

OFFICE BUILDING FOR LEASE

Medical Office near Hospital

1301 Medical Dr, Suite A & B, Fayetteville, NC 28304



For more information

MELENE HATCHER

Owner

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Owner/Broker

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Property Overview

Available SF:	Suite A: ≈3,000 s.f.
	Suite B: ≈1,500 s.f.
Lease Rate:	Suite A: \$5,250.00
	Suite B: \$3,000.00
Lot Size:	0.69 acres
Year Built:	1991
Building Size:	≈4534 s.f.
Zoning:	OI
Non-Exclusive Parking Spaces:	48

This well-appointed medical office at 1301 Medical Drive offers a highly functional layout designed for efficiency and patient comfort. Suite A includes 4 exam rooms, a laboratory area, three public restrooms, a spacious lobby, a reception area with built-in cabinets, three private offices with two bathrooms, an employee lounge with kitchenette, and ample storage. Suite B includes 3 exam rooms, a laboratory, two public restrooms, a spacious lobby, a reception area with built-in cabinets, a private office with bathroom, an employee area with a bathroom, and ample storage. The space is ideal for a variety of medical and healthcare practices. The close proximity to the hospital and surrounding healthcare services makes this location an exceptional opportunity for visibility and convenience.

MEDICAL OFFICE FOR LEASE
1301 Medical Drive, Suite A & B, Fayetteville, NC 28304

ADDITIONAL PHOTOS



For more information

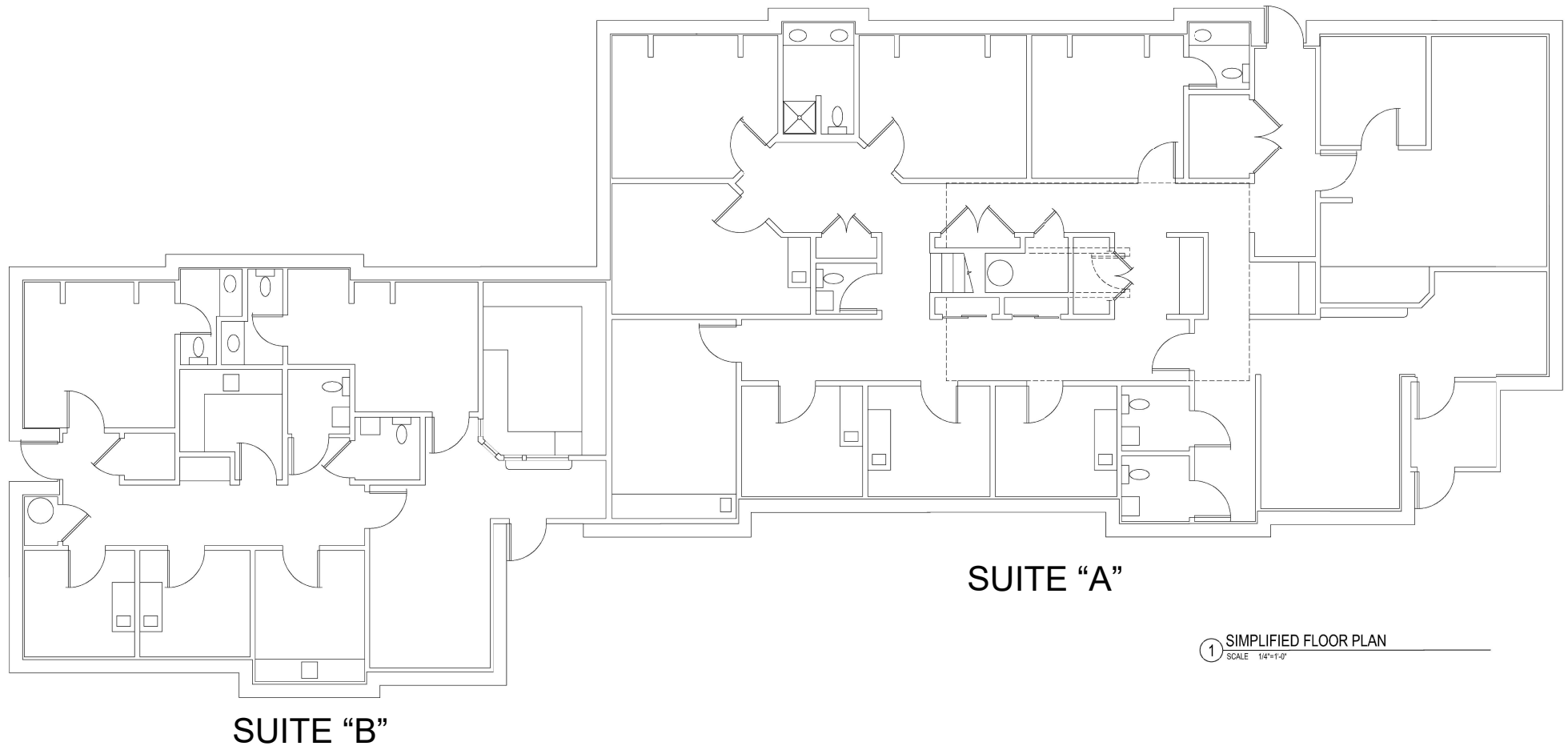
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OFFICE FLOOR PLAN



