

MEDICAL OFFICE FOR LEASE ON MH TRANSYLVANIA REGIONAL HOSPITAL CAMPUS



89 HOSPITAL DRIVE, BREVARD, NC 28712

Presented By

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Medical Office for Lease on MH Transylvania Regional Hospital Campus
Property Type	Office
Property Subtype	Medical
Building Size	17,699 SF
Building Class	A
Number of Floors	2

89 Hospital Drive consists of several class A, multi-tenant medical office buildings, now available for lease. Built in 2009, the property is in very good condition, ready for new medical or office tenants. Click on the "Spaces" tab on the property website to see details about each office suite for lease.

Building C consists of a Lobby/Waiting Room area, 4 Exam Rooms, 4 Private Offices, 3 Storage Rooms, 2 Restrooms, and stairs leading to a second floor with 2 more Offices and a Restroom.

The office complex is located on the campus of MH Transylvania Regional Hospital, which provides comprehensive care to the residents of Transylvania and the surrounding counties. The 92-bed hospital has more than 600 employees and 150 volunteers. Transylvania Regional Hospital is fully accredited by The Joint Commission on Accreditation of Healthcare Organizations and was recently named one of the Top 20 Critical Access Hospitals in the United States.

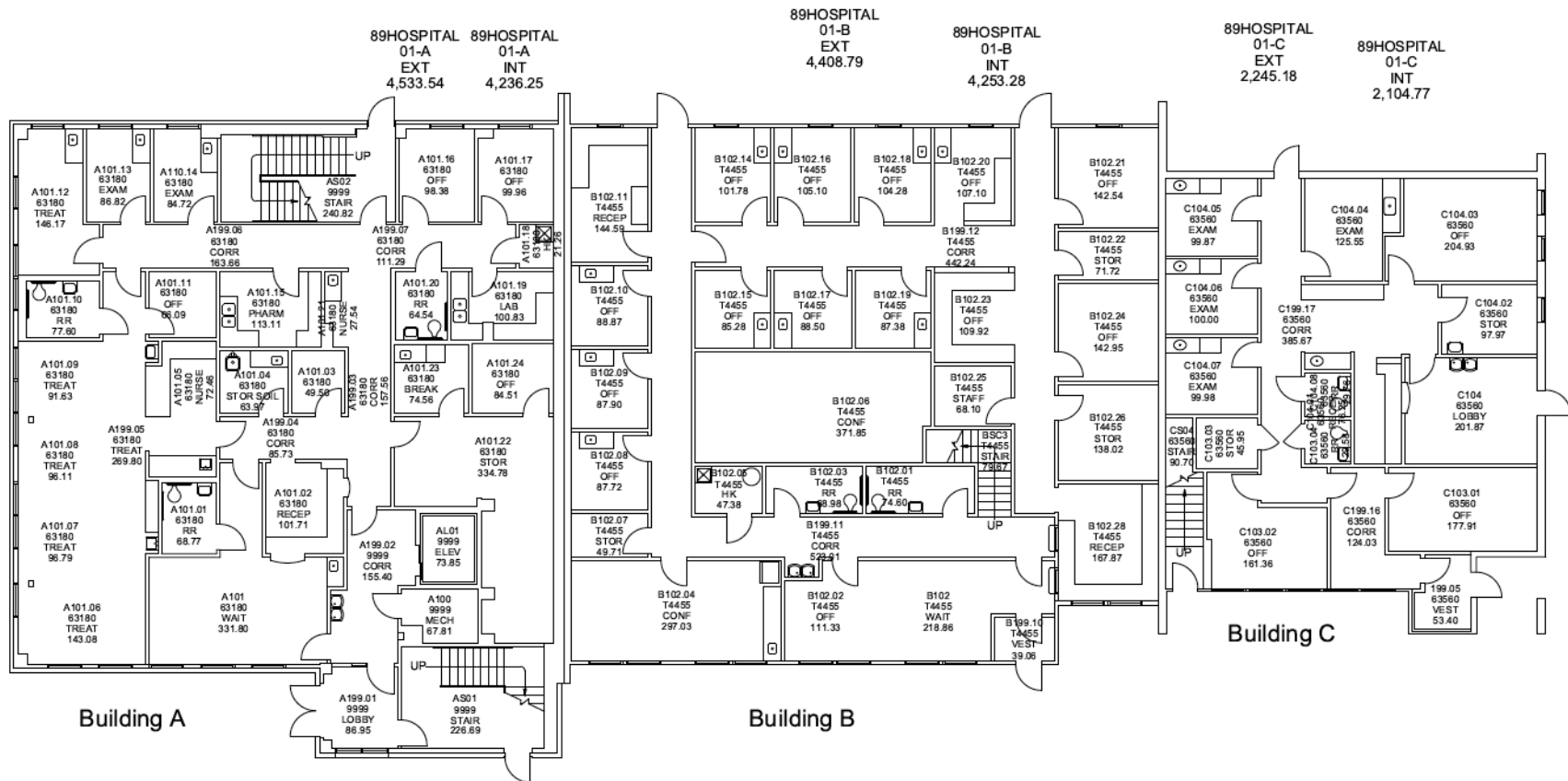


- 4 Exam Rooms
- 4 Private Offices
- 3 Storage Rooms
- 2 Restrooms
- Break room
- Abundant Parking
- Signage



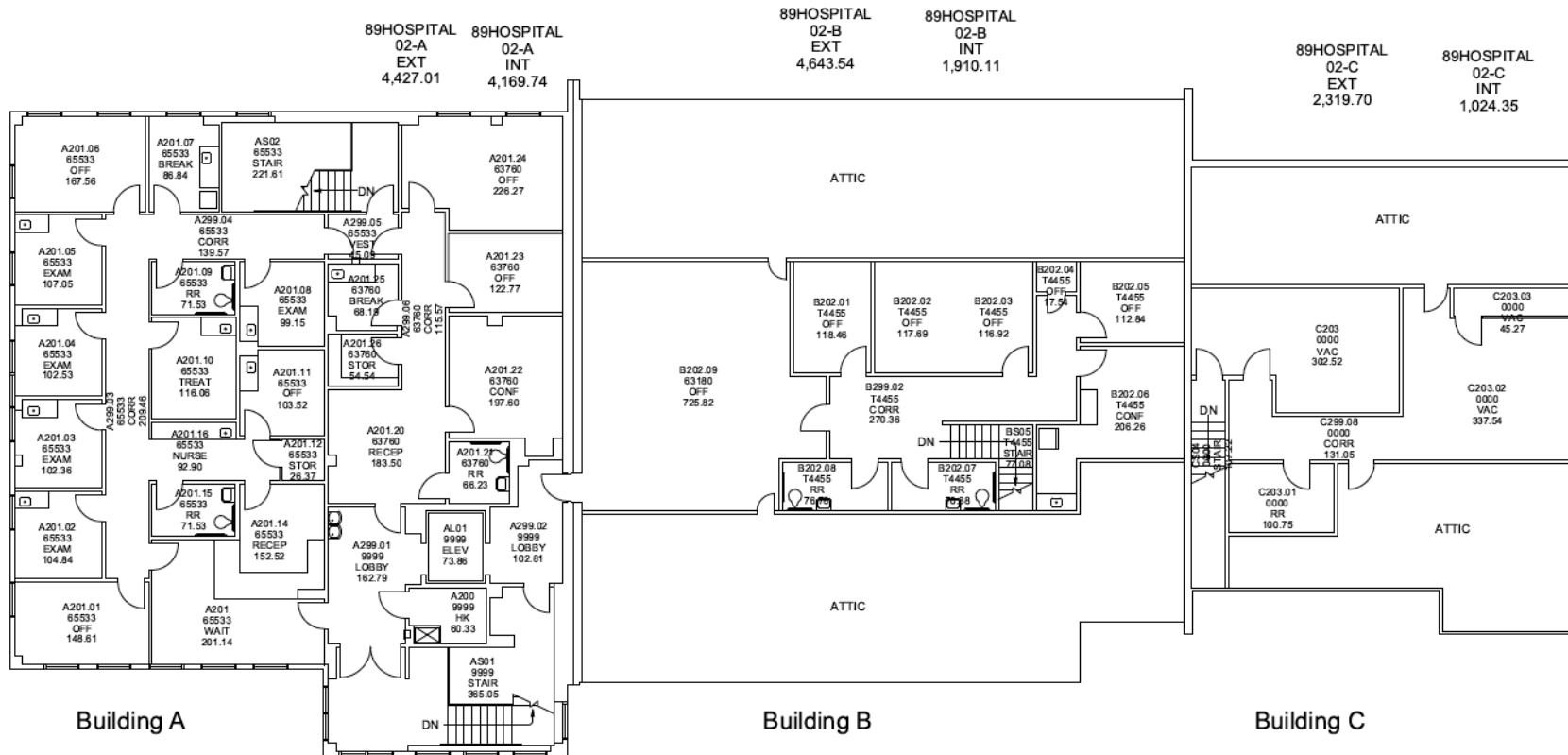
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GROUND FLOOR - FLOORPLAN



