

# FOR SALE OR LEASE: +/- 7,282 SF MEDICAL OFFICE CONDO

THE SUMMIT ON PURDUE | 1540 PURDUE DRIVE, UNIT 3

FAYETTEVILLE, CUMBERLAND COUNTY, NORTH CAROLINA





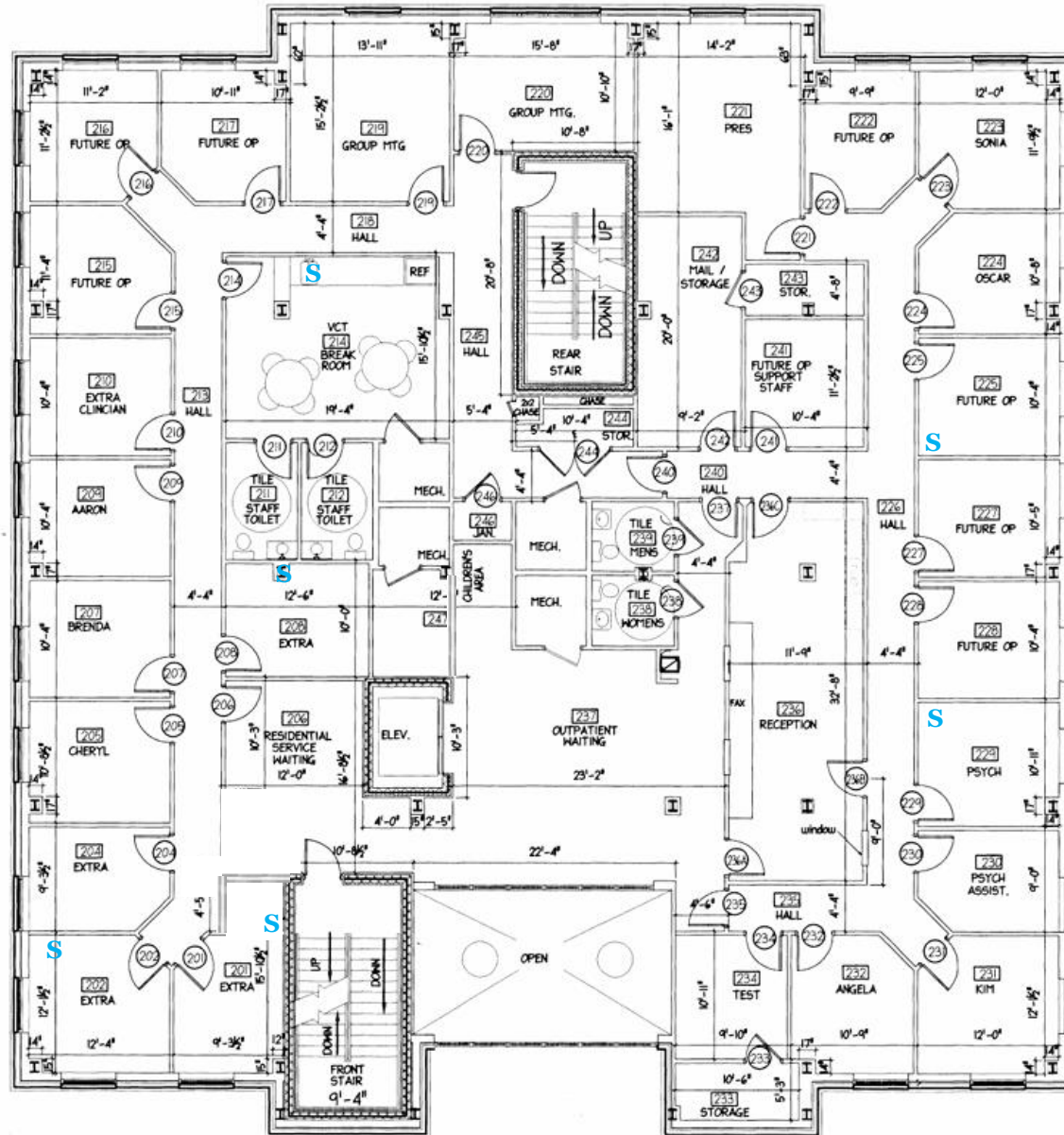
## SUMMARY

Cape Fear Commercial is pleased to offer for sale this ± 7,282 SF medical office condo (the “Subject”) located on Purdue Drive in Fayetteville, North Carolina. Built in 2003, the Subject consists of the entire 2<sup>nd</sup> floor of a 3-story 24,627 SF professional office building known as The Summit on Purdue.

With ample parking and good visibility, the Subject includes a reception area, waiting room, 11 offices, 8 exam rooms, kitchen/break room, 4 restrooms, 3 conference rooms, procedure room, 3 storage rooms and 2 mechanical rooms. The condo is built out with a modular wall system and can be easily reconfigured. A new roof was installed in 2026.

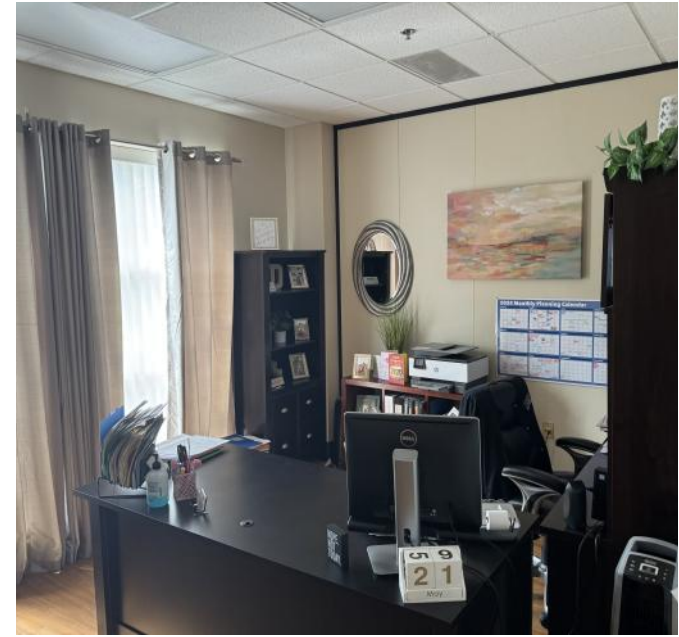
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|-------------------------------|---|
| ADDRESS                       | <b>The Summit on Purdue</b><br>1540 Purdue Drive   Unit 3<br>Fayetteville, Cumberland County, North Carolina  |
| PRODUCT TYPE                  | Medical Office Condominium  |
| PARCEL ID                     | #0427-20-6631-203 (Subject)<br>#0427-20-6631 (Common)   |
| ZONING                        | O&I—Office & Institution (City of Fayetteville)   |
| YEAR BUILT                    | 2003  |
| SIZE                          | ±7,282 SF   |
| PARKING                       | 116 common spaces   |
| EST ANNUAL OPERATING EXPENSES | POA Dues: \$26,796 (\$3.68 PSF)<br>Insurance: \$925 (\$0.12 PSF)<br>Taxes: \$12,216 (\$1.67 PSF)<br>R&M: \$9,360 (\$1.28 PSF)<br>Utilities: \$12,660 (\$1.73 PSF) |
| LEASE RATE                    | \$18.00 PSF NNN   |
| SALE PRICE                    | \$1,195,000   |
| OWNER                         | Women In Physical Rehabilitation, LLC   |

