



FOR LEASE OR PURCHASE

+/- 7,000 SF MEDICAL SPACE

1102 Highway 601 | Mocksville, NC

BOB ANDERSON

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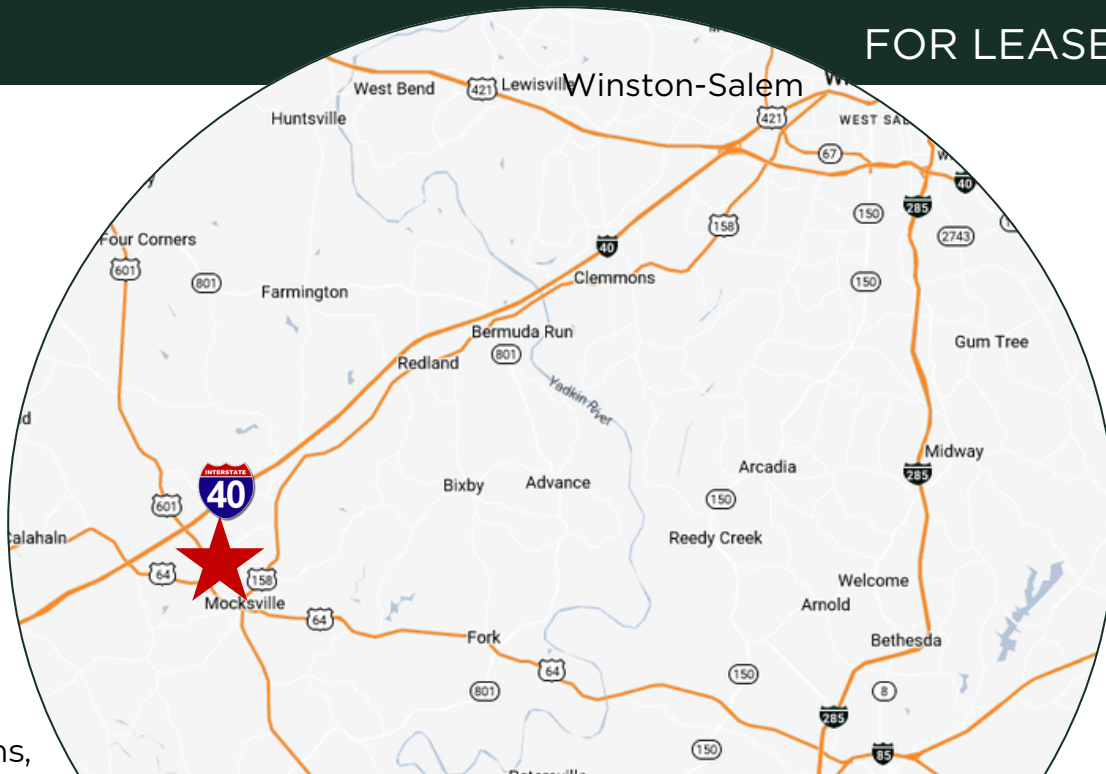
PROPERTY SUMMARY

