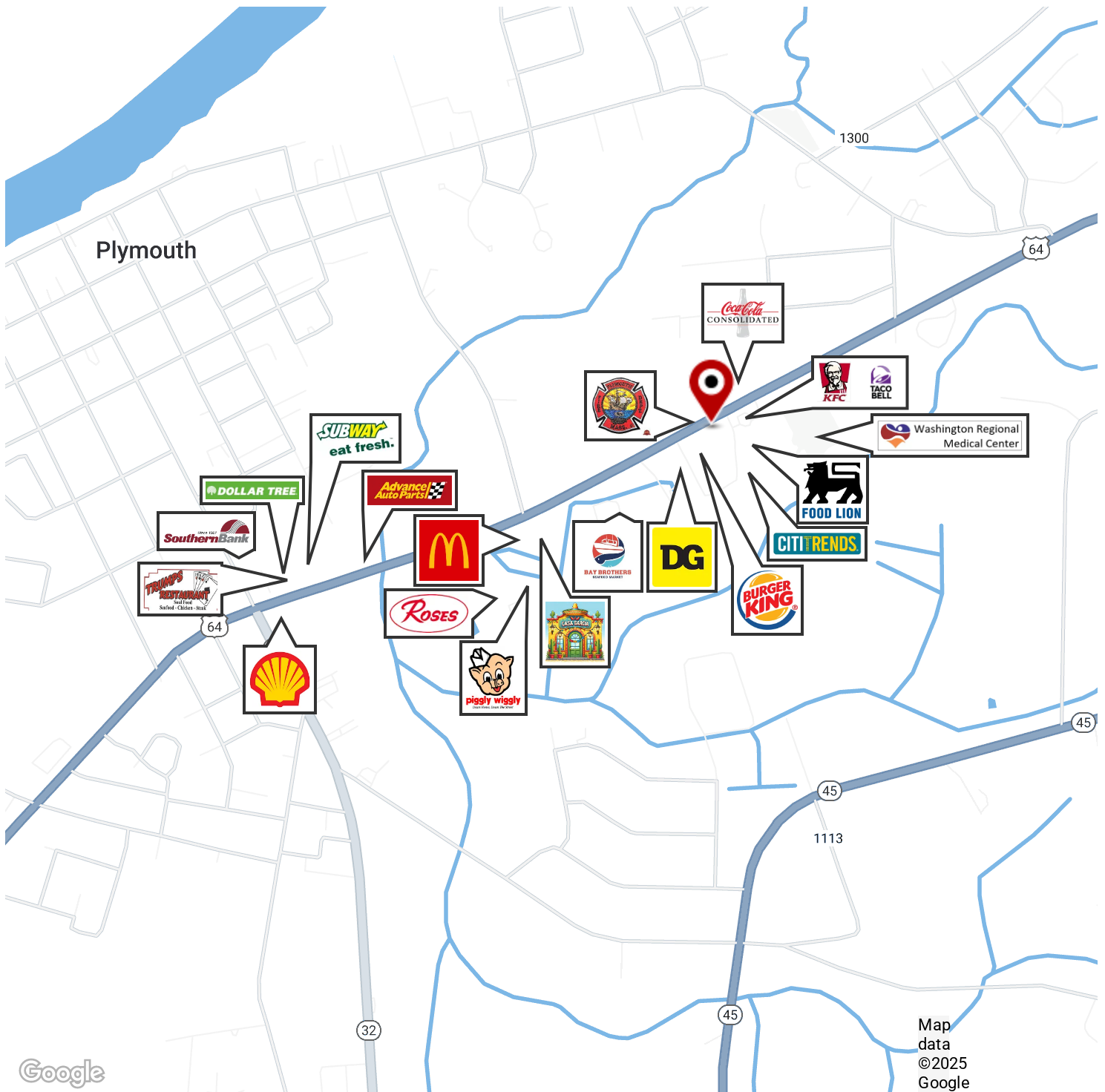
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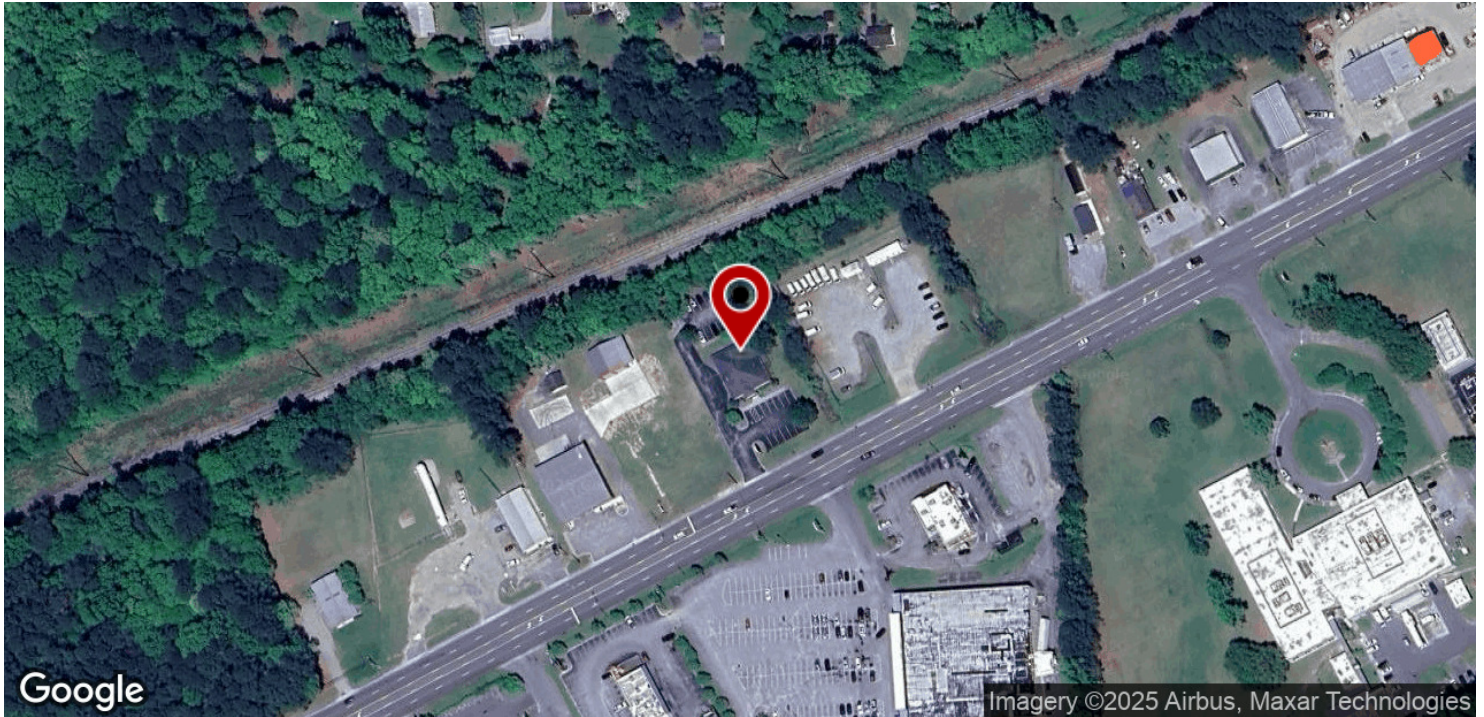
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