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MEDICAL OFFICE FOR LEASE

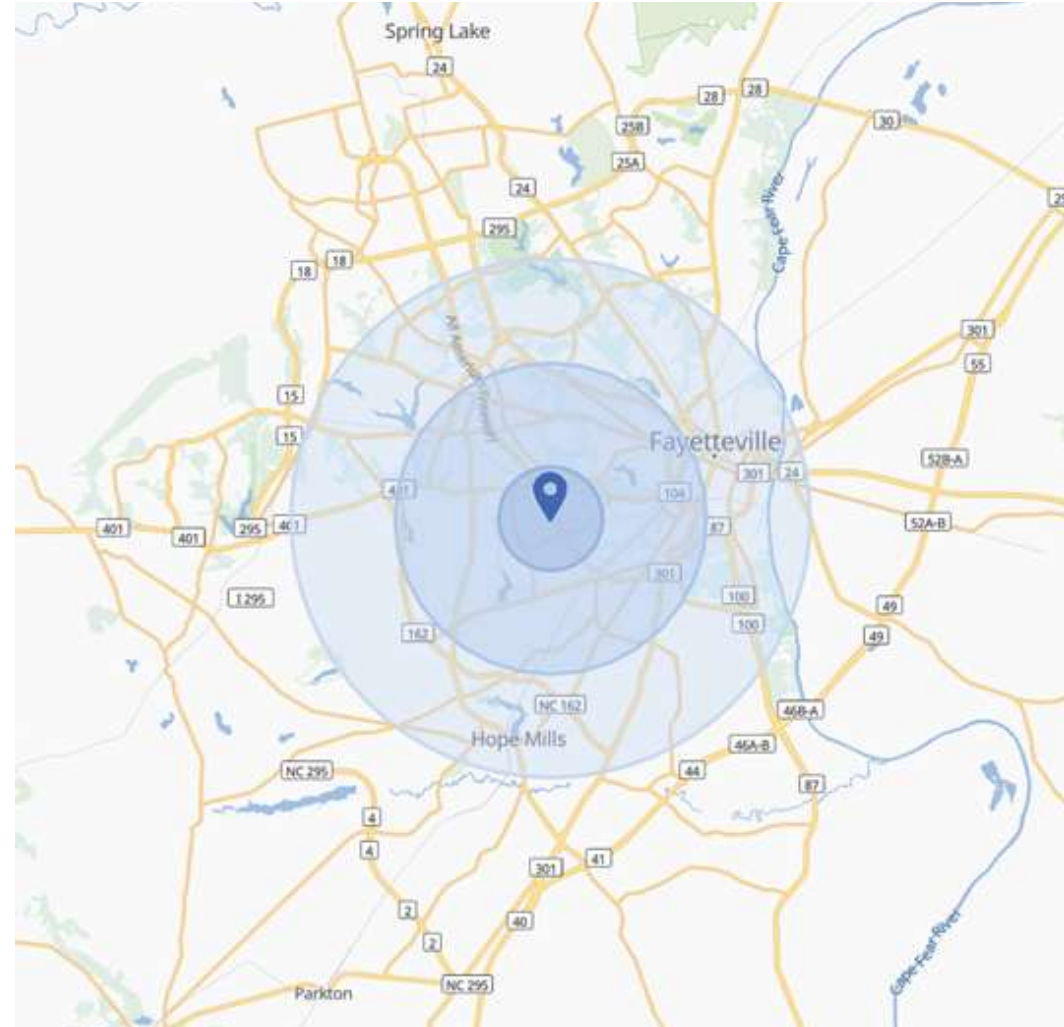
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	14,466	82,715	177,061
Average Age	39.9	36.6	36.2
Average Age (Male)	39.0	35.4	34.5
Average Age (Female)	40.7	37.8	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	6,088	34,286	71,941
# of Person per Household	2.16	2.20	2.24
Average Household Income	63,206	56,132	56,223
Average House Value	\$226,000	\$169,000	\$161,000

2025 - Main Street Reports



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