

**FOR SALE OR FOR LEASE**  
**16 Physician Drive, Unit A**  
**Clyde, NC 28721**

contact: 828.545.9002 • [pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

**\$649,000** or for Lease **\$17.50/sf NNN**

**3,421±/SF PRIME OFFICE SPACE ON GREAT SMOKY HIGHWAY**



LOBBY



RECEPTION



KITCHEN

## PROPERTY HIGHLIGHTS

3,421±/sf office space on popular Great Smoky Highway

Currently upfitted and ready to use as a medical space

Previous occupant: Haywood Pediatric / Women's Clinic

Office park includes ample parking

Easy access to Waynesville and Asheville via I-40

Close proximity to Lowes, Lake Junaluska & Schools



**Paul Ellis**  
Commercial Broker

Main Office:  
828.684.4344

Mobile:  
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Email:  
[pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)

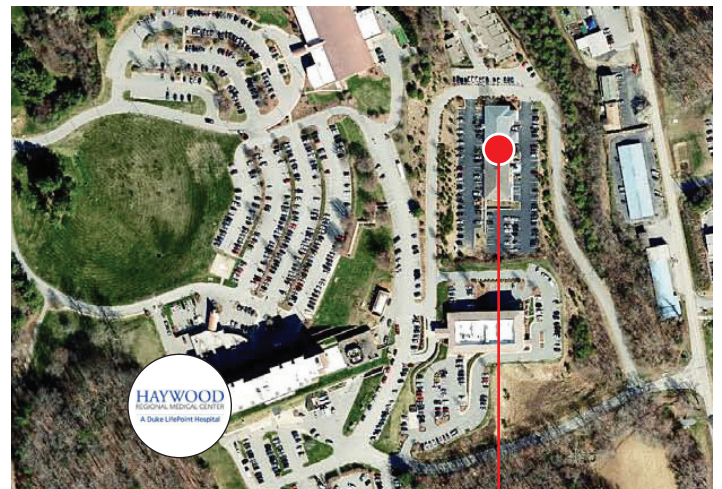


PHOTO CREDIT: NOAA

**AERIAL VIEW**

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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## FLOOR PLAN



**Estimated Areas**  
Main Level Area: 3,423 SQFT

Sizes And Dimensions Are Approximate, Actual May Vary.

**Note 1:** Unless otherwise noted and defined, our Floor Plans are strictly "For marketing purposes only!" Measurements are an estimation derived from Electronic Measuring Devices of VISIBLE interior areas only. This Floor Plan is not created for nor intended for Pricing, Surveying, Building/Remodeling, or any structural purpose. It's a **Graphical Marketing Tool** only!

**Note 2:** Our scans and processes to create Floor Plans follow the [ANSI Z765-2021](#) calculation standard.

**Note 3:** Our measurements and calculations are deemed highly accurate.



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MAP CREDIT: NC DOT



### TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Jones Cove Rd	Bills Dr S	2,302	0.08 mi
SR 1800	Bills Dr S	2,100	0.09 mi
Hospital Dr	Jones Cove Rd E	5,394	0.12 mi
Jones Cove Rd	Recycle Rd N	6,208	0.17 mi
Great Smoky Mtn Hwy	US Hwy 19 E	44,237	0.34 mi
Jones Cove Rd	Old Clyde Rd N	4,140	0.36 mi
Lee Rd	Miller Loop Rd SW	1,169	0.36 mi
Old Clyde Rd	Chapel View Dr E	3,695	0.46 mi
Ingram Loop	Woodland Church Rd	142	0.49 mi



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**SURROUNDINGS**



MAP CREDIT: NOAA

**SITE LOCATION**



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**DEMOGRAPHICS**

	1 mile	3 miles
Population	2,017	11,228
Households	866	4,823
Median Age	44.60	46.80
Median Houshold Income	\$54,423	\$59,959
Daytime Employees	2,858	6,035
Population Growth '24 - '29	+1.19%	+1.43%
Household Growth '24 - '29	+1.04%	+1.35%

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