

36 HOSPITAL DRIVE




OFFICE BUILDING FOR LEASE

SPRUCE PINE, NC 28777

Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.75 SF/yr (Gross)
Building Size:	1,514 SF
Available SF:	1,514 SF

PROPERTY OVERVIEW

Former medical office for lease. Layout includes 4 exam rooms, lab, break room and reception plus waiting area.

PROPERTY HIGHLIGHTS

- 1,514 SF small medical office
- Located on campus of Mission Health Blue Ridge Medical Center



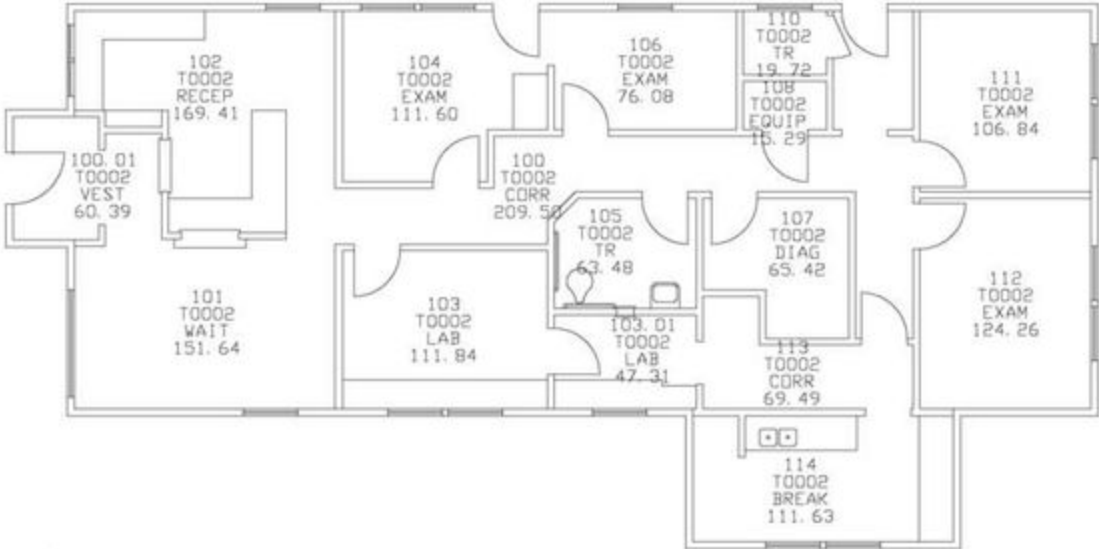
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FLOORPLAN

