



INVESTMENT PROPERTY – MEDICAL BUILDING WITH NNN LEASE

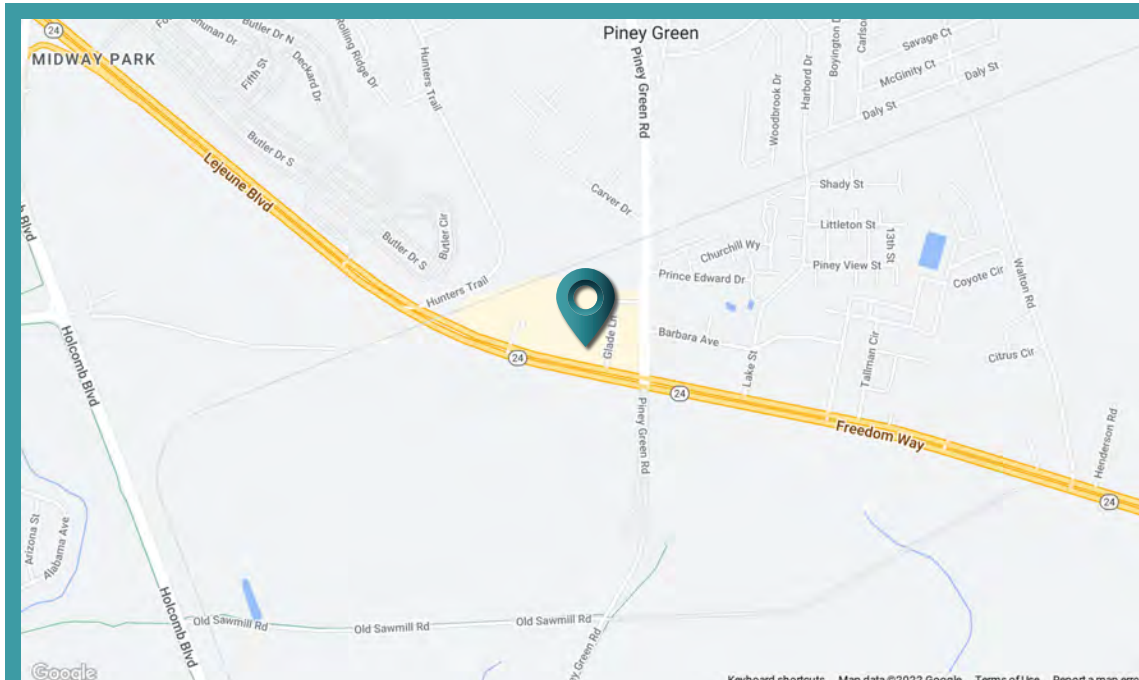
MARTIN ARAGONA
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



