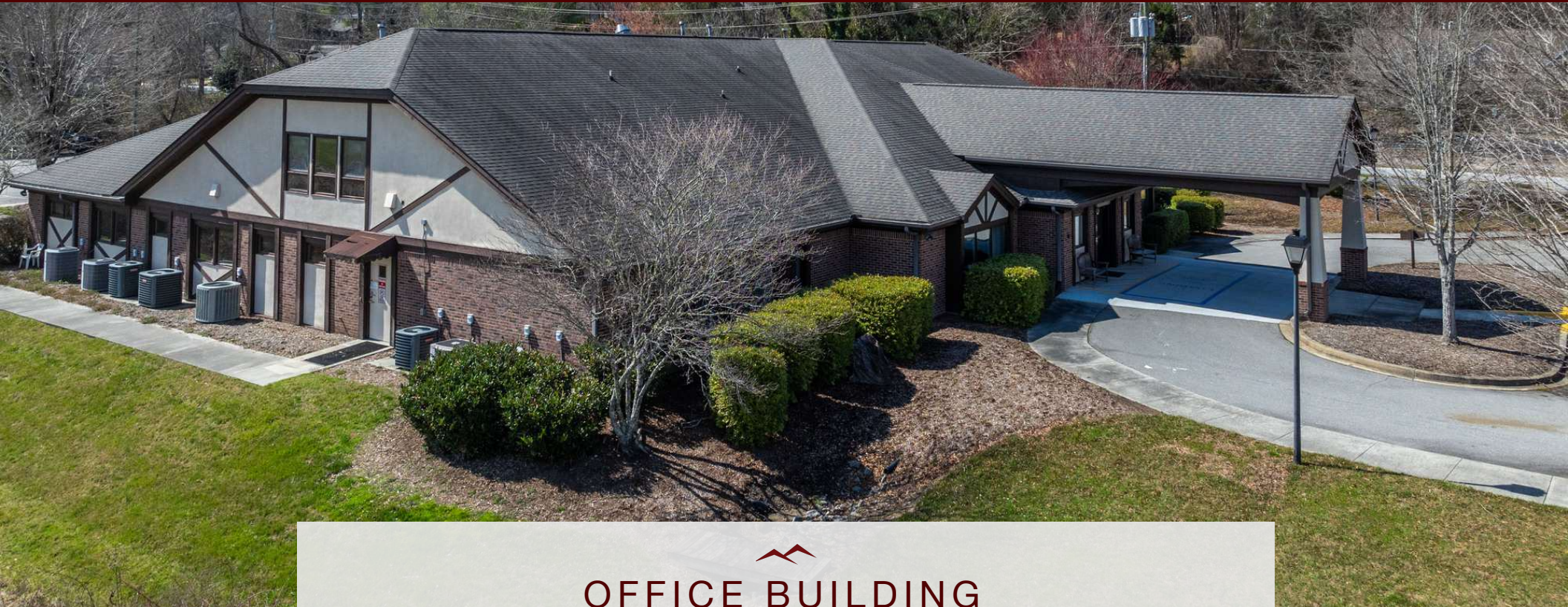




MEDICAL OFFICE FOR SALE OR LEASE




OFFICE BUILDING

377 GALLIMORE ROAD, BREVARD, NC 28712

Presented By

AUSTIN TYLER, SIOR

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DEWEY PROPERTY ADVISORS

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

15,333 SF Medical Office for Lease in Brevard, NC. Featuring an expansive waiting room; 24 exam rooms; lab; nurses station; several private offices, storage rooms, restrooms and break room. The well-maintained building is in a great location surrounded by residential properties. Ideal for a high traffic medical office. Abundant handicap accessible patient parking in the front with a covered portico. And staff parking area in the rear of the building.

