



FIFTH STREET STATION

Medical / Professional Office Space

1107 South Fifth Street, Mebane, NC 27320.
Available for Lease





The Opportunity

A Location Where Your Business Can Operate at Its Best. Fifth Street Station offers a prime setting for medical and professional offices, featuring **purpose-built spaces** designed for efficiency. With **patient-convenient access**, your clients will appreciate the easy commute. Benefit from the area's established residential base, ensuring a steady flow of clientele and a supportive community for your business to thrive.

Key Features



Purpose-Built

Designed specifically for medical and professional practices, maximizing functionality and efficiency for users.

Convenient Access

Located with easy access for patients, ensuring seamless visits and an enhanced experience for all.

Residential Base

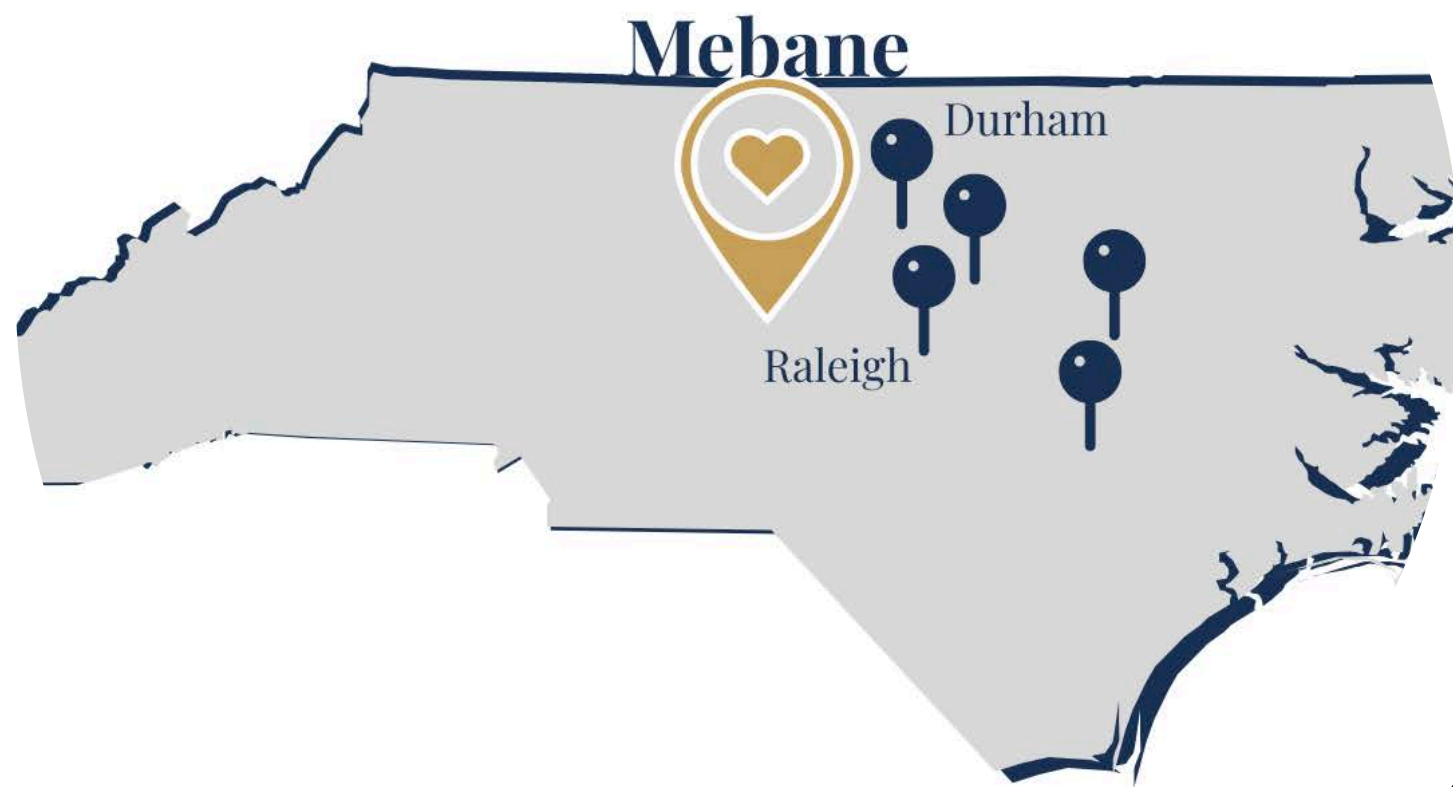
Situated in a thriving community, providing a steady flow of potential patients and clientele nearby.

Access, Density, Visibility



Fifth Street Station offers exceptional **accessibility and visibility** with prime proximity to major highways and an established residential corridor, enhancing tenant growth potential.

