

RETAIL PROPERTY FOR LEASE

Cameron Office Park

2287 NC 24-87, Cameron, NC 28326



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Available SF:	Suite 2285 - 1,563 SF Suite 2297 - 3,000 SF
Lease Rate:	\$30.00 SF/yr (NNN)
TICAM:	\$4.00/SF
Year Built:	2023
Building Size:	17,100 SF
Zoning:	COMM
Submarket:	Spout Springs
Traffic Count:	40,407

property description

Completed in 2023, this 17,100 SF medical retail center offers two remaining suites for lease—Suite 2285 (1,563 SF) and Suite 2297 (3,000 SF)—both delivered in cold, dark shell condition with a tenant improvement allowance available. The modern design features high storefront glass, deep overhangs with aluminum canopies, and a clean, contemporary façade that enhances visibility and curb appeal. Monument signage is available directly along NC Hwy 24-87, where daily traffic counts reach 40,407 vehicles, offering exceptional exposure for healthcare, dental, or wellness users. Current co-tenants include Phycinity, BlueSprig, and Southern Smiles, creating strong synergy for adjacent health-focused practices. The site is part of a shared access agreement with Sheetz, increasing both convenience and cross-traffic.



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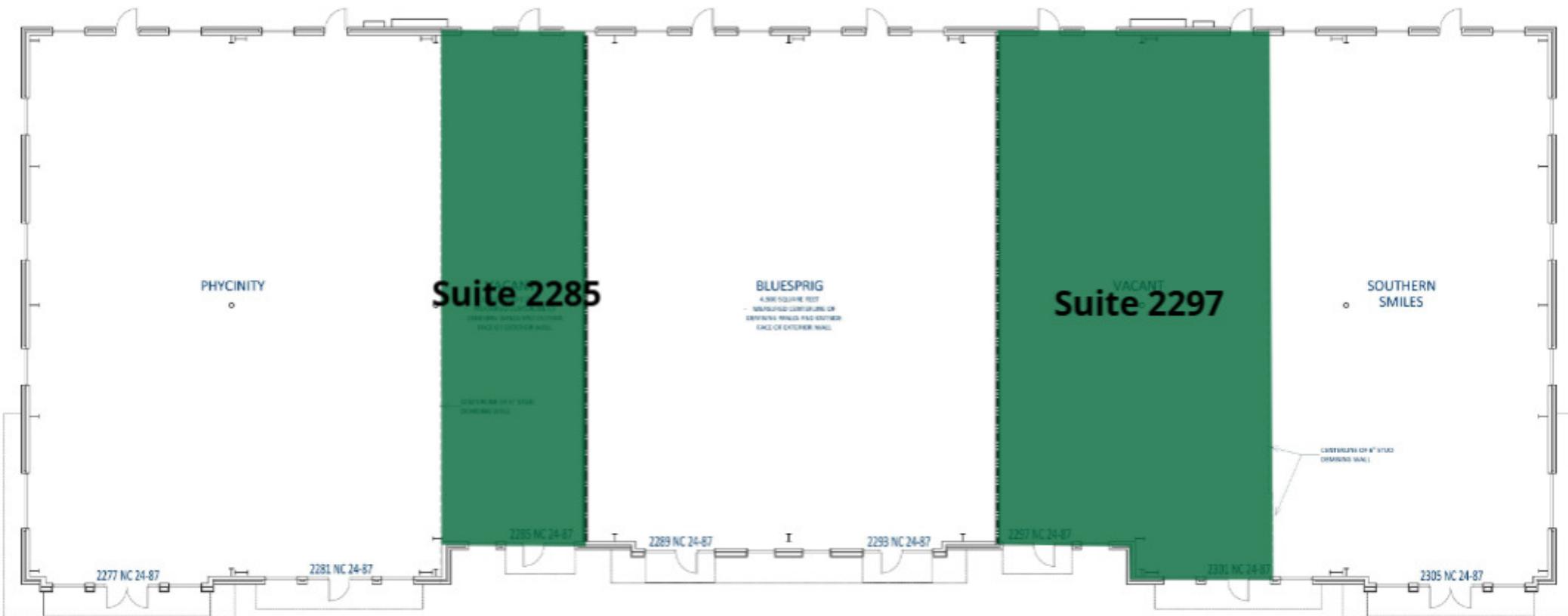
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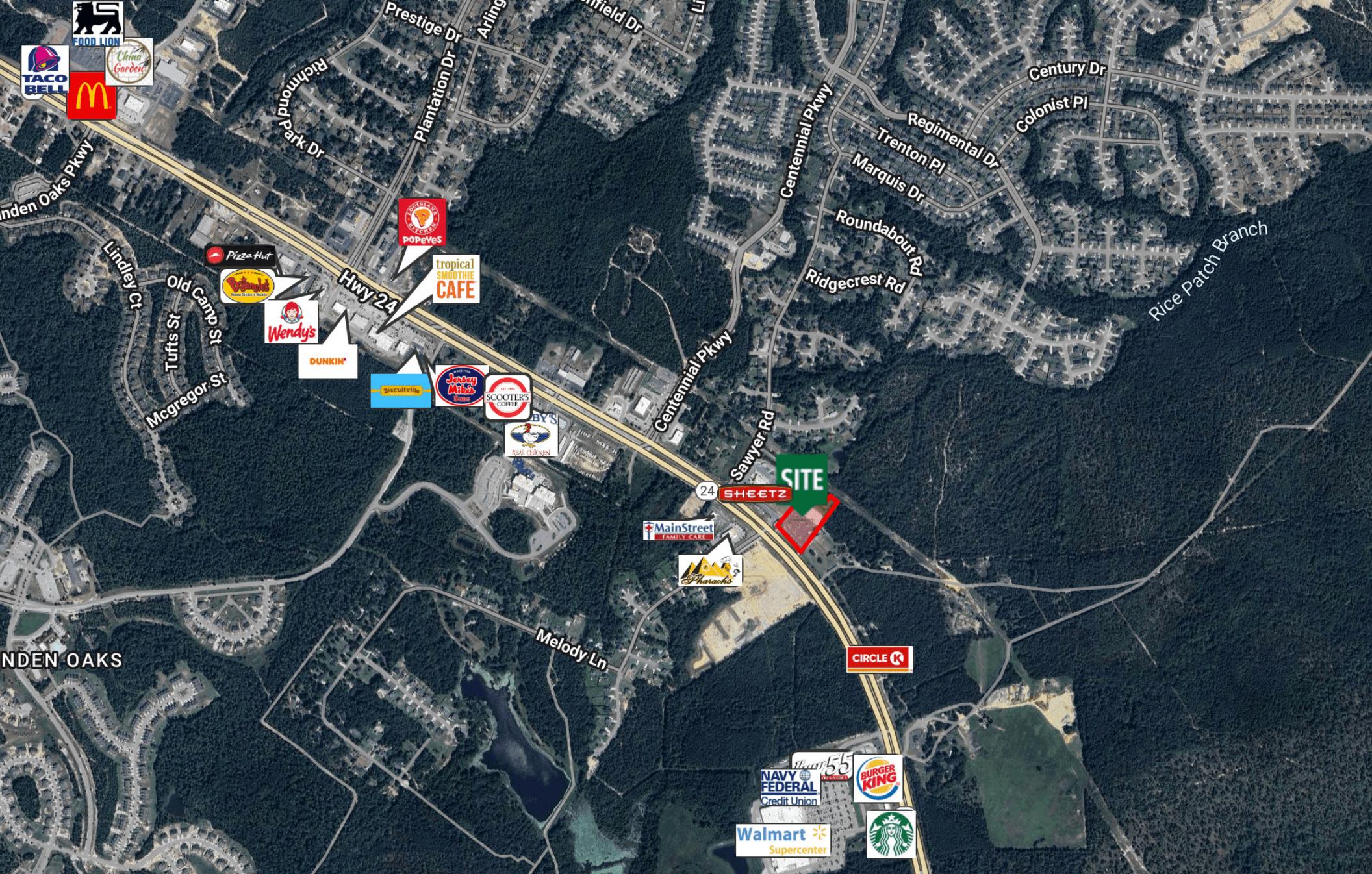
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Maxar Technologies



