



MEDICAL OFFICE BUILDING | 241 FREEDOM WAY, JACKSONVILLE, NC

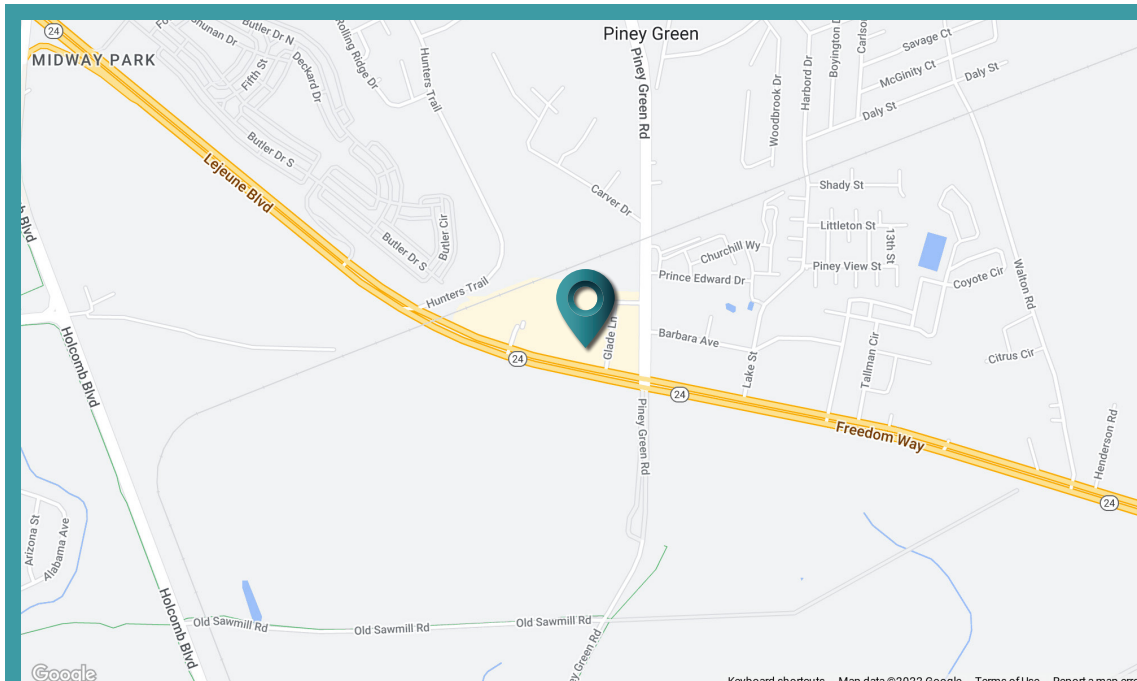
MARTIN ARAGONA
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FOR SALE & LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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Sun Coast
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Medical Office Building for lease and sale in excellent condition. 10,438 SF renovated in 2017. New roof installed in 2020.

Excellent location on Hwy 24, near the Piney Green Gate entrance to Camp Lejeune Marine Corps Base.

Located in the Piney Green Shopping Center, next to Starbucks.

Great opportunity for a medical practice to Lease or Purchase. This building also has an excellent lease history for Investment opportunities.

241 Freedom Way Jacksonville, NC 28544

BUILDING SIZE*	10,438 SF
SALE PRICE	\$3,280,000
LEASE RATE	\$22.00 Annual/SF
LEASE TYPE	NNN
LEASE TERMS	Negotiable
ACREAGE*	0.99 Acres
BUILDING CLASS	A
YEAR RENOVATED	2017
ZONING	CC-CC

