

OFFICE FOR SALE

6.29% CAP - NET LEASED MEDICAL OFFICE

795 US-64 E, Plymouth, NC 27962



OFFERING SUMMARY

Sale Price:	\$1,135,872
Building Size:	3,886 SF
Available SF:	3,886 SF
Lot Size:	0.801 Acres
Cap Rate:	6.29%
NOI:	\$71,500
Year Built:	2005
Renovated:	2020
Zoning:	C2, Neighborhood Business
Market:	Raleigh / Durham
Submarket:	Plymouth
Traffic Count:	14,500

PROPERTY OVERVIEW

EXCEPTIONAL NET-LEASED INVESTMENT OPPORTUNITY - 6.29% CAP. This 3,886 SF medical office was completely renovated in 2020 offers modern functionality and long-term stability. Tenant just signed a 10-year lease in April 2022. Features exam rooms, nurse's station, office area, three restrooms, a kitchenette/breakroom and lobby. Conveniently located on US-64 E, it benefits from high traffic visibility, located directly across from Washington Regional Medical Center and near a busy shopping center anchored by Food Lion. With an AADT of 14,500, this location guarantees prime exposure.

PROPERTY HIGHLIGHTS

- 6.29% CAP - Net Leased Investment
- \$71,500 NOI starting April 2024
- 10-Year Lease Signed April 2022
- Completely Renovated in 2020
- Excellent Visibility from US-64 E
- Prime Location across from Washington Regional Medical Center

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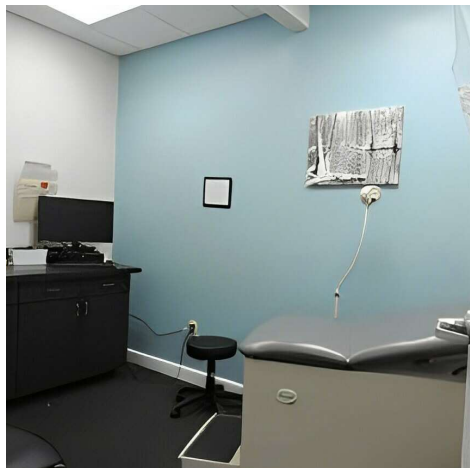
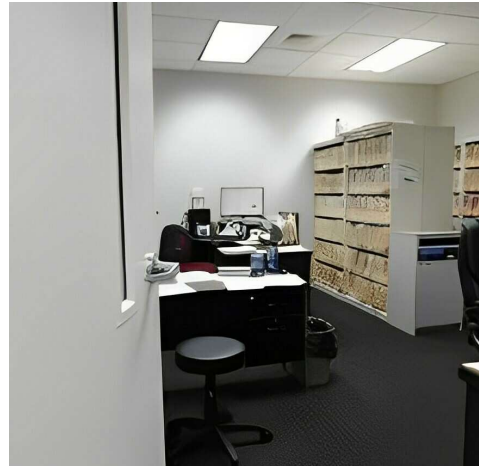
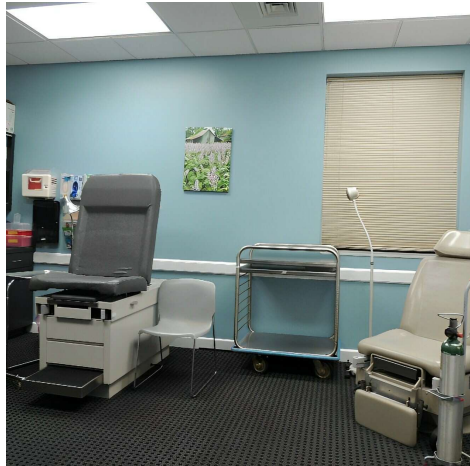
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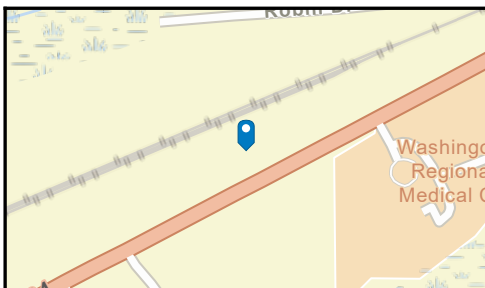
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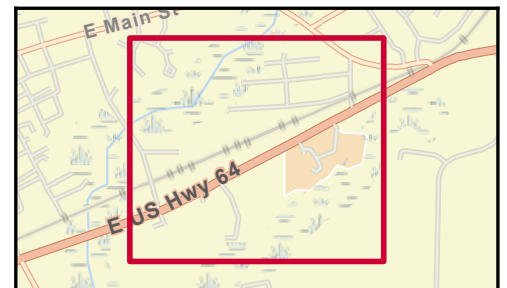
Traffic Count Map - Close Up

