



FULLY-LEASED MEDICAL OFFICE BUILDING

ROXBORO, NC (RALEIGH-DURHAM MSA)



THE OFFERING

RCR is pleased to present a rare medical office investment opportunity in the growing market of Roxboro, North Carolina. This single-story, freestanding medical office building is fully leased and anchored by a national diagnostics company and well-known regional primary and urgent care provider. With strong tenancy, a strategic location, ample parking, and an increasing local population, this investment represents an exceptional opportunity to acquire medical real estate which continues to be a highly sought after recession-resistant asset class. Roxboro is primed for future growth as shown by increased activity from national users entering the market. Chick-Fil-A recently opened its first Roxboro, NC location 0.2 miles from the subject property, and City Council has also approved a new McDonald's location neighboring 107 Weeks Drive.

INVESTMENT SUMMARY

Gross Leasable Area:	8,667 SF
Property:	Single Story Stand-Alone Medical Office
Percent Leased:	100%
Tenancy:	Multiple
Walt:	+/- 4 Years
Estimated NOI:	\$151,580
Pricing:	\$1,895,000

HIGHLIGHTS

- >> High Barrier To Entry
- >> Long-Term Tenancy
- >> Annual Escalations
- >> Priced Below Replacement Cost

To Receive Full Offering Memorandum,
Please Complete the Confidentiality Agreement

[Link](#)
Send Back To:

Sam DiFranco Jr., CCIM, SIOR
PRINCIPAL
919-604-2137
sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR
PRINCIPAL
919-618-3026
dheafner@richcommercialrealty.com

Conley Kenney Moretz
VICE PRESIDENT
757-817-1348
cmoretz@richcommercialrealty.com