PROPERTY HIGHLIGHTS

- 15,333 SF Medical Office
- Patient Parking in Front
- Staff Parking in Rear
- Great layout with easy opportunity for enhancement

OFFERING SUMMARY

Sale Price:	\$3,300,000
Lease Rate:	\$15 / SF, NNN
Building Size:	15,333 SF



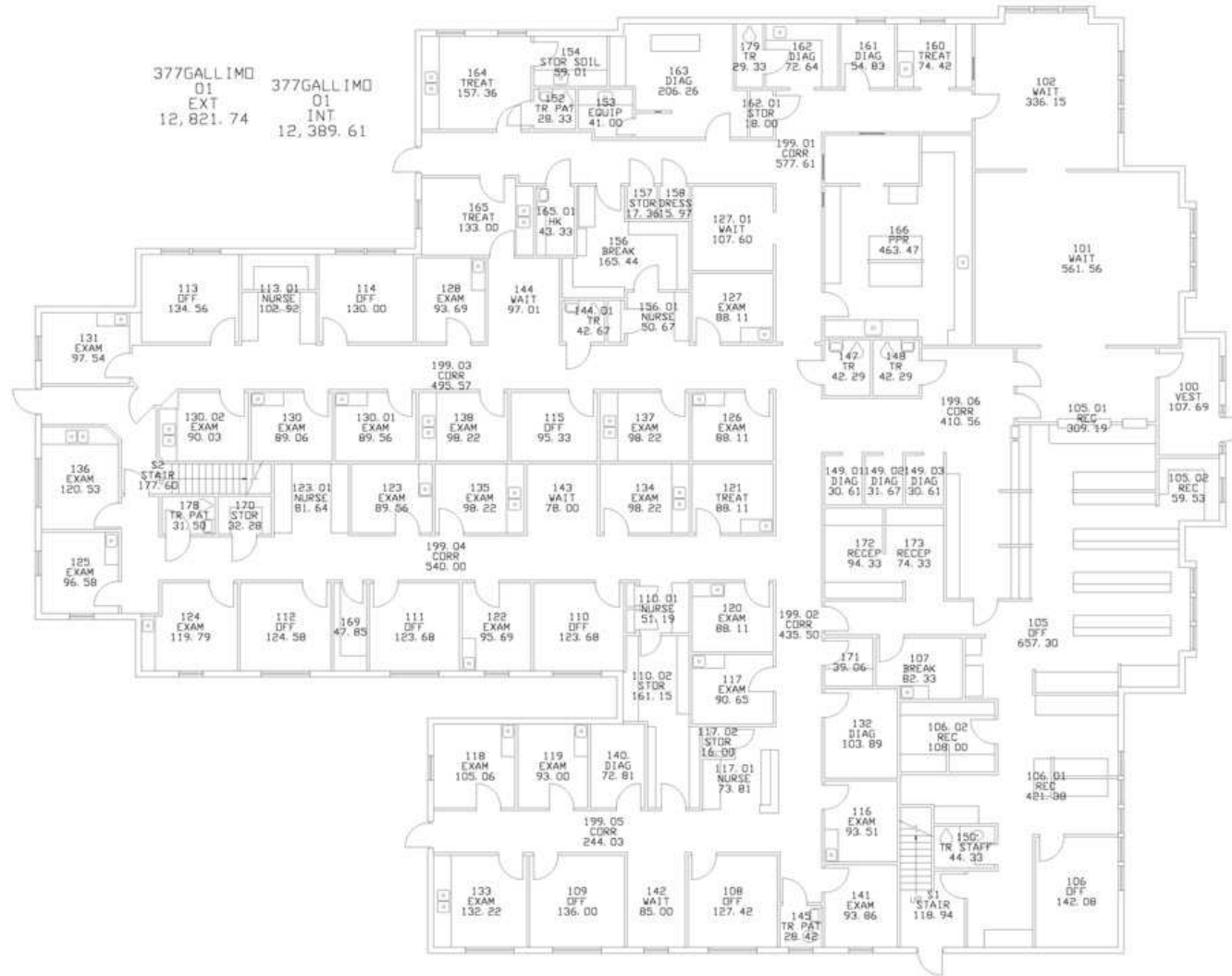
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FLOOR PLAN



