

± 2,258—4,516 SF MEDICAL/OFFICE/RETAIL SPACE FOR LEASE  
7910 & 7876 US HWY 117 S | THE MEDICAL PAVILION AT ROCKY POINT



Presented By:  
Cape Fear Commercial  
102 Autumn Hall Drive | Suite 210  
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(p) 910.344.1000 (f) 910.344.1020





<b>LOCATION:</b>	<p><b>The Medical Pavilion at Rocky Point</b> 7910 &amp; 7876 US Highway 117 S Rocky Point, NC 28457</p>
<b>AVAILABILITY:</b>	<p><b>Building 7910—Suite 130: ± 2,996 SF</b> Rate: \$20.00 PSF   NNN TICAM: \$4.00 PSF TI Allowance: \$40.00 PSF Delivered in Cold Dark Shell condition</p> <p><b>Building 7876: ± 2,258—4,516 SF</b> Rate: \$28.00 PSF   NNN Current upfit is a Medical Office</p>
<b>DESCRIPTION:</b>	<p>Medical/Office/Retail space available at The Medical Pavilion at Rocky Point. Conveniently located near the main intersection of Highway 117 and Highway 210 in Rocky Point, NC.</p> <p>Other tenants in The Medical Pavilion include Novant Health (Express Care, Imaging, Family Medicine, Home Care and Rehabilitation Center), Rocky Point Dental, Rocky Point Pavilion Pharmacy, and San Martin Medical.</p>

For more information, please contact:

**Bryce Morrison**  
910.344.1011 (direct)  
910.367.3322 (mobile)  
bryce@capefearcommercial.com

# PROPERTY PHOTOS

The Medical Pavilion  
Rocky Point, NC



For more information, please contact:

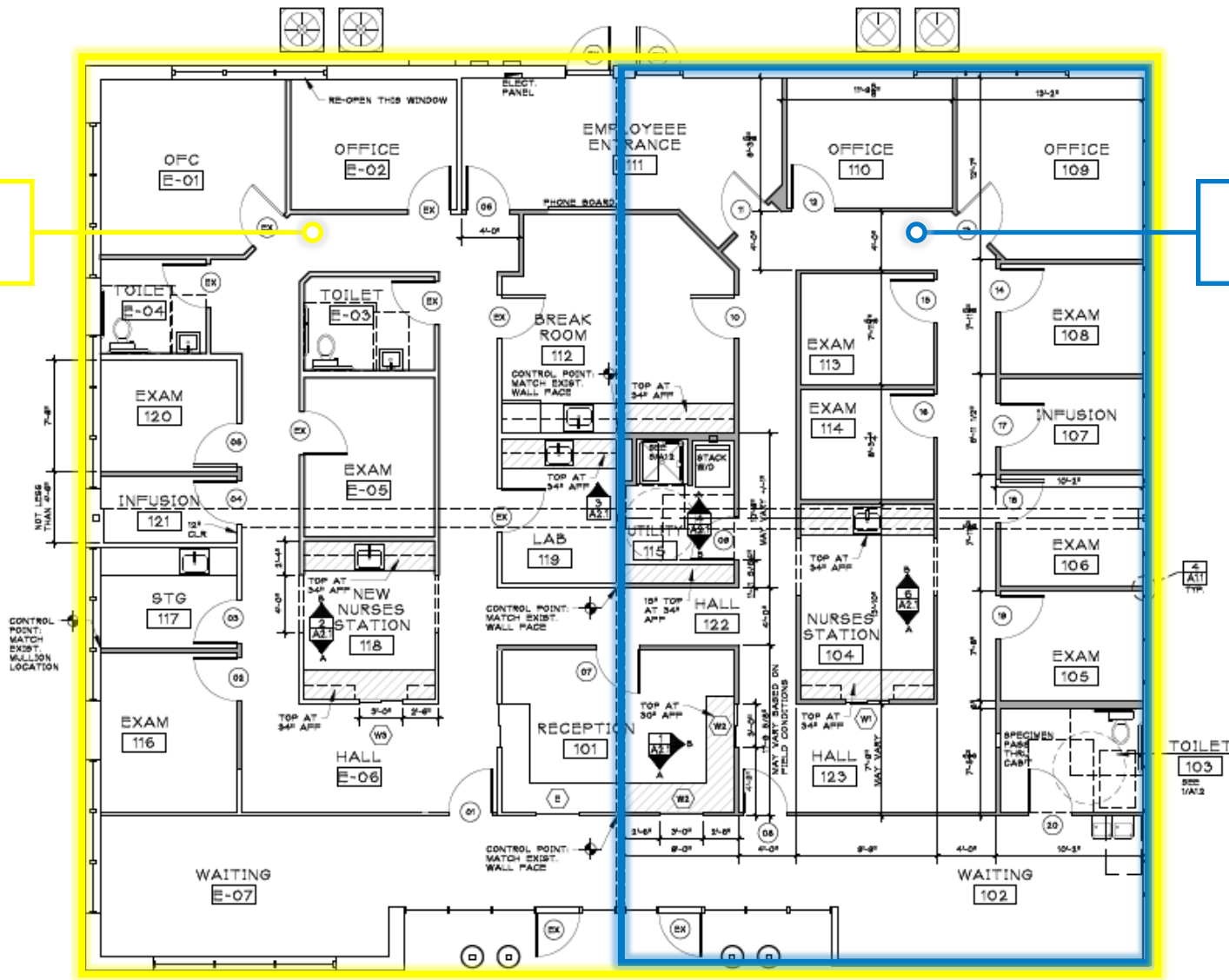
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# BUILDING 7876 FLOOR PLAN

