

Medical Office For Sale

Angier, NC



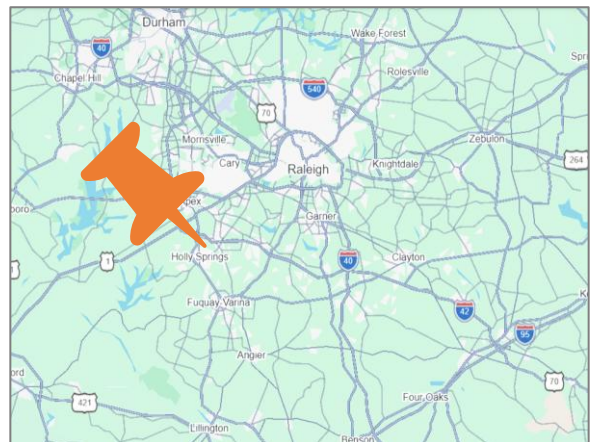
169 Rawls Road

6,700 sf | 0.89 acres | \$2,100,000



CENTURY 21
COMMERCIAL.
Triangle Group

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Medical Office Opportunity in Growing Angier Market

169 Rawls Road | Angier

A rare opportunity to acquire a specialized medical office facility in one of the region's growing communities. Located in Angier with convenient access to NC 55 and the NC 55 Bypass currently under construction and minutes from the Wake County line and Fuquay-Varina. The property offers an attractive combination of specialized medical infrastructure, accessibility, parking, and proximity to significant residential growth.

169 Rawls Road is configured and ready for a new medical use with multiple exam rooms featuring built-in sinks and cabinetry, six lead-lined X-ray rooms, infrastructure to accommodate a mobile MRI unit, ample parking, and a rapidly growing market area. The interior appealing physical environment, with vaulted wooden ceilings, exposed wood beams, and abundant natural light creating a distinctive setting that is both functional and inviting for patients, physicians, and staff.

Angier continues to experience significant residential and commercial growth, benefiting from its proximity to Southwest Wake County and the broader Triangle region. The property is conveniently located near Del Webb Carolina Gardens in Fuquay-Varina (55+ active adult community) and numerous residential subdivisions that are under construction or approved for future development. Rapid residential growth is expanding the local population base, creating an increasingly attractive market for healthcare providers seeking convenient locations close to the communities they serve.

The planned NC 55 Bypass adds another important element to the property's long-term positioning by improving regional connectivity and supporting continued growth along the corridor.



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Investment Highlights

Purpose-Built Medical Infrastructure

Existing medical improvements include multiple exam rooms with sinks and cabinetry, 6 lead-lined X-ray rooms, and a mobile MRI hook-up panel.

Rare Market Opportunity

There is limited inventory of comparable medical facilities available for acquisition, particularly properties offering specialized diagnostic infrastructure.

Strategic Location

Convenient access to NC 55, the future NC 55 Bypass, and surrounding communities positions the property to serve a broad and growing patient base.

Proximity to Wake County

The property's location provides convenient access to the expanding Southwest Wake County market while benefiting from Angier's continued growth.

Strong Residential Development Pipeline

Nearby Del Webb Carolina Gardens (55+ active adult community) and multiple new subdivisions under construction or approved for development are expanding the population and consumer base surrounding the property.

Patient-Friendly Environment

Vaulted wood ceilings, exposed beams, natural light, and a well-maintained interior create an inviting environment that differs from the typical institutional medical office setting.

Ample On-Site Parking

Generous parking provides convenience for patients, employees, physicians, and visitors and supports a range of potential medical uses.

An Opportunity to Acquire More Than Square Footage

For a medical practice or healthcare provider, the value of this property extends beyond its building size. The specialized infrastructure already in place represents a significant capital and time savings compared with creating a comparable facility from the ground up or converting a conventional office building.

For an owner-user, the property provides the opportunity to control a purpose-configured medical facility while building long-term real estate equity. For an investor, the combination of specialized improvements, limited comparable inventory, and a growing surrounding population creates an opportunity to own a distinctive asset in an expanding market.

