

FOR LEASE/SALE



# JOHNSTON MEDICAL COMPLEX

510-540 North Street | Smithfield, NC 27577



CAPITAL  
ASSOCIATES®

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<b>PROPERTY TYPE</b>	Medical
<b>GROSS LEASABLE AREA</b>	16,102 SF
<b>SPACE AVAILABLE</b>	5,900 SF
Asking	\$19.50/SF
Two In-Place Leases	10,202 SF
Year-1 NOI	\$145,073.12*
<b>LEASE TYPE</b>	Modified Gross
<b>SALE PRICE</b>	Contact broker
<b>YEAR BUILT</b>	1996
<b>COUNTY</b>	Johnston
<b>LOCATION</b>	Smithfield, NC
<b>FLOORS</b>	1
<b>PARKING</b>	4.39/1,000 SF

\*Assumes 5,900 SF vacancy is leased month 5

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## PROPERTY HIGHLIGHTS

Johnston Medical Complex is a 16,102 SF one-story office building. Some of its highlights include:

- Close proximity to UNC Health Johnston Hospital
- Home of Triangle Premier Women's Health - Smithfield
- High street visibility
- Located in a fully occupied medical strip
- Building signage
- 16,102 SF on 1.66 AC
- Ideal for investor or owner-occupied

## LOCATION

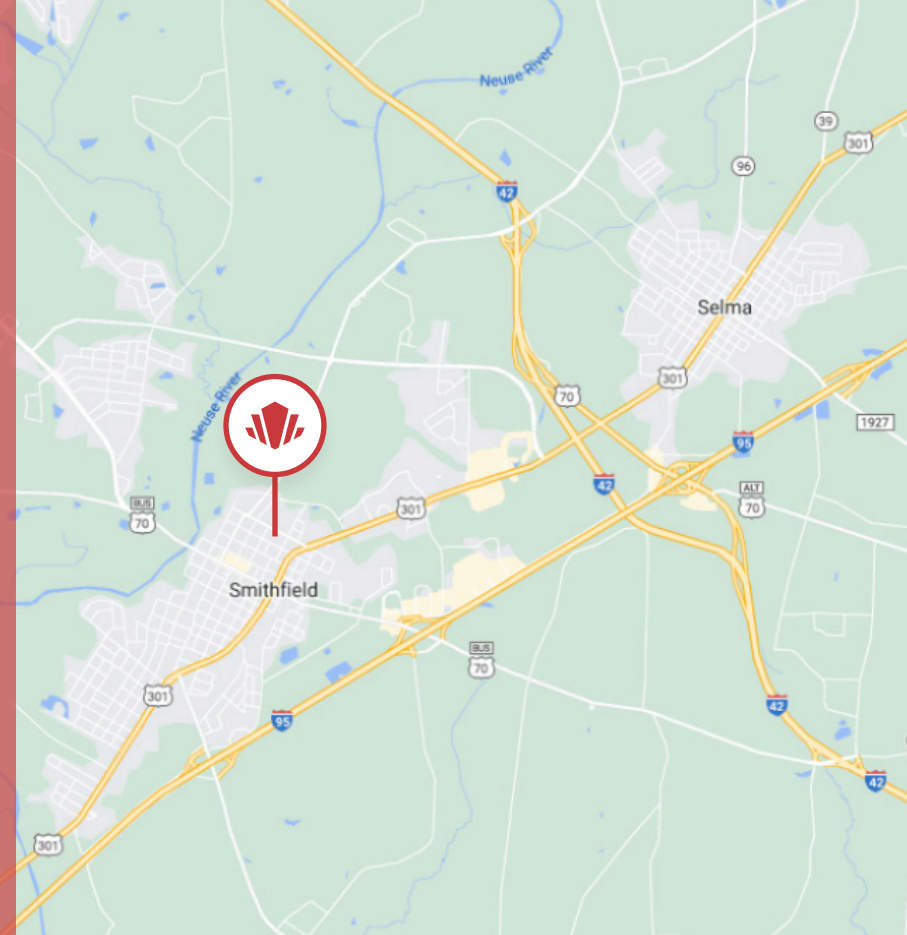
The building is ideally located across the street from UNC Health Johnston, Smithfield's only Hospital. Situated on the northern side of downtown, it is just a short distance away from the majority of the town's restaurants, hotels, and entertainment attractions. Additionally, the building has easy access to US-301, I-95, and US-70.

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BUILDING SIGNAGE