# FLOOR PLAN



\*Floor plan not drawn to scale

# PHOTOS



# PHOTOS



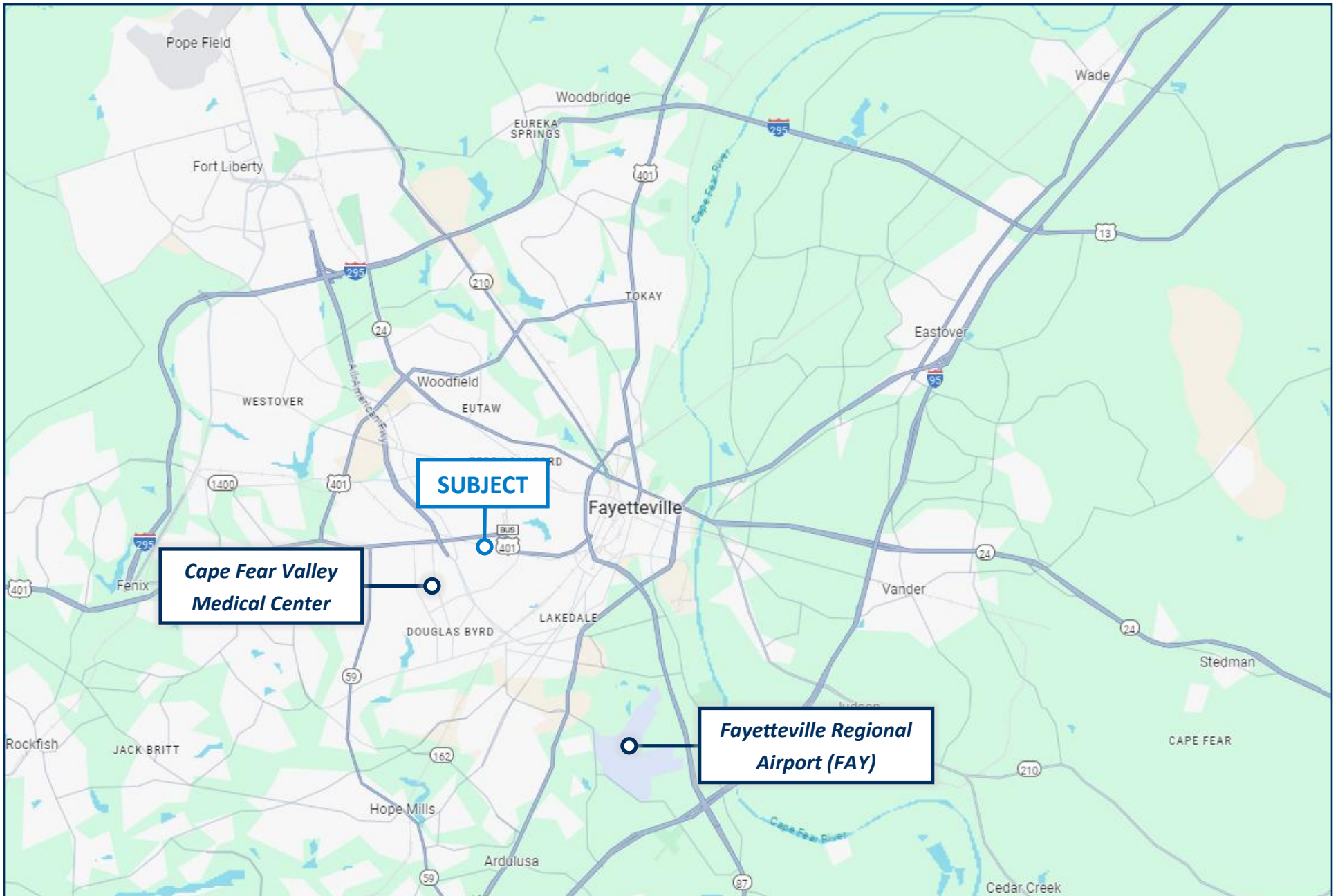
GIS AERIAL



# AERIAL MAP



# LOCATION MAP





Cape Fear Commercial

#### LEE SINGLETON

Vice President  
910.332.1590 direct  
910.624.5561 mobile  
lee@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
capefearcommercial.com

#### JULIA SCHUETT

Broker  
910.332.1645 direct  
910.899.6660 mobile  
jeckel@capefearcommercial.com

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