Ability to Expand

Two adjacent parcels (0.49 and 0.48 acres) are also available for sale if additional space or a campus of buildings is desired.

Contact Century 21 Commercial Triangle Group today to learn more about this exceptional opportunity.



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Property Details

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Price:	\$2,100,000.00
Size:	Building: 6,700 sf Lot: 0.89 acres
Parking:	27 spaces + shared
PIN:	0674-62-2531
Taxes:	2025- \$11,628.45
City Limits:	Yes – Angier
Planning Jurisdiction:	Angier
Zoning: Angier Planning & Inspections (919) 331-6702	GC: General Commercial See Angier Zoning Ordinance for development regulations and list of permitted and prohibited uses <i>Note:</i> Restrictive Covenants limit allowed uses
Utilities: Angier Public Works (919) 331-6712	Water: Town of Angier Public Works Sewer: Town of Angier Public Works Electric: Duke Energy Progress Natural Gas: Piedmont Natural Gas (verify availability)



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Floor Plan

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Mobile MRI Panel



Lead lined walls
X-Ray Room



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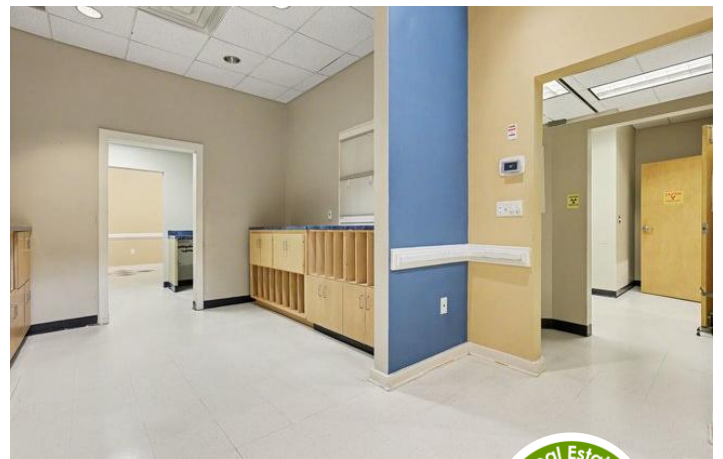


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169 Rawls Road | Angier Photos

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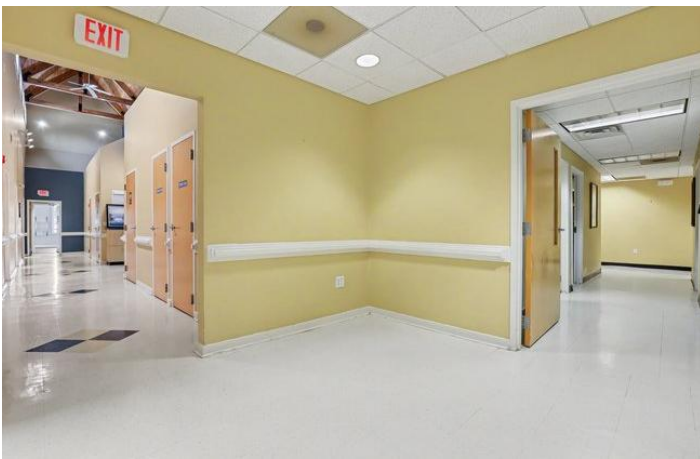