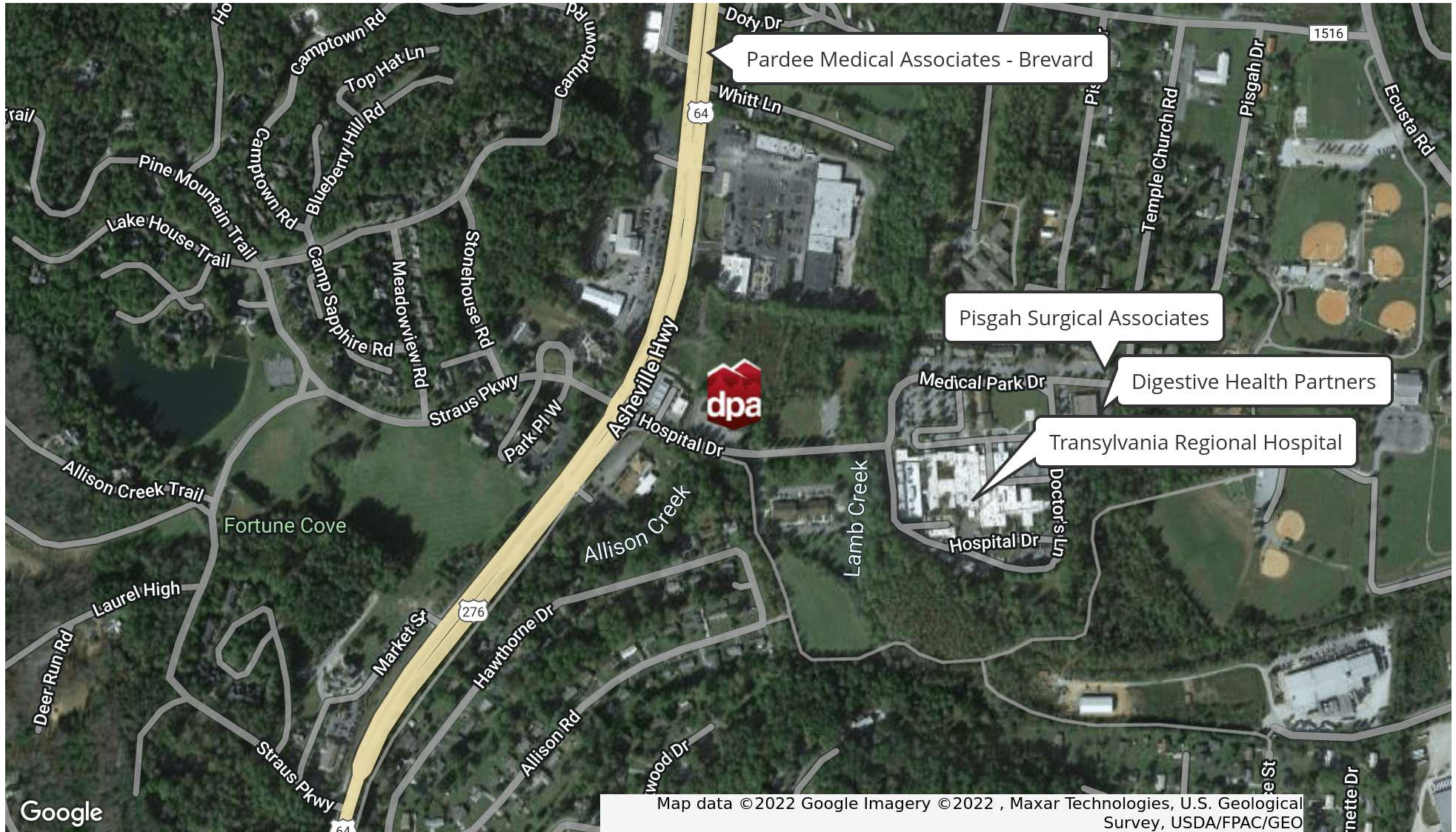
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2ND FLOOR - FLOORPLAN