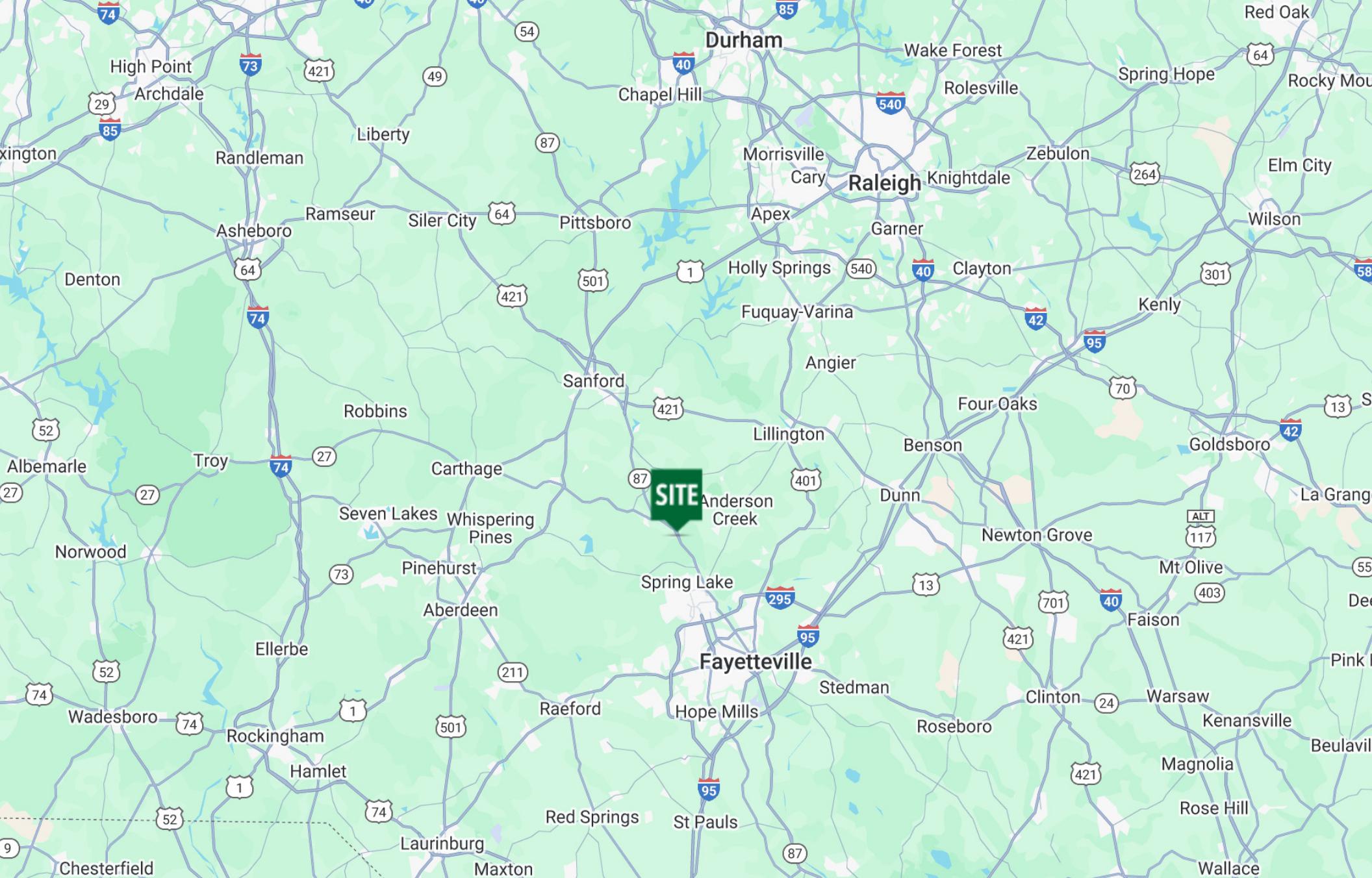
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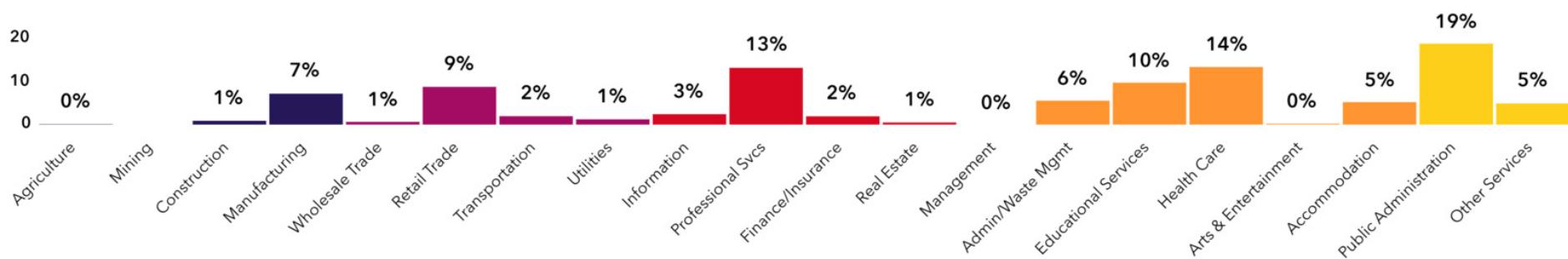
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19,114
Total Population



Population

\$91,037
Median HH Income



Income

5,698
Total Households



Housing

\$341,478
Median Home Value



Homes

28.6
Median Age



People



13,933
Daytime Population



\$33,923
Per Capita Income



6,178
Total Housing Units



54.8%
Home Ownership



Tapestry Segment



4%



17%



41%



38%

No HS Diploma

HS Graduate

Some College

Degree or Higher

Demographics

2287 NC 24-87, Cameron, North Carolina, 28326

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Principal / Broker in Charge Esri (2025).

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028



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