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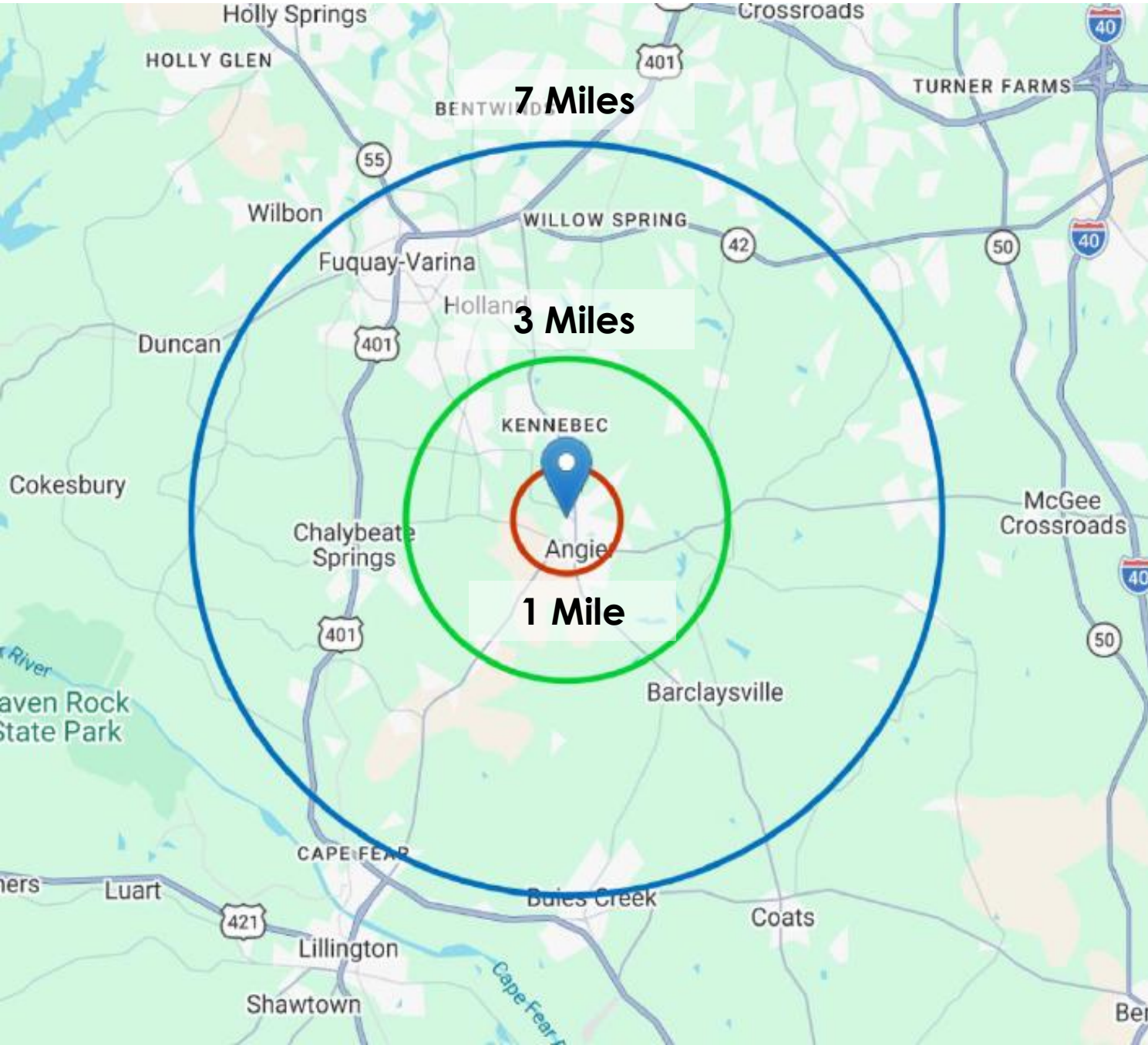


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Demographics



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169 Rawls Road | Angier

Demographics – 1 mile

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KEY FACTS

19,134
Population

39.9 Median Age



2.61
Average Household Size

7,315
Total Households

EDUCATION

6.82%
No High School Diploma

13.22%
High School Graduate

16.52%
Some College

20.98%
Bachelor's/ Grad

BUSINESS



448

Total Businesses



2,764

Total Employees

EMPLOYMENT

191
Manufacturing Employees

389
Retail Trade Employees

195
Eating & Drinking Employees

256
Finance/Ins/Real Estate Emp

2.8% Unemployment Rate

INCOME



\$88,723
Median Household Income



\$44,770
Per Capita Income



\$386,324
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.32%) ■

The smallest group : \$15,000 - \$24,999 (3.85%) ■

Indicator	Value(%)	
< \$15,000	5.3	■
\$15,000 - \$24,999	3.85	■
\$25,000 - \$34,999	5.44	■
\$35,000 - \$49,999	9.05	■
\$50,000 - \$74,999	17.32	■
\$75,000 - \$99,999	14.57	■
\$100,000 - \$149,999	16.25	■
\$150,000 - \$199,999	12.07	■
\$200,000+	16.13	■