795 US Highway 64 E, Plymouth, North Carolina, 27962
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.86343
 Longitude: -76.73222



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

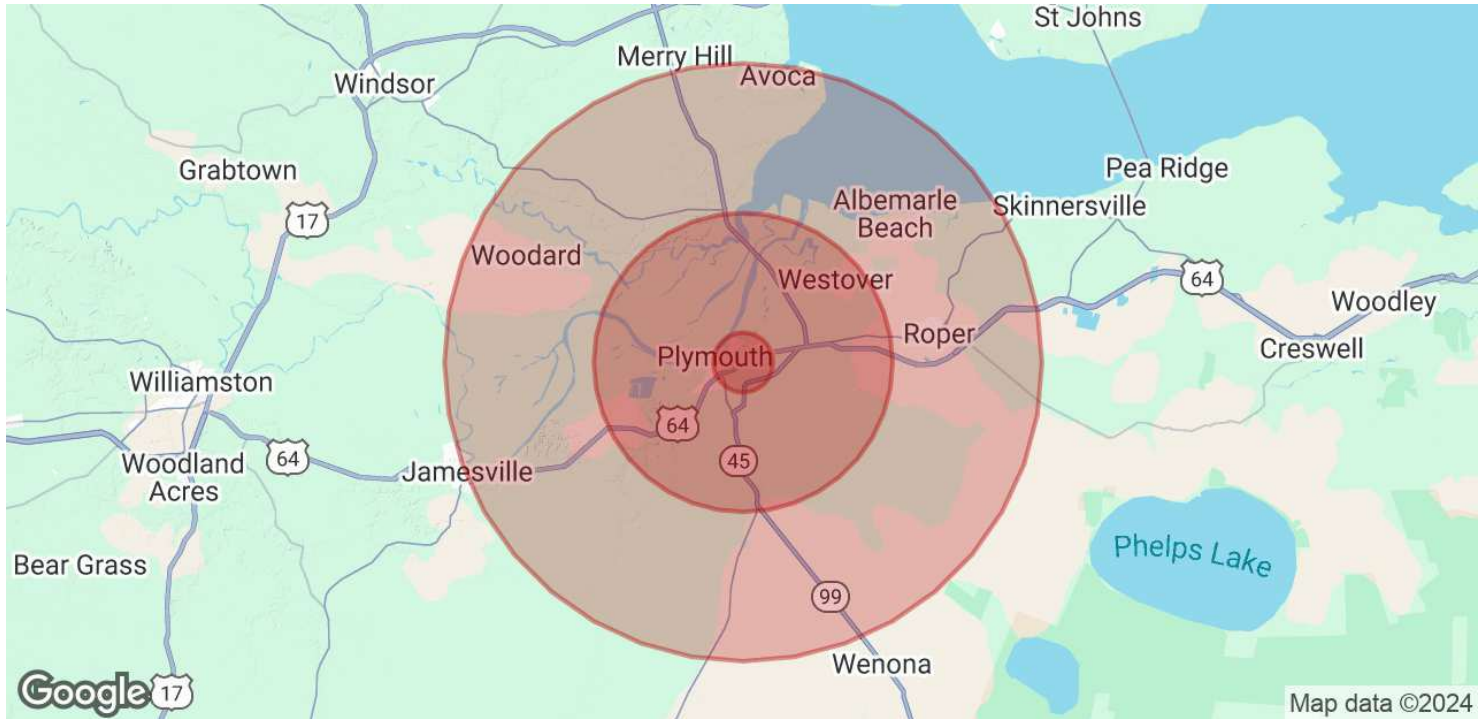


Source: ©2022 Kalibrate Technologies (Q3 2022).