Ownership Philosophy



At Fifth Street Station, our **commitment to long-term ownership** ensures tenant stability and portfolio stewardship. With years of experience in the market, we prioritize maintaining high occupancy rates and fostering tenant satisfaction. Our impressive tenant retention and average tenure statistics highlight our dedication to creating an environment where businesses can thrive and grow, making it an ideal location for your practice.

Key Features



Ample Parking

The property offers **generous surface parking**, ensuring convenience for both tenants and patients.

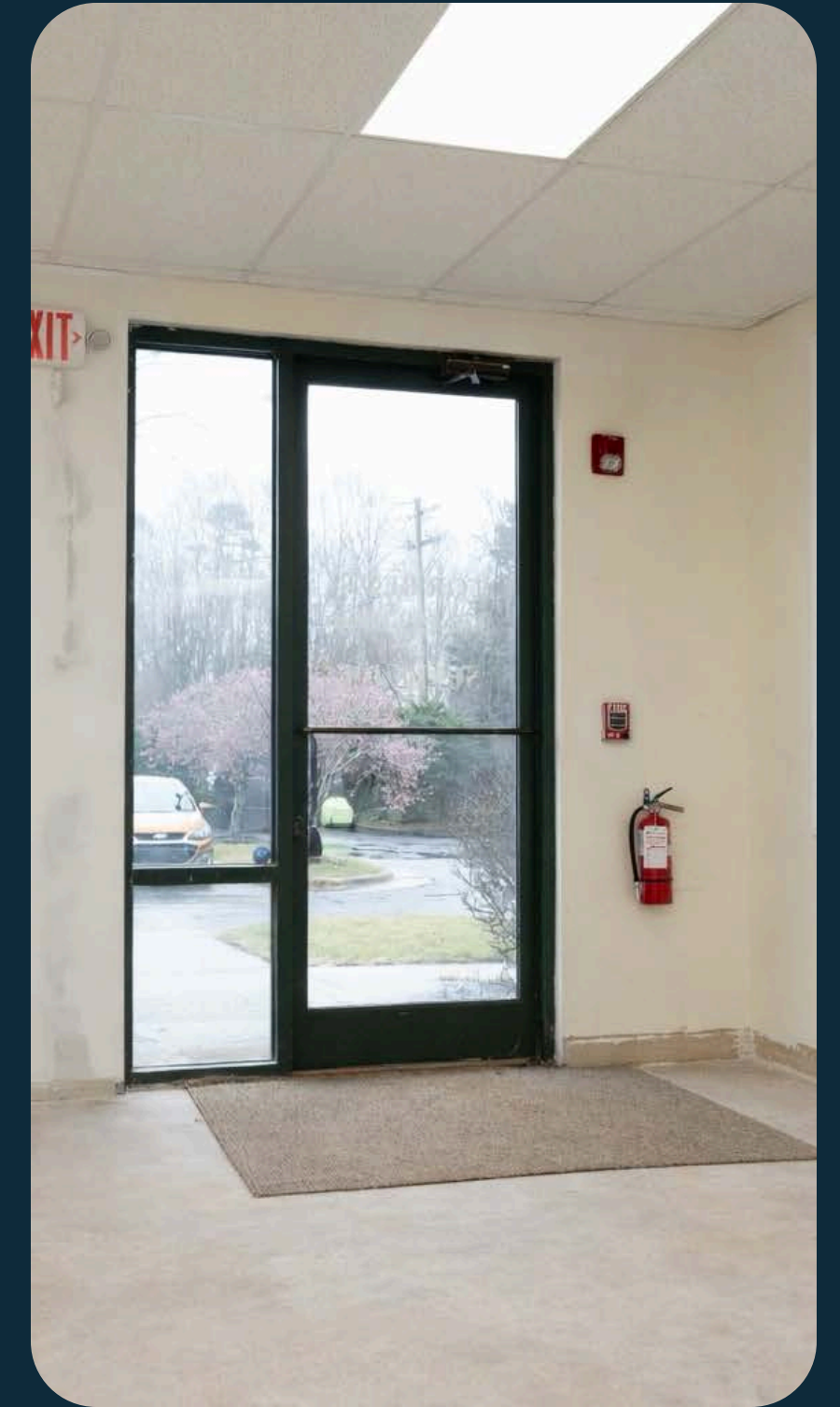
Single-Story

The **single-story layout** promotes ease of access and efficient operations for all business activities.

Monument Signage

With **prominent monument signage**, visibility on S. Fifth Street enhances branding and patient awareness.