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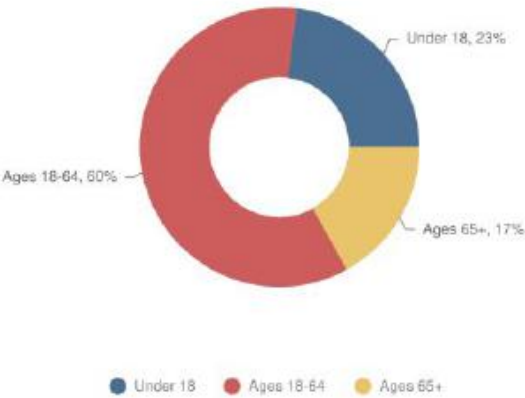
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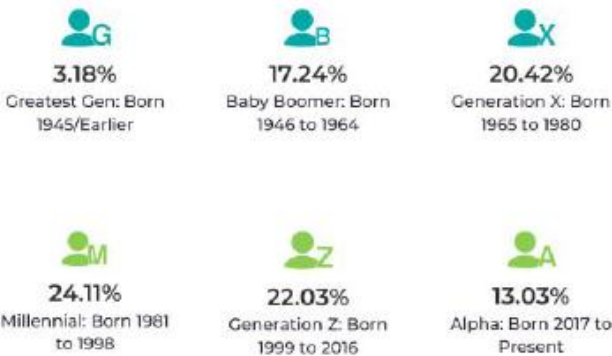
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

3,801 Population	1,509 Households	39.3 Median Age
2.5 Avg Size Household	\$76,255 Median Household Income	\$335,273 Median Home Value
85 Wealth Index	91 Housing Affordability	75.4 Diversity Index

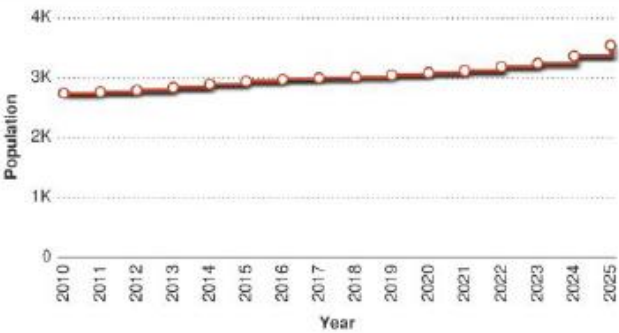
POPULATION BY AGE



POPULATION BY GENERATION



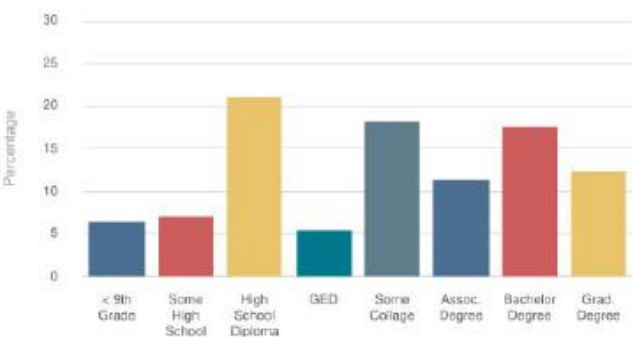
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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Demographics – 3 mile

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Average Household Size

7,315
Total Households

EDUCATION



6.82%
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\$75,000 - \$99,999	14.57	
\$100,000 - \$149,999	16.25	
\$150,000 - \$199,999	12.07	
\$200,000+	16.13	



