



SINGLE TENANT NET LEASE (STNL) MEDICAL INVESTMENT SALE

1217 Davie Ave. | Statesville, NC | 28677

SUMMARY / LEASE ABSTRACT

TENANT:

Iredell Health System
(Statesville Family Practice)

SF/ACREAGE:

3,966 on 1.41 acres

TERM: 5 years

LEASE COMMENCEMENT DATE:

Aug. 16, 2025

LEASE EXPIRATION DATE:

Oct. 15, 2030

LEASE TYPE: NNN

ANNUAL ESCALATIONS: 2%

OPTIONS: None

LANDLORD RESPONSIBILITIES:

Roof, structure, foundation, HVAC above annual cap

RECENT RENOVATION:

New HVAC units installed (2025)

OFFER TERMS

NOI: \$87,000

Price: \$1,200,000

Cap Rate: 7.25%

CONTACT

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MARKET AERIAL

IREDELL HEALTH SYSTEM LOCATIONS



- IREDELL HEALTH SYSTEMS
- OTHER HEALTH CARE PROVIDERS



Name
Iredell Memorial Hospital
Iredell Davis Behavioral Health Hospital
Iredell Internal Medicine
Statesville Internal Medicine
Iredell Urology
Iredell Psychiatry
Statesville Family Practice
Iredell Cardiology
Statesville Cardiovascular Center
Iredell Ambulatory Surgery Center
Iredell Vascular Clinic
Iredell Orthopedic Center
Iredell General Surgery
Iredell Urgent Care - Statesville
Family Care Center Statesville
Iredell Ear, Nose & Throat
Iredell Home Health
Iredell Health Foundation Office



ABOUT IREDELL HEALTH SYSTEM:

Iredell Memorial Hospital was founded in 1954 as a small, nonprofit community hospital. Today, it has grown to be a comprehensive healthcare organization known as Iredell Health System with over 50 practices and locations.

The health system includes Iredell Memorial Hospital; Iredell Davis Medical Center and Iredell Davis Behavioral Health Hospital acquired from Davis Regional Hospital in 2024; Iredell Mooresville; Iredell Home Health; Iredell Wound Care & Hyperbaric Center; Community and Corporate Wellness; Occupational Medicine; the Iredell Physician Network and more. Iredell Memorial Hospital is the largest and only nonprofit hospital in Iredell County. The comprehensive healthcare organization has 391 licensed beds; close to 2,000 employees; and has approximately 365 healthcare providers representing various specialties. Centers of excellence include Women's and Children's; Cardiovascular; Cancer; Surgical Services and Wellness & Prevention.

The health system's Iredell Mooresville campus is home to the area's only 24-hour urgent care facility, as well as an ambulatory surgery center, imaging center, rehabilitation services, and physician practices.



HQ: Statesville, NC

Company Type: Private

Founded: 1954

Web: iredellhealth.org