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PHOTOS



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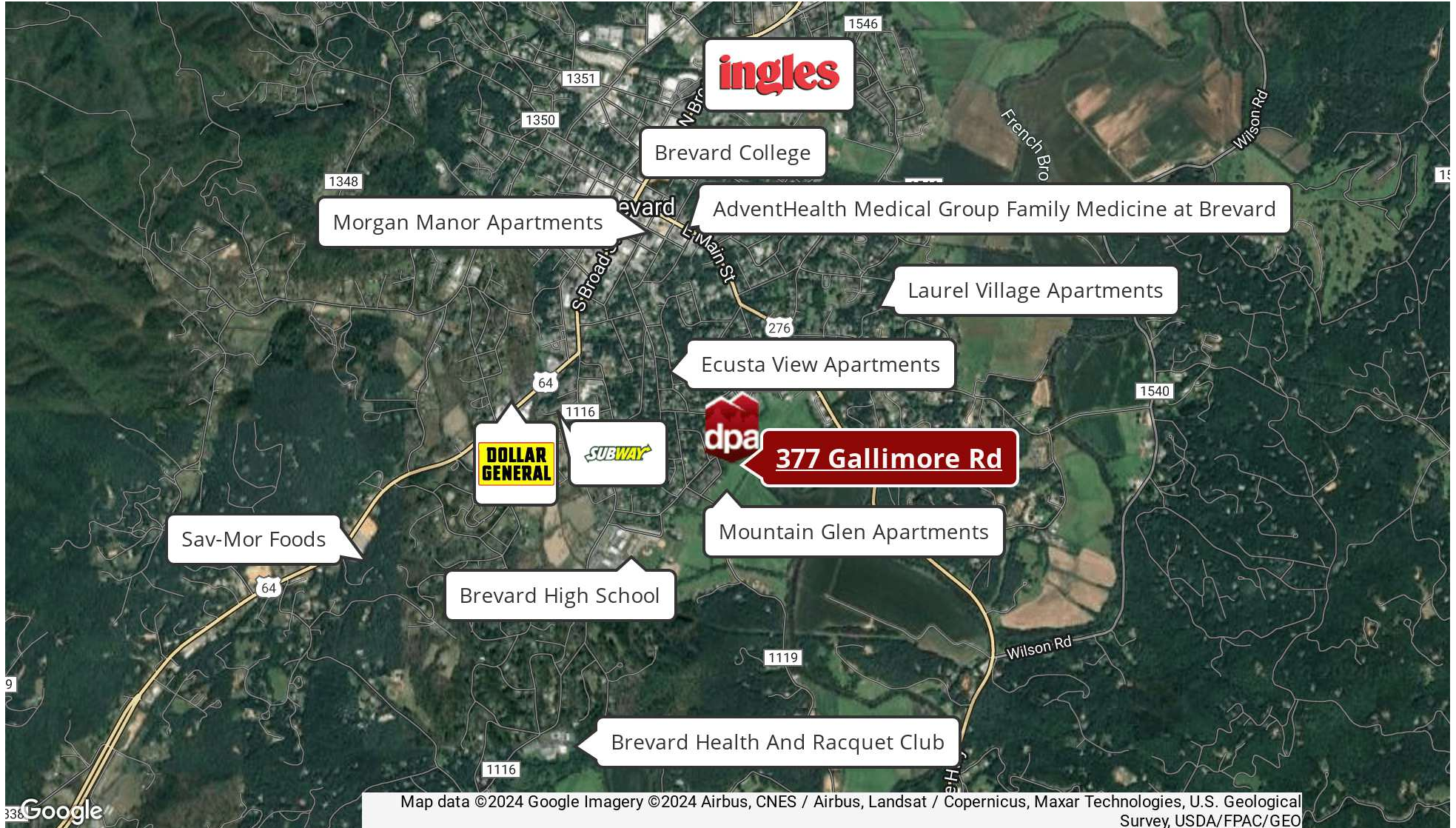