36HOSPITAL 01 EXT 1,592.67
36HOSPITAL 01 INT 1,513.92

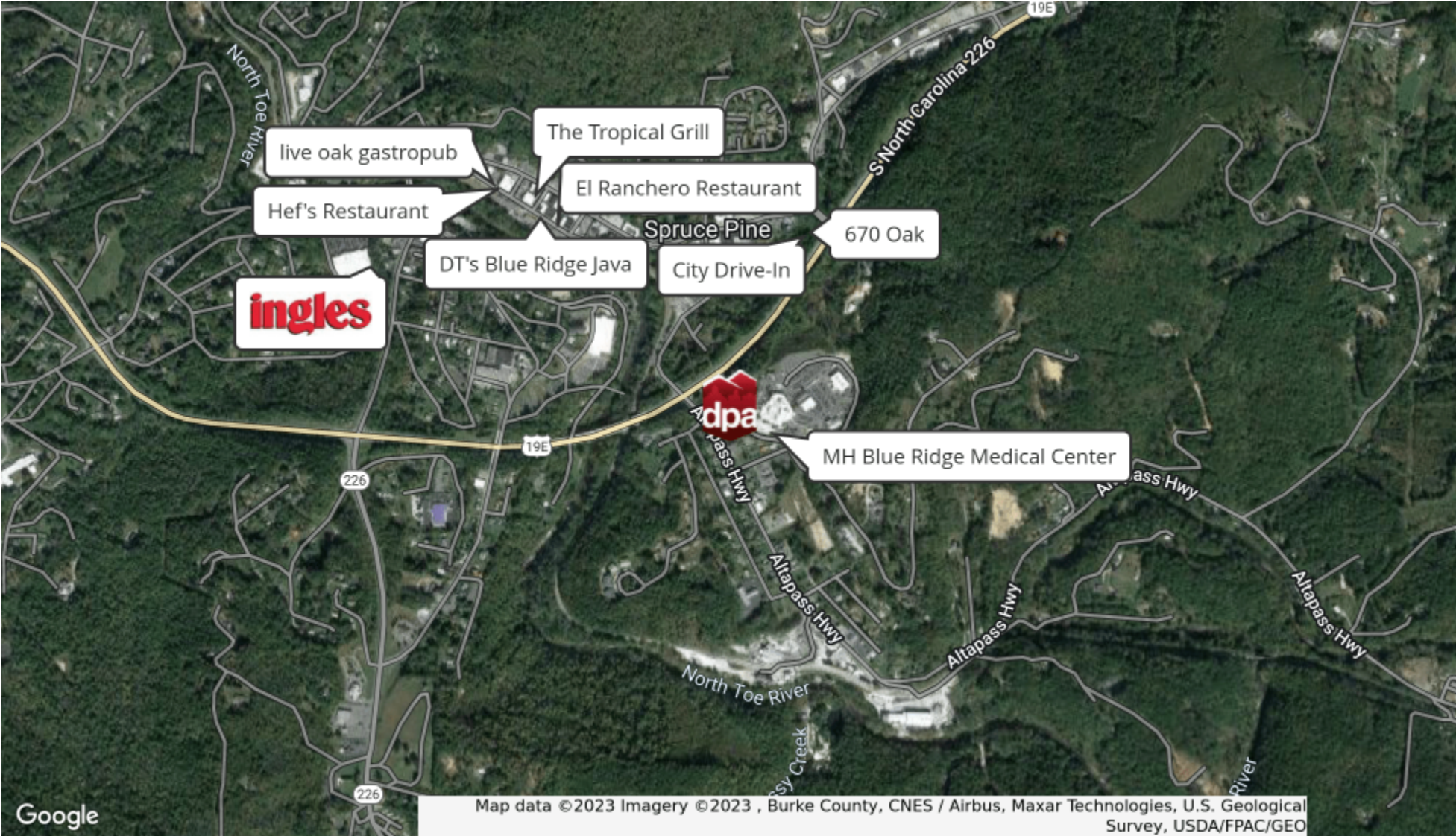


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RETAILER MAP



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PHOTOS



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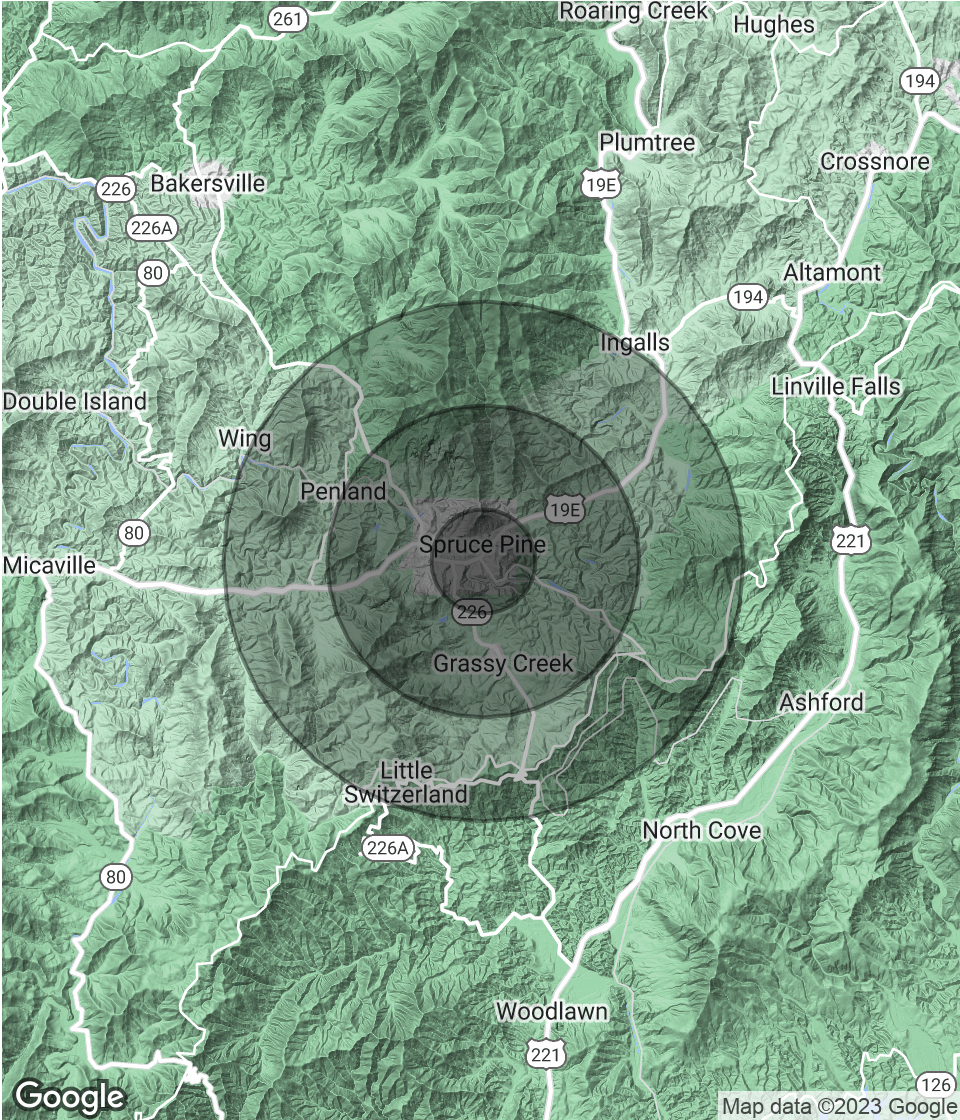
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	774	4,187	9,698
Average Age	38.6	42.7	43.5
Average Age (Male)	37.4	41.2	41.7
Average Age (Female)	40.1	45.8	47.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	382	2,304	4,943
# of Persons per HH	2.0	1.8	2.0
Average HH Income	\$46,853	\$48,238	\$48,825
Average House Value	\$213,789	\$256,934	\$256,768

* Demographic data derived from 2020 ACS - US Census



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