

SAMARITANS RIDGE COURT

505 & 525 SAMARITANS RIDGE COURT | ELKIN, NC 28621



PROPERTY OVERVIEW

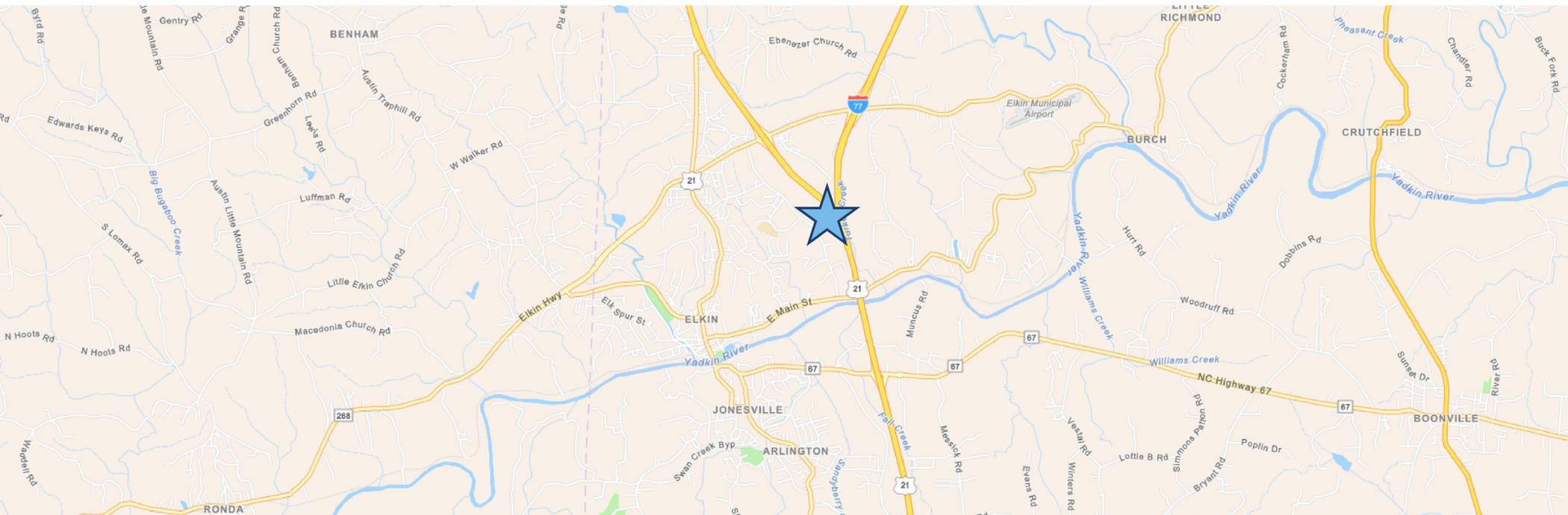
505 & 525 SAMARITANS RIDGE COURT | ELKIN, NC 28621

PROPERTY HIGHLIGHTS

- Two existing buildings for sale: ±13,760 SF and ±4,865 SF, respectively
- Buildings can be purchased together or sold separately
- Existing tenants are in place, contact brokers for tenant financials
- Properties feature a ±5.74/1,000 SF parking ratio
- Well-located property along the I-77 corridor in Elkin's premier medical submarket
- Contact brokers for pricing information

PROPERTY OVERVIEW

Don't miss this rare opportunity to own Class A medical office space in Elkin, NC. Located in the Woodlands Professional Center and situated near the Elkin, NC Hugh Chathan Health Memorial Hospital, the property features easy access to Hwy-21 and I-77. Totalling approximately 18,625 SF between the two buildings, this offering provides spaces ready for immediate occupancy as well as existing income in place. Existing income and lease information is available upon request.



PROPERTY OVERVIEW

505 SAMARITANS RIDGE COURT | ELKIN, NC 28621

EXISTING TENANT MIX

PRACTICE	Novant Health Cardiology
OCCUPIED SQUARE FEET	±7,000 SF
NOI	±\$34,397.20 NNN
RENT INCREASES	2% Annually
LEASE EXPIRATION	August 31, 2027
LEASE TERM REMAINING	2+ Years

PROPERTY DETAILS



±13,760
SQUARE
FEET



2.26
ACRES



2002
YEAR
BUILT



107
PARKING
SPACES

VACANCY SCHEDULE

AVAILABLE SF	±6,760 SF
SUITE(S)	Suite A (±6,000 SF) Suite B (±760 SF)
ASKING RENTAL RATE	\$17.50 NNN



PROPERTY OVERVIEW

525 SAMARITANS RIDGE COURT | ELKIN, NC 28621

EXISTING TENANT MIX

PRACTICE	Westwood Medical, P.C.
OCCUPIED SQUARE FEET	±3,155 SF
NOI	±\$45,540.24 NNN
RENT INCREASES	2% Annually
LEASE EXPIRATION	June 30, 2027
LEASE TERM REMAINING	2+ Years

PROPERTY DETAILS



±4,865
SQUARE
FEET



2.26
ACRES



2005
YEAR
BUILT



107
PARKING
SPACES

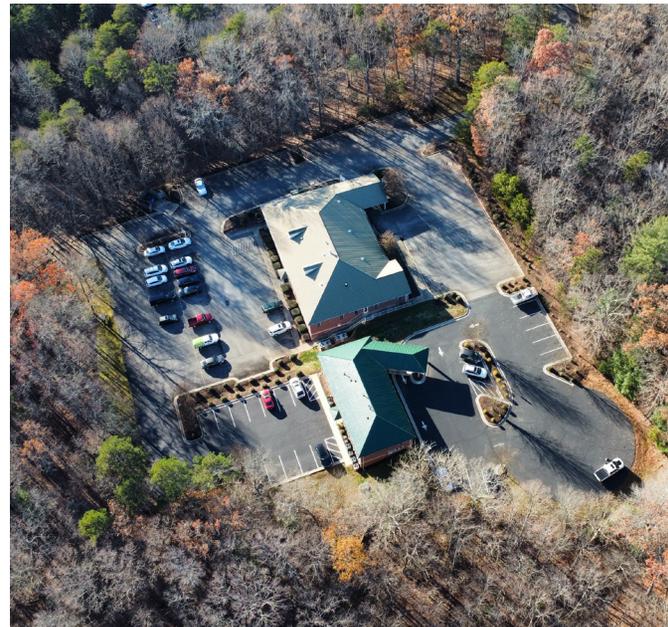
VACANCY SCHEDULE

AVAILABLE SF	±1,710 SF
SUITE(S)	Suite C (±1,710 SF)
ASKING RENTAL RATE	\$17.50 NNN



PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

505 SAMARITANS RIDGE COURT | INTERIOR



PROPERTY PHOTOS

525 SAMARITANS RIDGE COURT | INTERIOR



PROPERTY PHOTOS

AERIAL



 **Hugh Chatham
Memorial Hospital**

 **PARKWOOD
DENTAL**
Elkin

 **PARKWOOD
PLACE**
Independent Living

 **Pruitt Health**
Committed to Caring

**Yadkin Valley
Senior Living**


Elkin Pediatric & Adult Medicine

Johnson Ridge Road