

OFFICE BUILDING FOR LEASE

Sky Center

142 Paraclete Dr, Raeford, NC 28376



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Available SF:	Suite 301-6,500 SF
Lease Rate:	\$25.85 SF/yr (NNN)
Year Built:	2014
Building Size:	19,200 SF
Parking Spaces:	72 spaces
Zoning:	HC- Highway Commercial
Walk Thru Video	https://youtu.be/GoU6dVsTG_k

property description

The Sky Center is a 19,200 SF class A office building on Hwy 401 near Raeford, NC. The third floor at 142 Paraclete Dr. offers a comprehensive 6,500 SF of premium medical office space, designed for functionality and efficiency in healthcare delivery. The layout includes eight exam rooms, a large therapy suite, and a dedicated OT treatment room, making it ideal for practices with a focus on therapy, rehabilitation, or similar services. The space also features two physician offices, a spacious patient waiting area, and a well-positioned reception with a check-in and check-out area to streamline patient flow. Supporting rooms include a triage room, X-ray room with an adjacent control area, a large staff break room, and several storage areas to accommodate medical supplies and equipment. Additional amenities include dedicated restrooms for staff and patients, a laundry room, and a computer room with electrical and panel access, ensuring a fully equipped environment for any medical practice. The lease rate is \$25.85/SF annually on a NNN basis, totaling \$14,000 per month, providing a ready-to-use medical office space tailored for healthcare providers.



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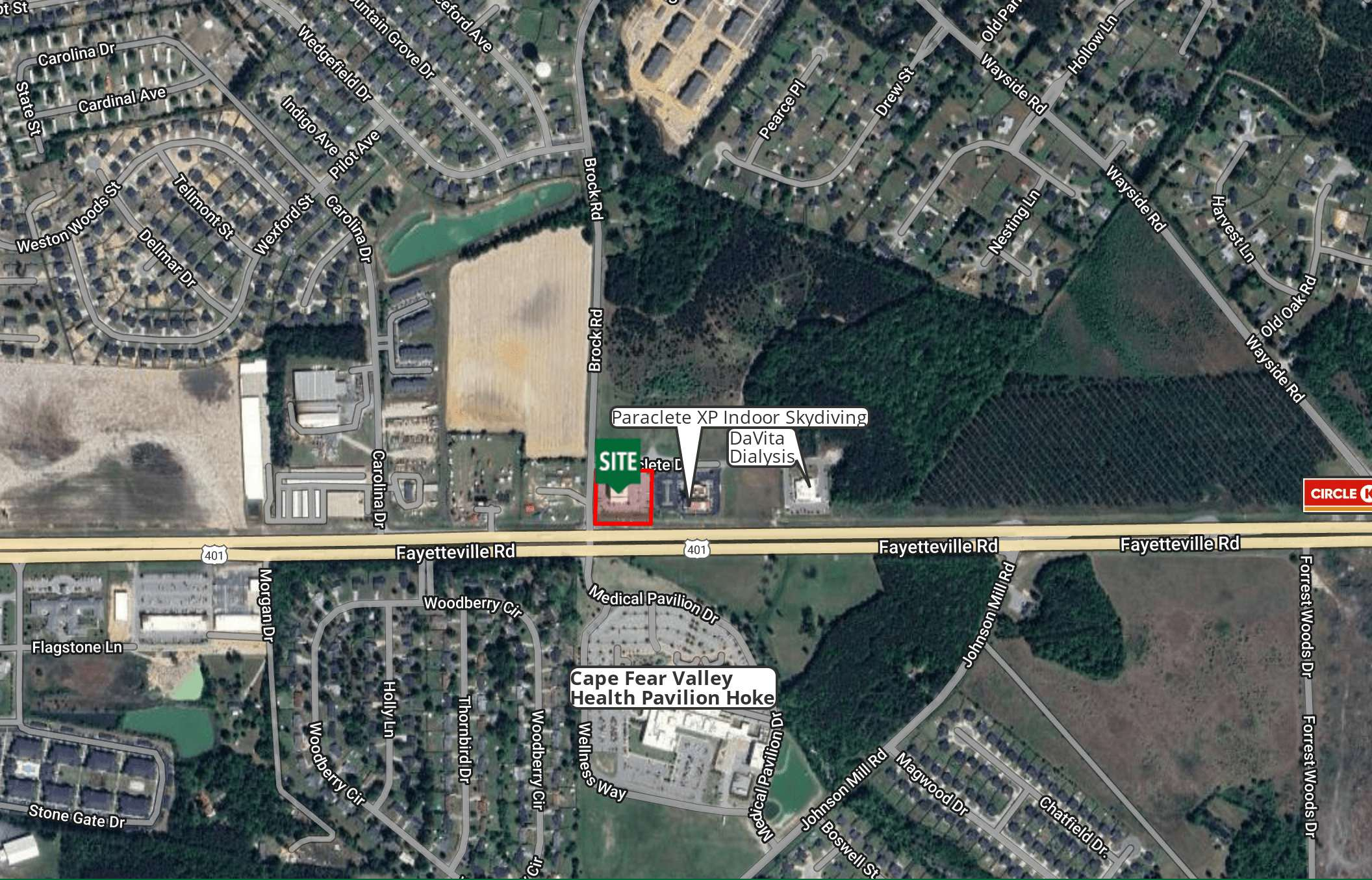
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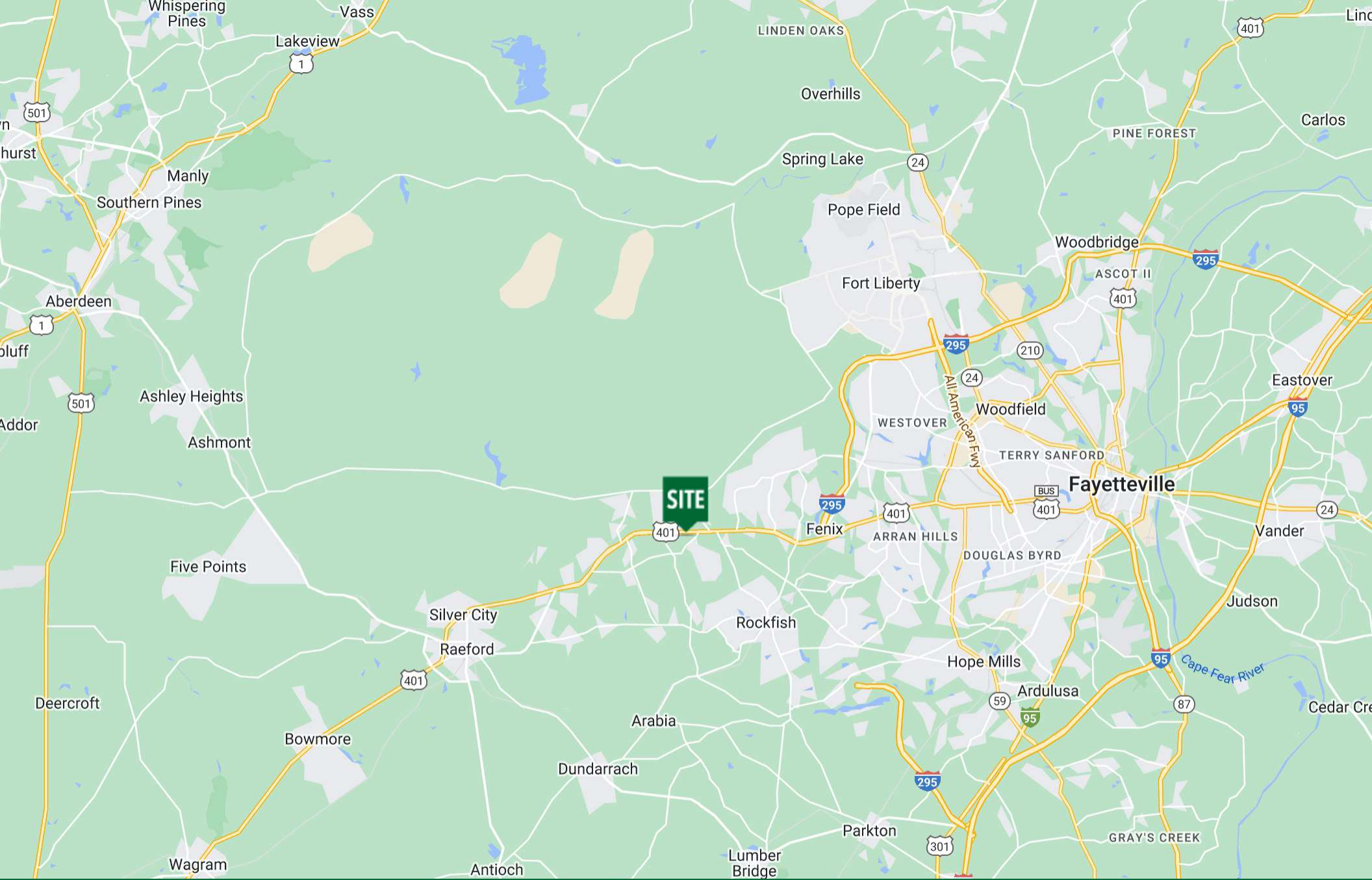
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Maxar Technologies