Property Experience

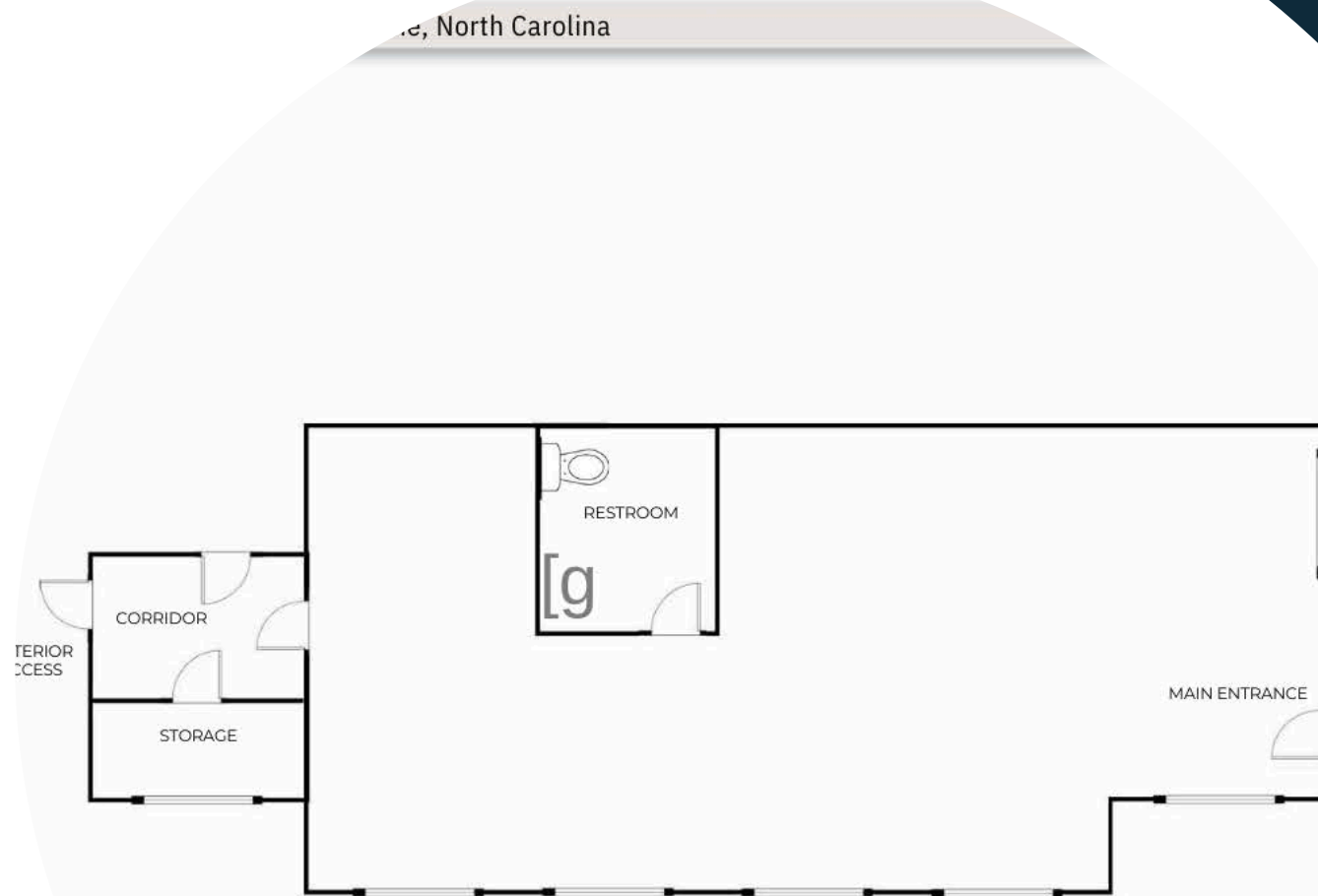


Surrounding Ecosystem



Fifth Street Station is strategically positioned **within a thriving ecosystem** of healthcare providers and regional anchors. Nearby facilities include UNC Primary Care Mebane, Cone Health MedCenter Mebane, and Kernodle Clinic Mebane, ensuring patients have access to quality care. The presence of retail establishments like Tanger Outlets further enhances convenience, making this location an ideal choice for medical and professional office space.

Suite 101



Suite 101 offers **1,175 square feet** of flexible warm-shell configuration, ideal for various medical and professional uses. Abundant natural light enhances the workspace, complemented by plumbing access for easy customization. The suite includes an ADA-compliant restroom and exterior access for convenience, making it a perfect fit for businesses looking to thrive in a patient-friendly environment.

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Schedule a Tour

LET'S CONNECT

Tours are available weekdays by appointments. We typically dedicate 30–45 minutes to walk the available suites, discuss your operational requirements, and answer questions.

KEITH RICHARD

919-671-4182

brannonpropertiesnc@gmail.com

Fifth Street Station

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