241 Freedom Way Jacksonville, SC 28544

BUILDING SIZE*	10,438 SF
SALE PRICE	\$2,180,000
ACREAGE*	0.99 Acres
BUILDING CLASS	A
YEAR RENOVATED	2017
ZONING	CC-CC

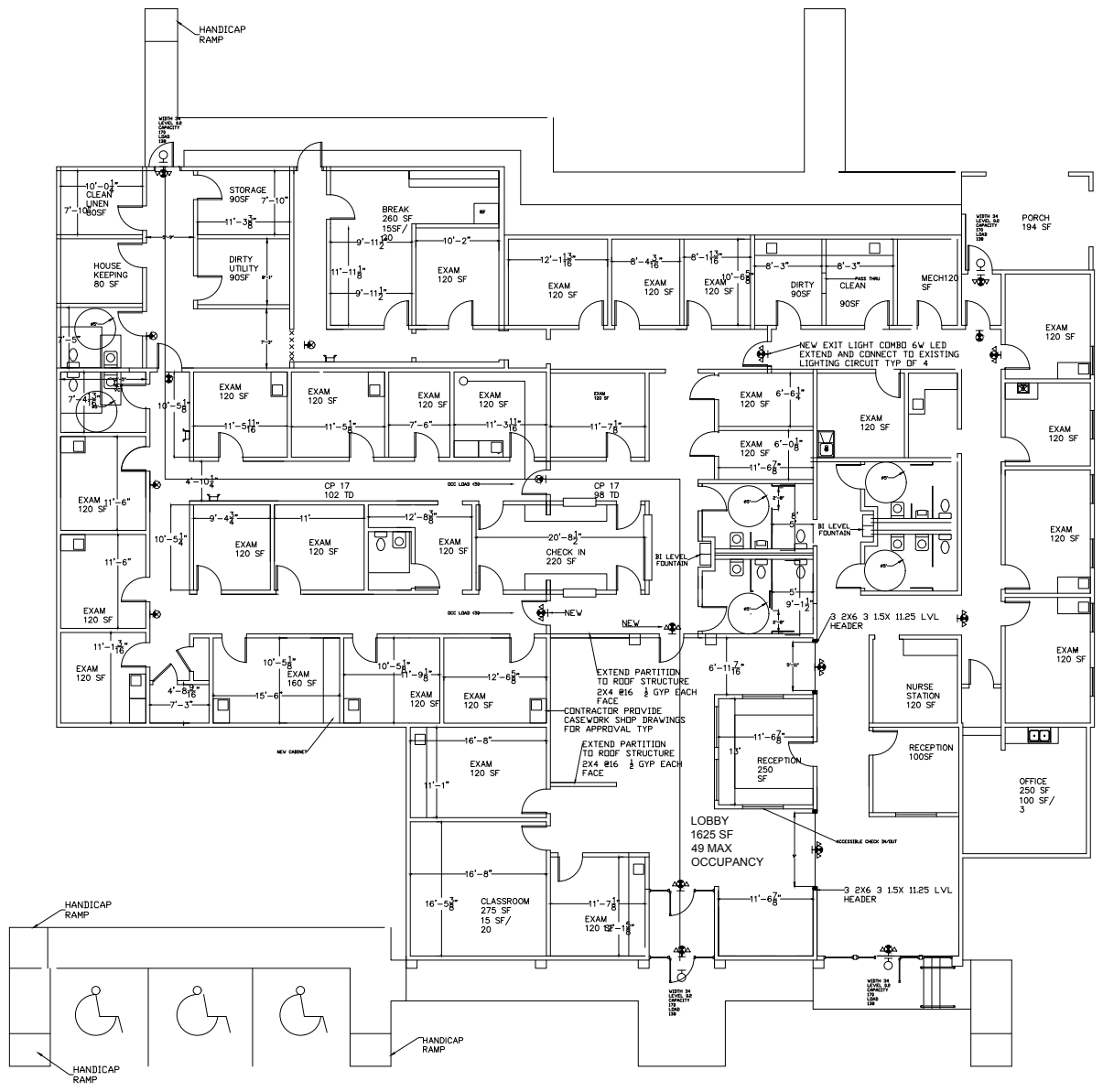
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured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

Medical Building For Sale. Currently under a NNN Lease with large medical practice.
Entire building renovated in 2017. New roof installed in 2020.
Owner is Broker.

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PLAN SCALE: 1/8"=1'