The Medical Pavilion  
Rocky Point, NC

**Available**  
**± 4,516 SF**

**Available**  
**± 2,258 SF**



**PLAN NOTES**

1. POUR NEW 4" CONCRETE SLAB IN THE EXISTING AREA, ON 6 MIL POLY VAPOR BARRIER REINF WITH #4@10 W/W OR USE FIBER CONCRETE.
2. EXISTING RIBBON SLAB HAS A KEYED JOINT IN MOST AREAS WHERE THAT KEYED JOINT HAS BEEN DAMAGED DRILL AND EPOXY #4 REBAR DOWELS INTO EXISTING SLAB EDGE PER DETAIL 3/A1.1.
3. ADD BLOCKING IN ALL WALLS THAT ARE TO RECEIVE NEW CABINETS.

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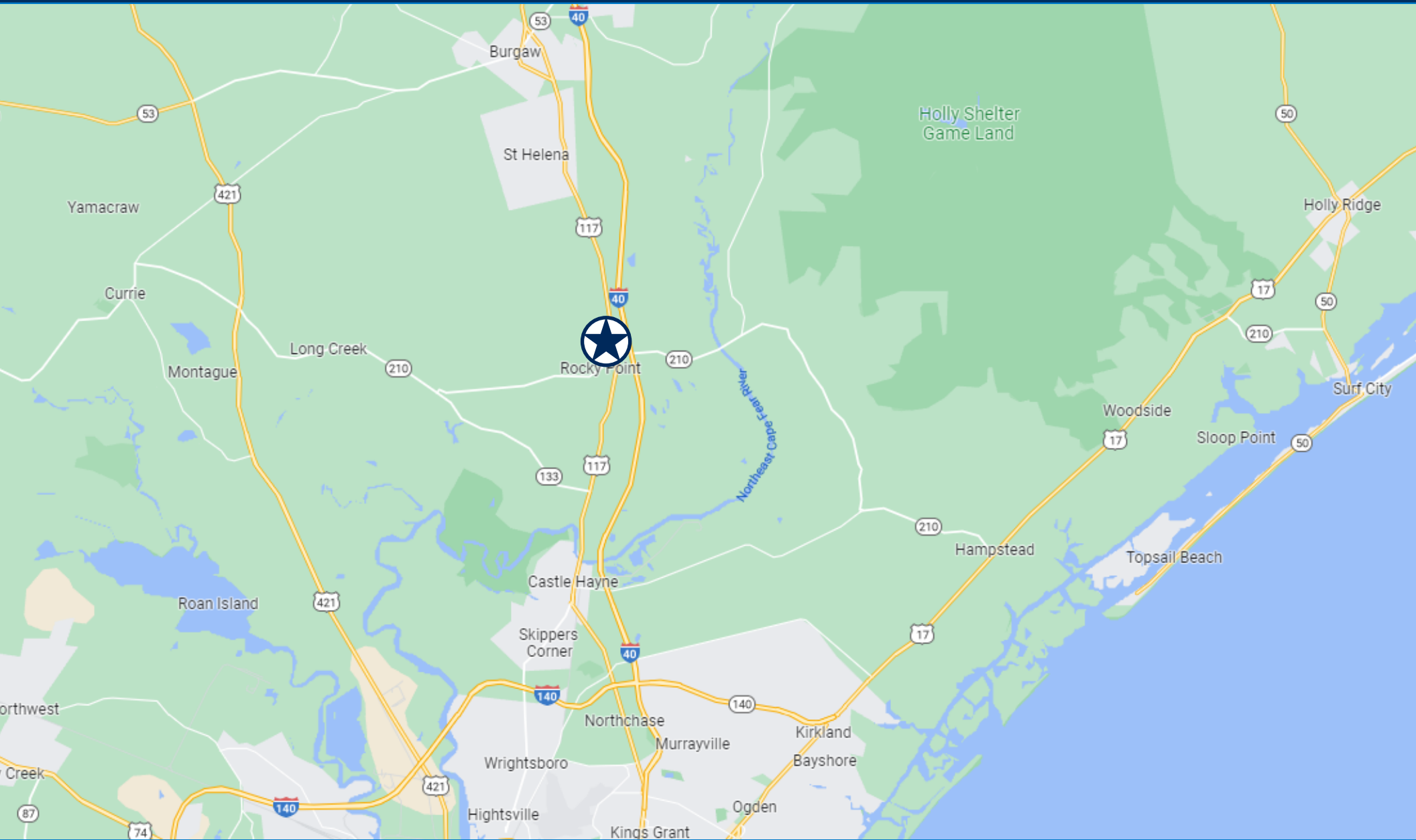


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# LOCATION MAP

The Medical Pavilion  
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