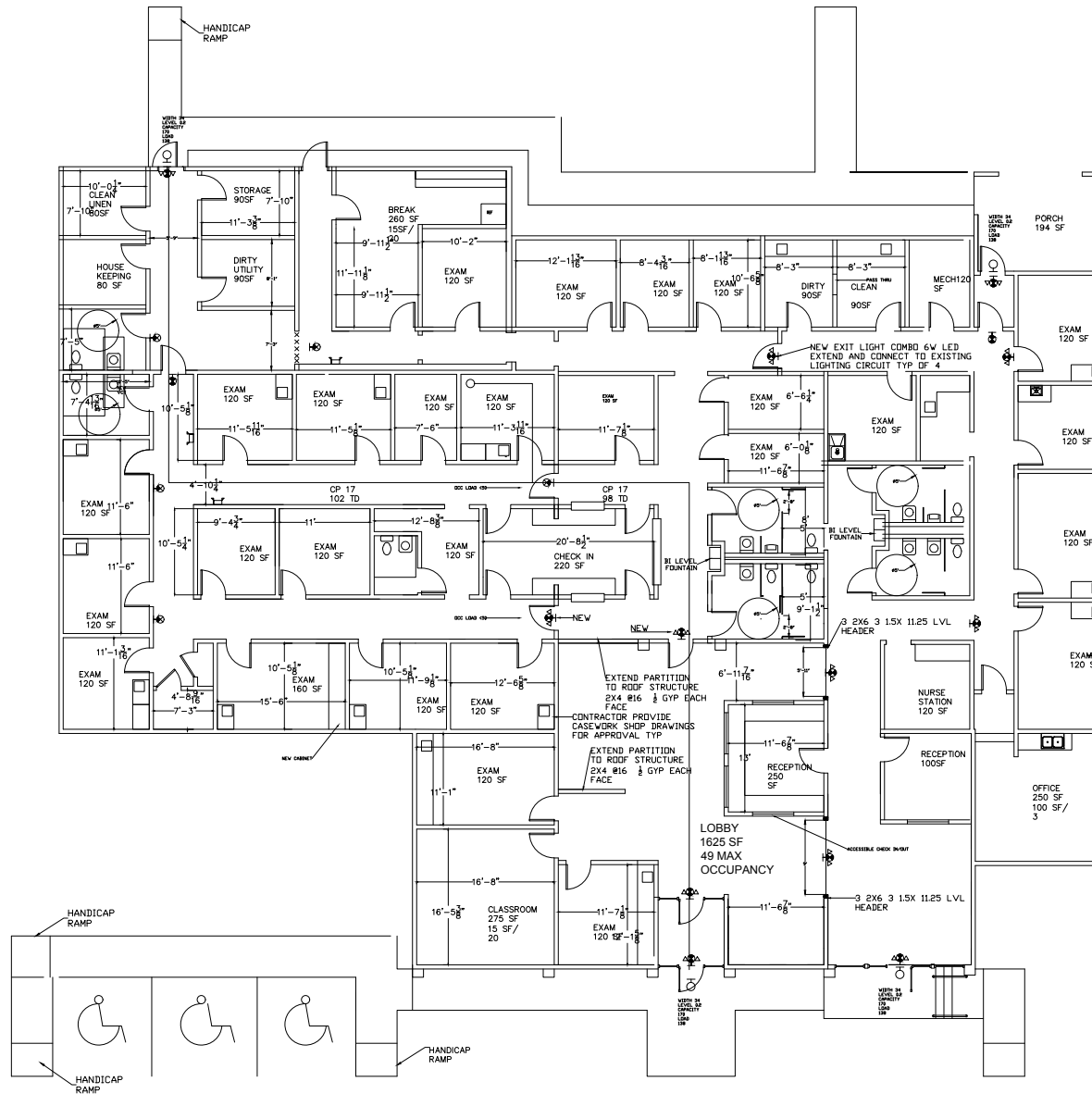
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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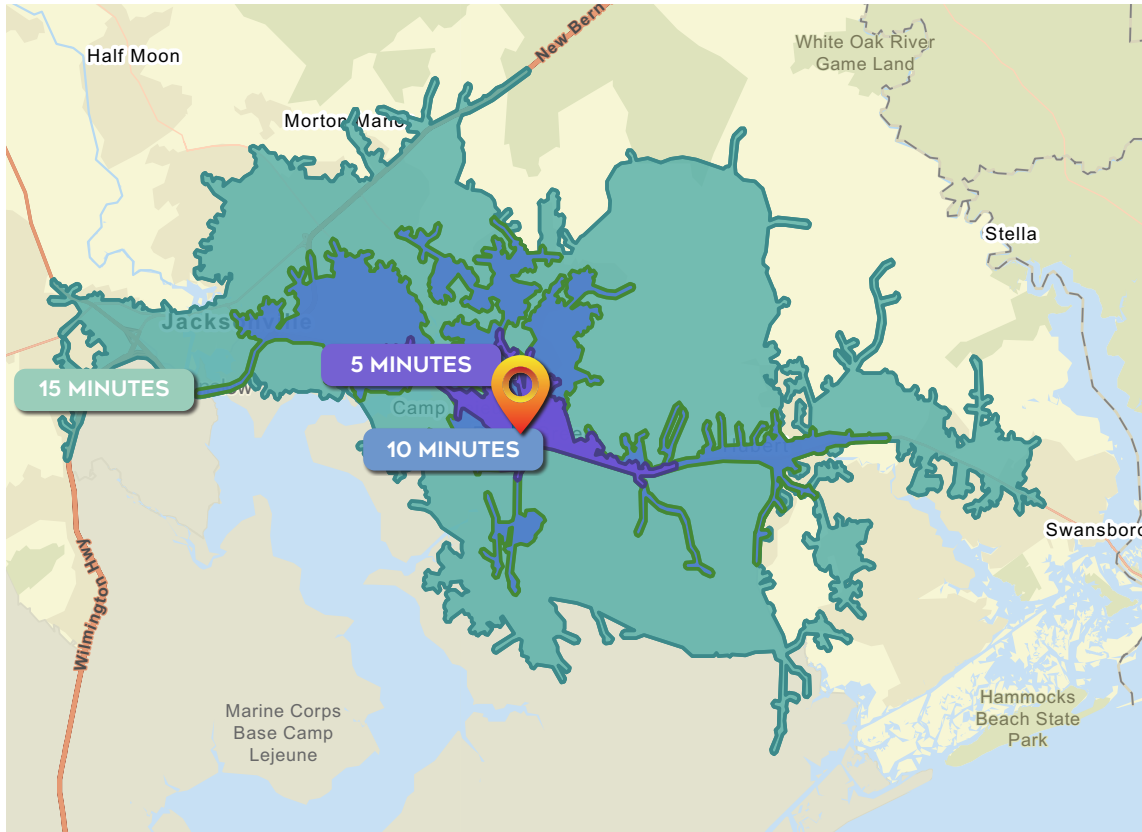


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,542	22,853	67,696
Average Age	29.2	28.3	29.2
Households	1,410	9,019	25,461
Average HH Size	2.51	2.50	2.53
Median HH Income	\$73,223	\$53,577	\$57,277
Average HH Income	\$82,184	\$72,096	\$79,017
Per Capita Income	\$32,849	\$28,728	\$30,431

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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