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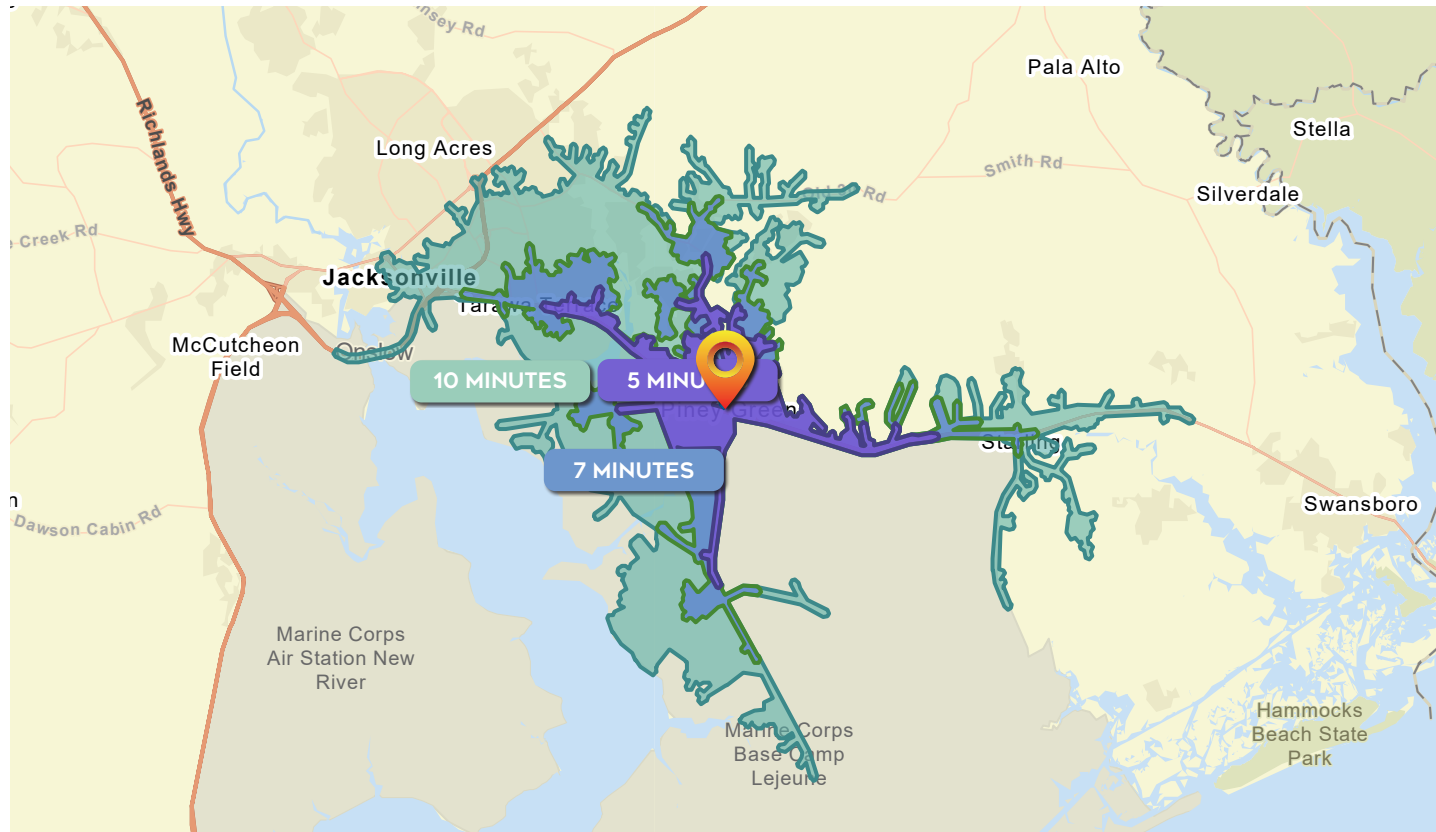