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MAP



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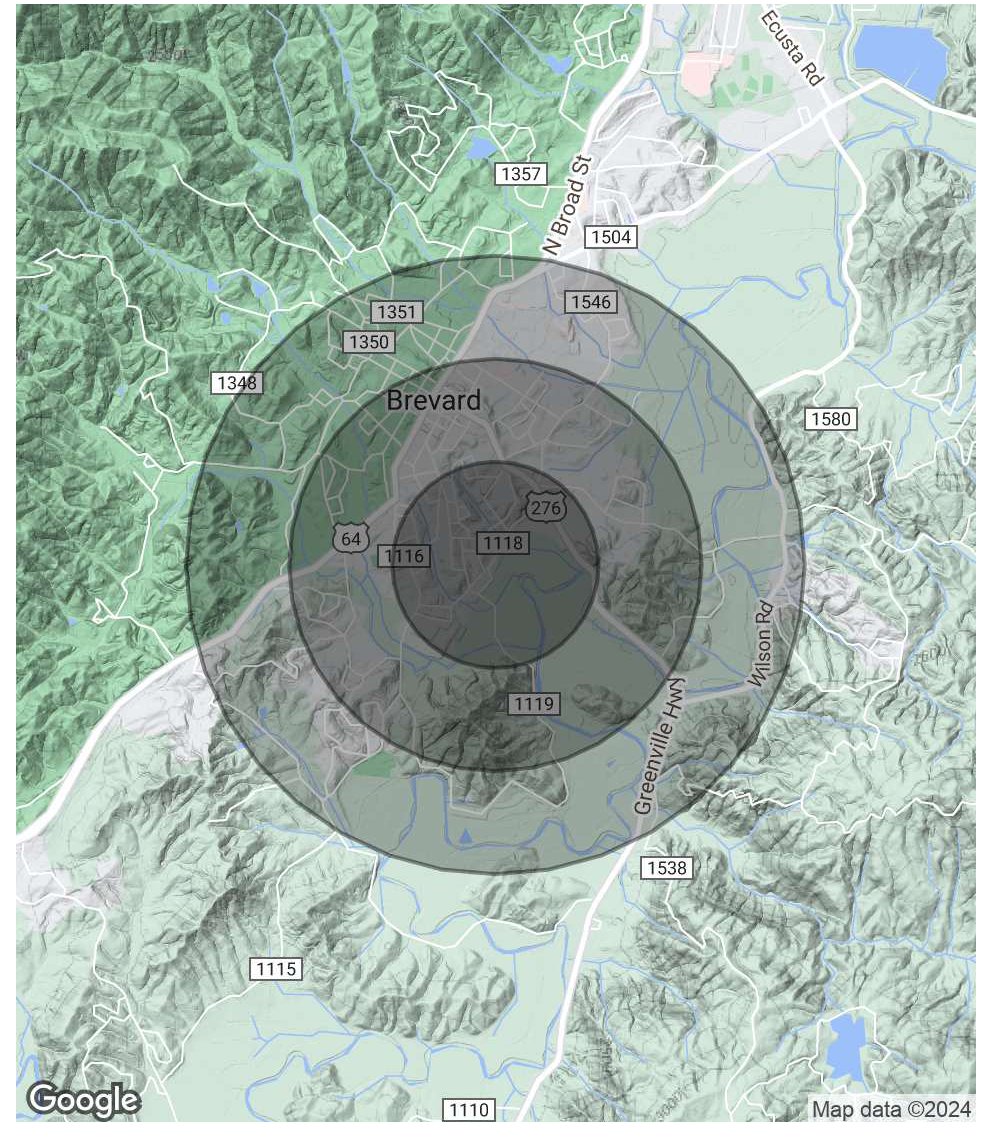
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,301	3,378	5,390
Average Age	49.1	49.5	49.4
Average Age (Male)	59.8	50.8	49.1
Average Age (Female)	48.0	50.2	49.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	819	1,953	2,923
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$49,331	\$49,407	\$53,752
Average House Value	\$277,836	\$248,522	\$250,076

* Demographic data derived from 2020 ACS - US Census



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