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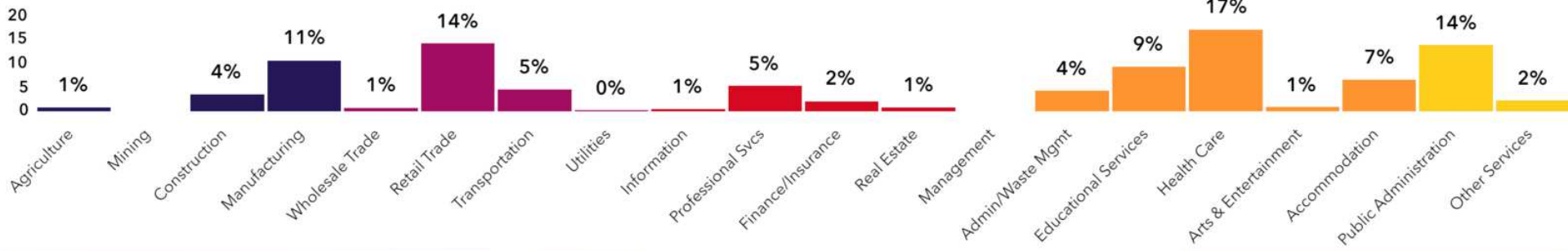
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27,430
Total Population



Population

20,035
Daytime Population



\$75,862
Median HH Income



Income

\$32,980
Per Capita Income



9,513
Total Households



Housing

10,206
Total Housing Units



\$235,814
Median Home Value



Homes

68.3%
Home Ownership



32.7
Median Age



People

Up and Coming Families
Tapestry Segment



Demographics

142 Paraclete Drive, Raeford, North Carolina,
28376



4%
No HS Diploma



25%
HS Graduate



41%
Some College



30%
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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