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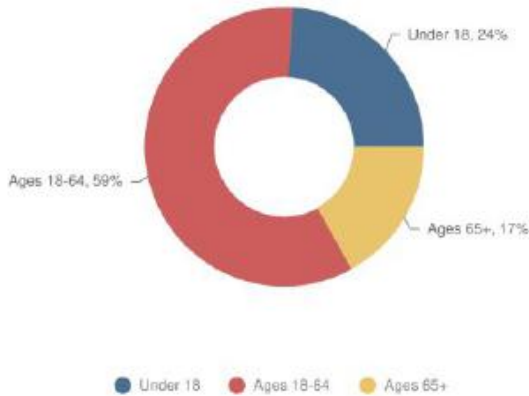
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Demographics – 3 mile

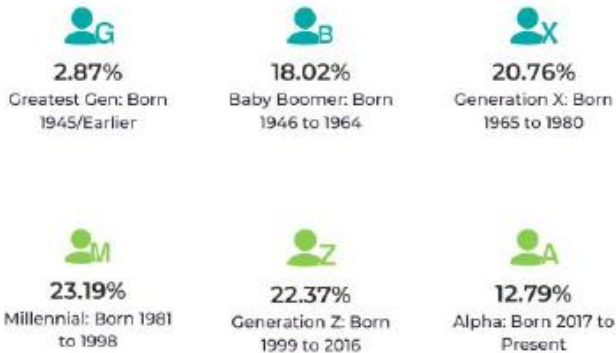
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

19,134 Population	7,315 Households	39.9 Median Age
2.61 Avg Size Household	\$88,723 Median Household Income	\$365,490 Median Home Value
99 Wealth Index	98 Housing Affordability	69.2 Diversity Index

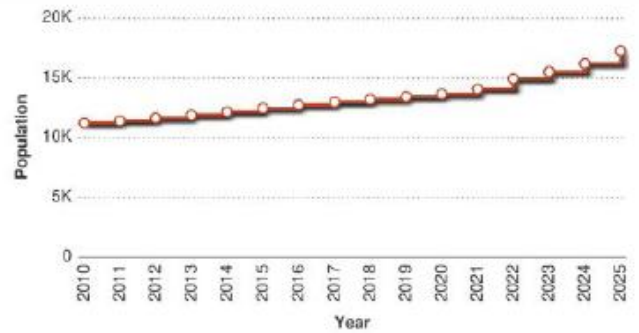
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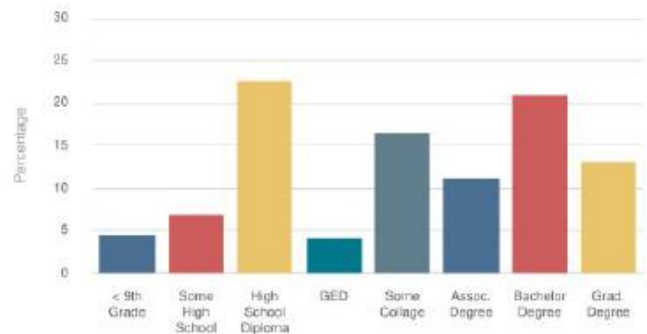
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Demographics – 7 mile

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KEY FACTS

93,538
Population

39.4 Median Age



2.59
Average Household Size

35,716
Total Households

EDUCATION

4.9%

No High School Diploma



12.24%

High School Graduate



16.62%

Some College



26.88%

Bachelor's/ Grad

BUSINESS



2,223

Total Businesses



16,587

Total Employees

EMPLOYMENT

2,408

Retail Trade Employees

1,033

Manufacturing Employees

1,698

Eating & Drinking Employees

1,259

Finance/Ins/Real Estate Emp

2.7%

Unemployment Rate

INCOME



\$100,439

Median Household Income



\$45,686

Per Capita Income



\$409,923

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.33%) ■

The smallest group : \$15,000 - \$24,999 (3.98%) ■

Indicator	Value(%)	
< \$15,000	5.75	■
\$15,000 - \$24,999	3.98	■
\$25,000 - \$34,999	4.86	■
\$35,000 - \$49,999	7.21	■
\$50,000 - \$74,999	15.8	■
\$75,000 - \$99,999	12.12	■
\$100,000 - \$149,999	22.33	■
\$150,000 - \$199,999	12.31	■
\$200,000+	15.64	■