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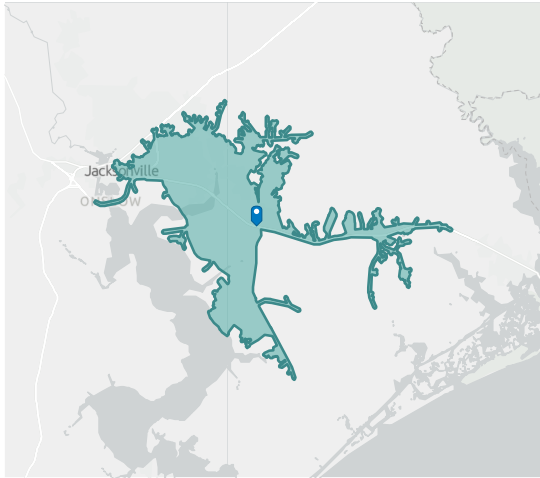
DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	3,738	9,126	33,543
Average Age	28.5	26.8	24.7
Households	1,454	3,795	10,729
Average HH Size	2.51	2.40	2.59
Median HH Income	\$60,615	\$50,113	\$50,479
Average HH Income	\$73,276	\$63,256	\$68,141
Per Capita Income	\$28,914	\$26,241	\$23,377

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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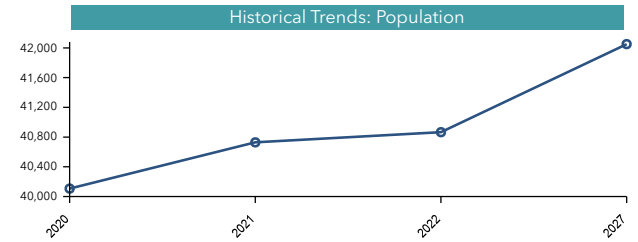


POPULATION TRENDS - 10 MINUTE RADIUS

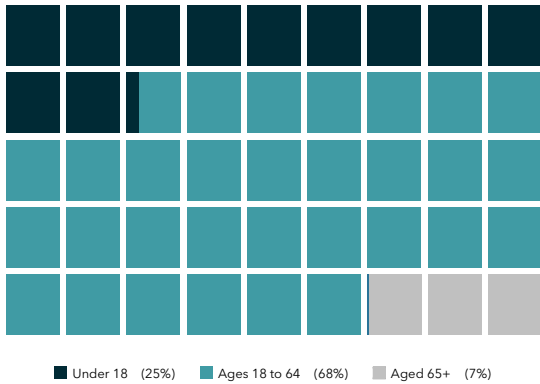
241 Freedom Way, Midway Park, North Carolina, 28544
 Drive time of 10 minutes

40,866	12,829	2.62	25.0	\$44,212	\$173,633	38	118	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

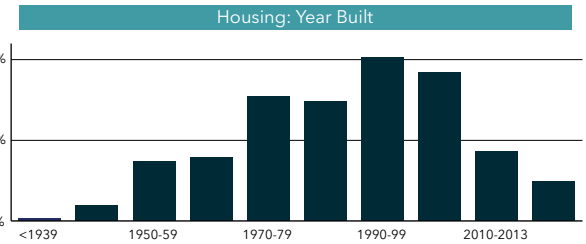
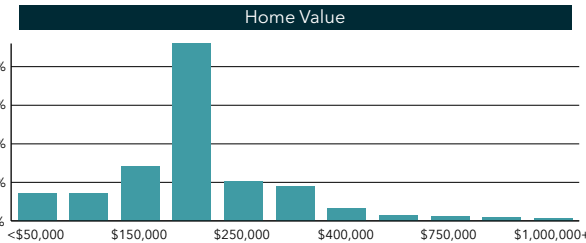
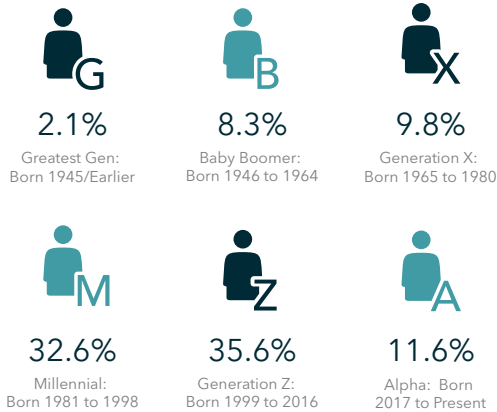
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE™ This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
 The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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