March 02, 2023

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	818	5,654	11,024
Average Age	52.5	44.3	44.3
Average Age (Male)	48.4	41.4	40.7
Average Age (Female)	62.0	47.2	46.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	638	3,271	6,304
# of Persons per HH	1.3	1.7	1.7
Average HH Income	\$25,401	\$33,635	\$34,705
Average House Value	\$52,041	\$73,379	\$77,472

2020 American Community Survey (ACS)

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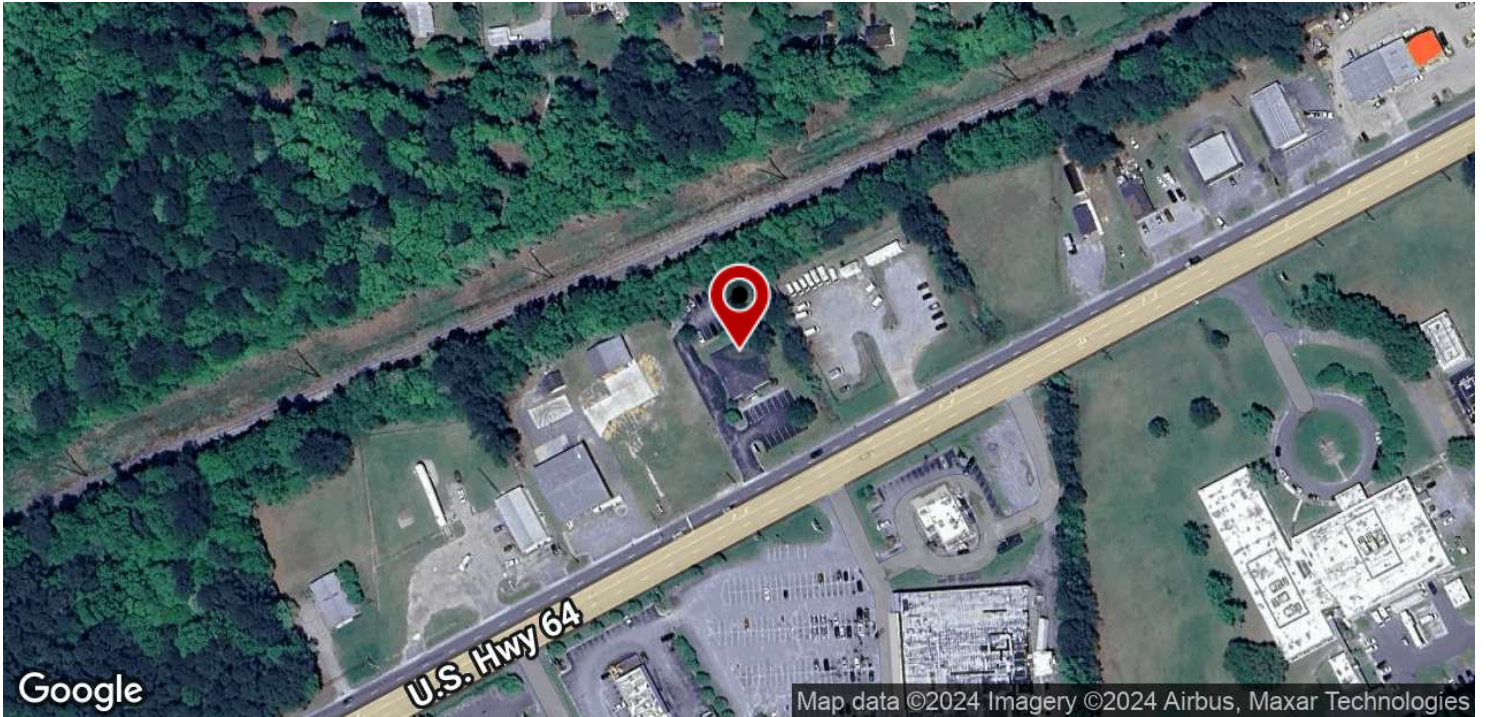
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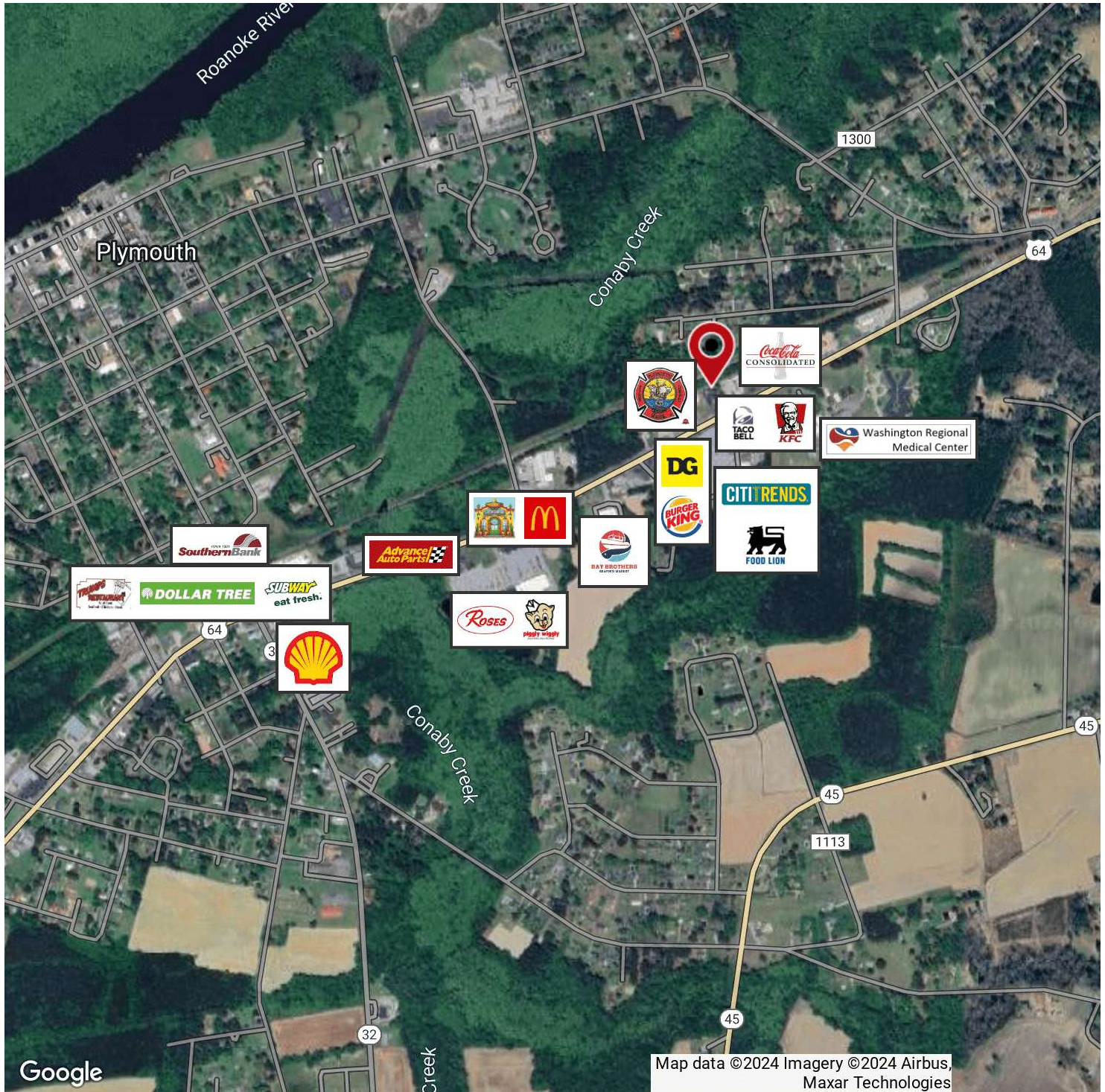
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