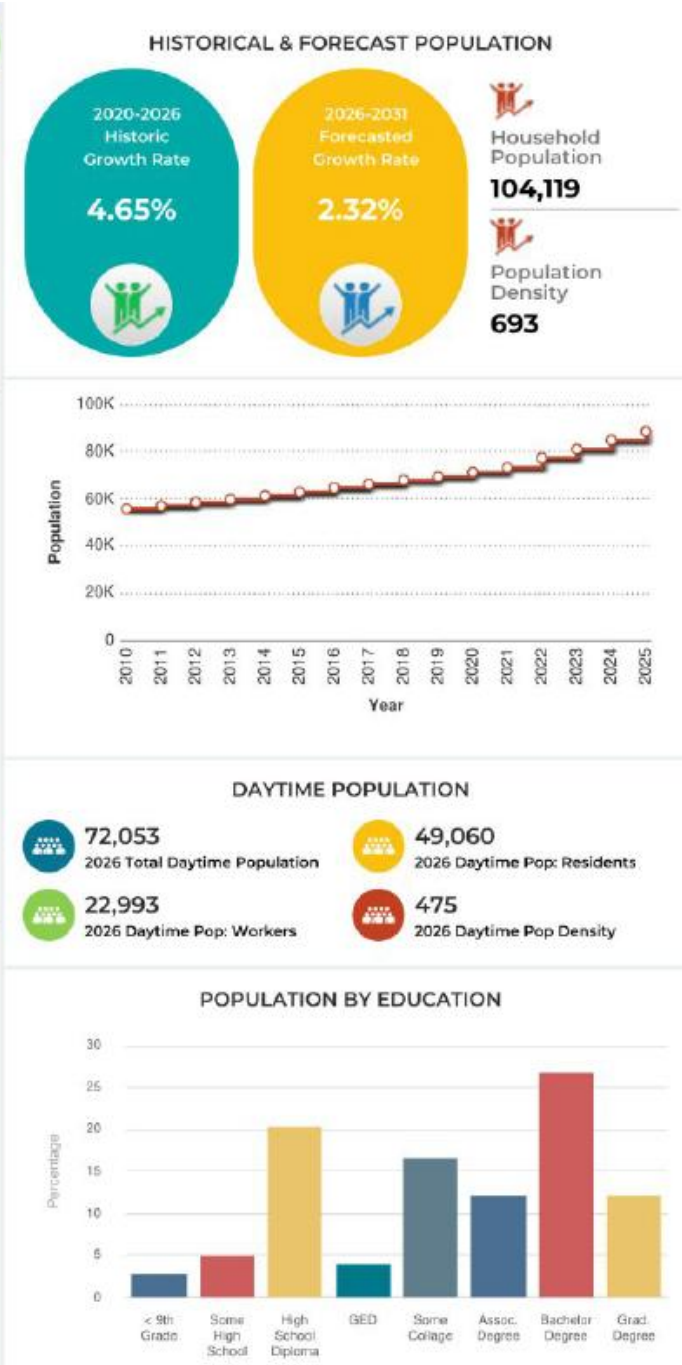
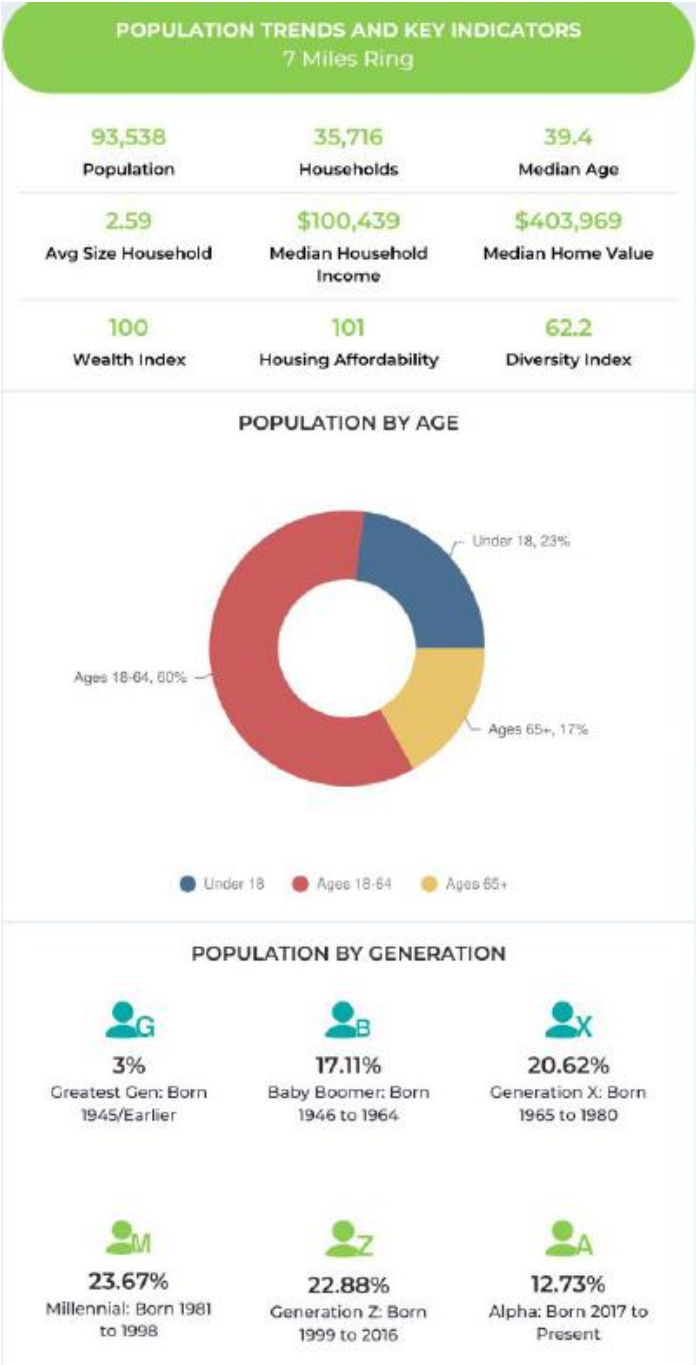
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Demographics – 7 mile