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LOCATION MAP

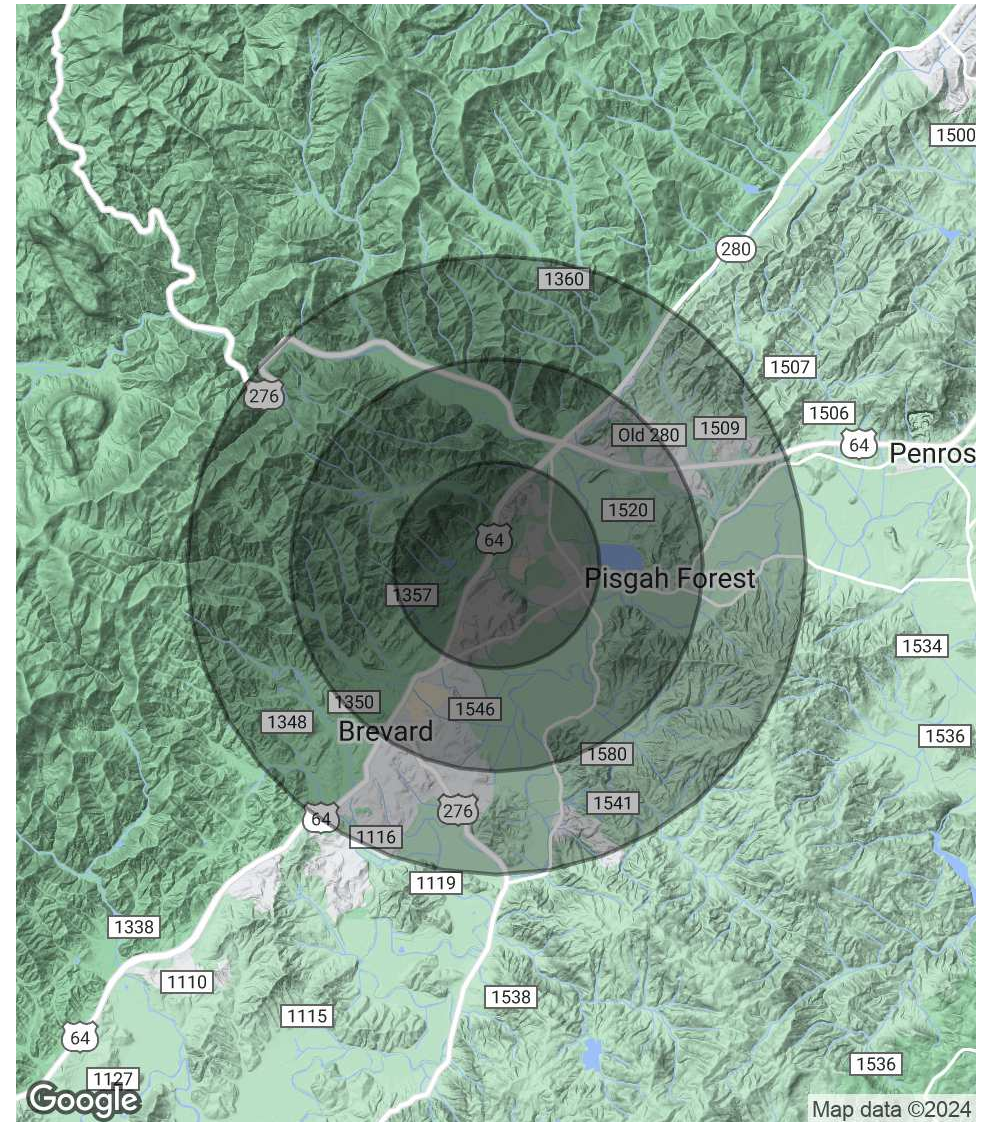


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,889	5,241	10,489
Average Age	43.5	47.0	48.9
Average Age (Male)	46.0	46.3	48.5
Average Age (Female)	40.3	46.2	49.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	870	2,522	5,407
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$53,672	\$56,075	\$54,035
Average House Value	\$199,479	\$211,613	\$226,712

* Demographic data derived from 2020 ACS - US Census



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