1102 Highway 601
Mocksville, NC 27028

County: Davie
SF Available: +/-7,000 SF
Total Bldg Size: +/- 11,000 SF

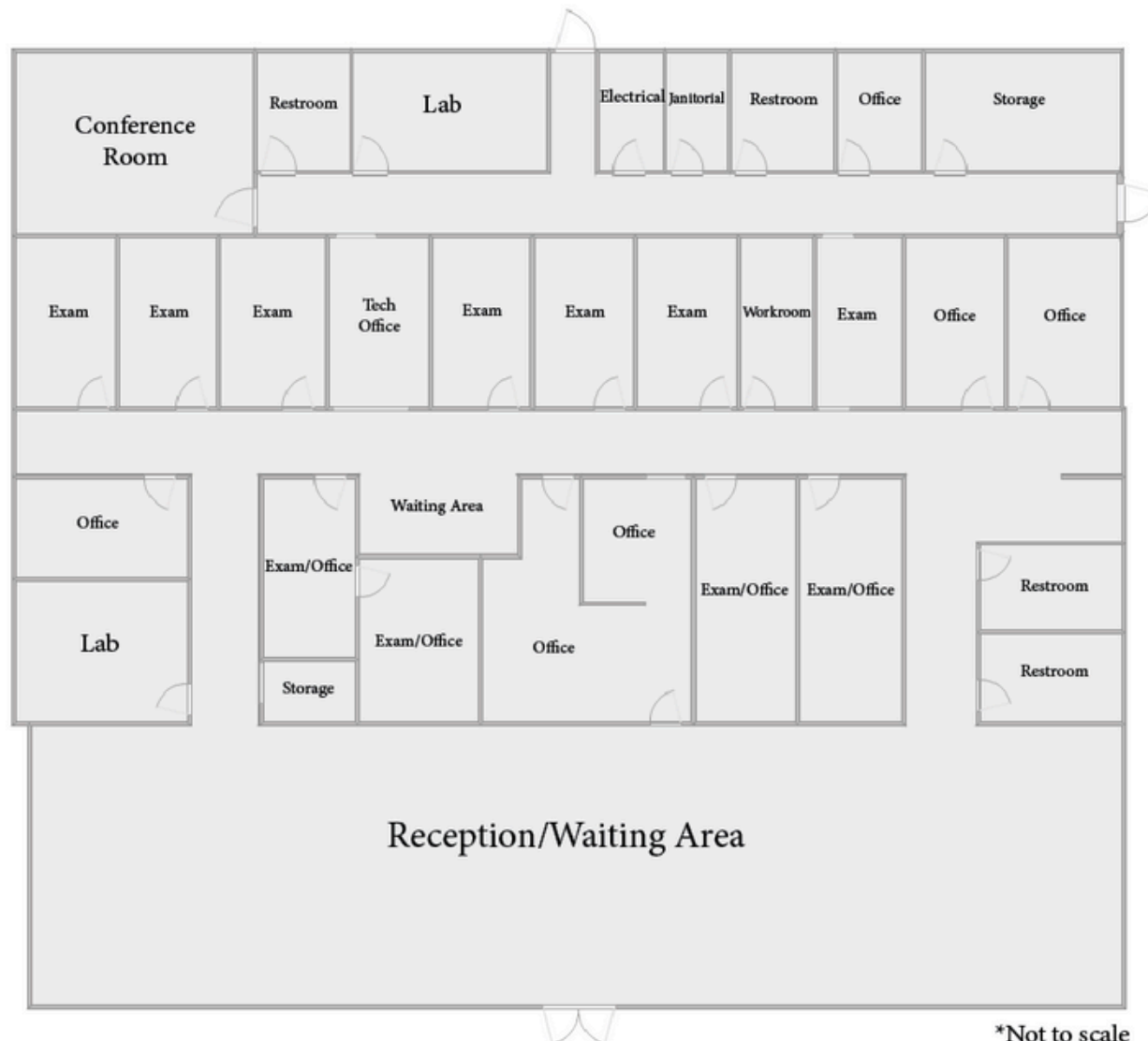
HIGHLIGHTS

- Class A medical building built in 2021
- 7,000 SF available, former eye care clinic
- Reception area and display, exam rooms, lab rooms, business offices, kitchen, storage rooms
- Medical parking ratio
- Building co-tenant: Carolina Quick Care
- Lease Rate: \$21.00, modified gross rent
- Purchase Price: \$3,600,000



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	8,069	6,488	9,265
AVG. HH INCOME	\$78,940	\$89,479	\$84,657
HOUSEHOLDS	3,235	2,580	3,537
MEDIAN AGE	44.2	42.4	42.9

Floor Plan



*Not to scale

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