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169 Rawls Road | Angier Community Overview



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Harnett County is experiencing rapid growth, driven in part by an influx of residents from neighboring counties.

As nearby areas undergo development, many individuals and families are drawn to Harnett County's affordable housing options, scenic charm, and growing job opportunities.

Harnett County has a close-knit community feel with local events and festivals that foster a sense of belonging. Explore their rich history through intriguing museums and historical sites, such as Averbosboro Battlefield Museum, and the remarkable talent displayed on theater stages and in art galleries throughout the county. Additionally, Campbell University's College of Arts & Sciences showcases a range of student and faculty art exhibitions at the E.P. Sauls Gallery in the Taylor Bott Rogers Fine Arts Center.

Harnett County's thriving downtowns serve as hubs for social interaction, celebrate local heritage, and promote a strong sense of community. In addition, our municipalities support community and culture by hosting a variety of events, fostering small business growth, preserving historical landmarks, and providing spaces for art and cultural activities.



Angier, North Carolina is a welcoming and fast-growing town in Harnett County, located just south of the Raleigh metropolitan area. With a population now exceeding 9,000 residents and continuing to rise each year, Angier has become one of the region's most desirable small-town communities for families, entrepreneurs, and visitors seeking a balance of opportunity and hometown charm.

Angier's location offers convenient access to Fuquay-Varina, Lillington, Raleigh, and the broader Research Triangle region, making it an attractive place for commuters while maintaining a quieter, close-knit lifestyle. Continued residential and commercial development has brought new neighborhoods, small business growth, and infrastructure improvements, all while preserving the town's community-first character.

With strong civic pride, active local leadership, and a growing population, Angier continues to thrive as a place where neighbors know each other, businesses are supported, and community traditions remain at the center of everyday life.



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