

NET-LEASED OFFICE FOR SALE

RENOVATED MEDICAL OFFICE | 10-YEAR LEASE | 2% ANNUAL | EASTERN NC



795 Us Highway 64 E, Plymouth, NC 27962



OFFERING SUMMARY

Sale Price:	\$1,135,872
Building Size:	3,886 SF
Price / SF:	\$292.30
Cap Rate:	6.55%
NOI:	\$74,388
Year Built:	2005
Renovated:	2020
Zoning:	C2
Market:	Raleigh/Durham
Submarket:	Plymouth

PROPERTY OVERVIEW

A fully renovated, 3,886 SF single-tenant medical office on US-64 East, purpose-built with exam rooms, nurse's station, and staff breakroom. Secured by a 10-year healthcare lease signed in 2022 with 2% annual rent escalations, generating \$74,388 NOI with minimal landlord obligations. Situated in a federally designated Opportunity Zone with direct highway visibility, 26 dedicated parking spaces, and zero near-term rollover risk. A stabilized, low-management asset in eastern North Carolina's primary healthcare corridor.

PROPERTY HIGHLIGHTS

- 10-Year NNN Lease (2022) - Healthcare tenant locked through 2032 with 2% annual rent bumps built in
- \$74,388 NOI | 6.55% Cap Rate - Immediate, stabilized income with zero management burden
- Purpose-Built Medical Buildout - Exam rooms, nurse's station, breakroom; high tenant replacement cost
- US-64 Frontage | 13,500+ AADT - Prime highway visibility in eastern NC's main healthcare corridor
- Opportunity Zone Designated - Potential capital gains tax deferral for eligible investors

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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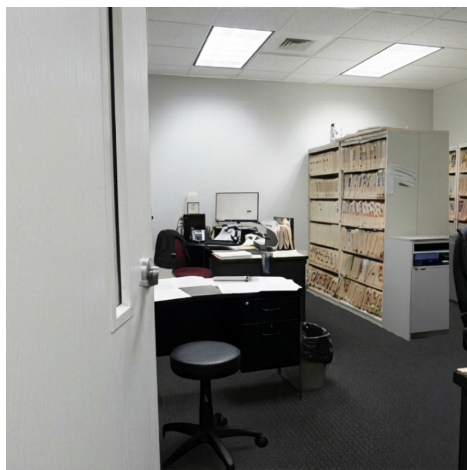
Each Office Independently Owned and Operated

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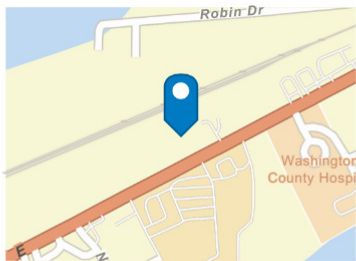
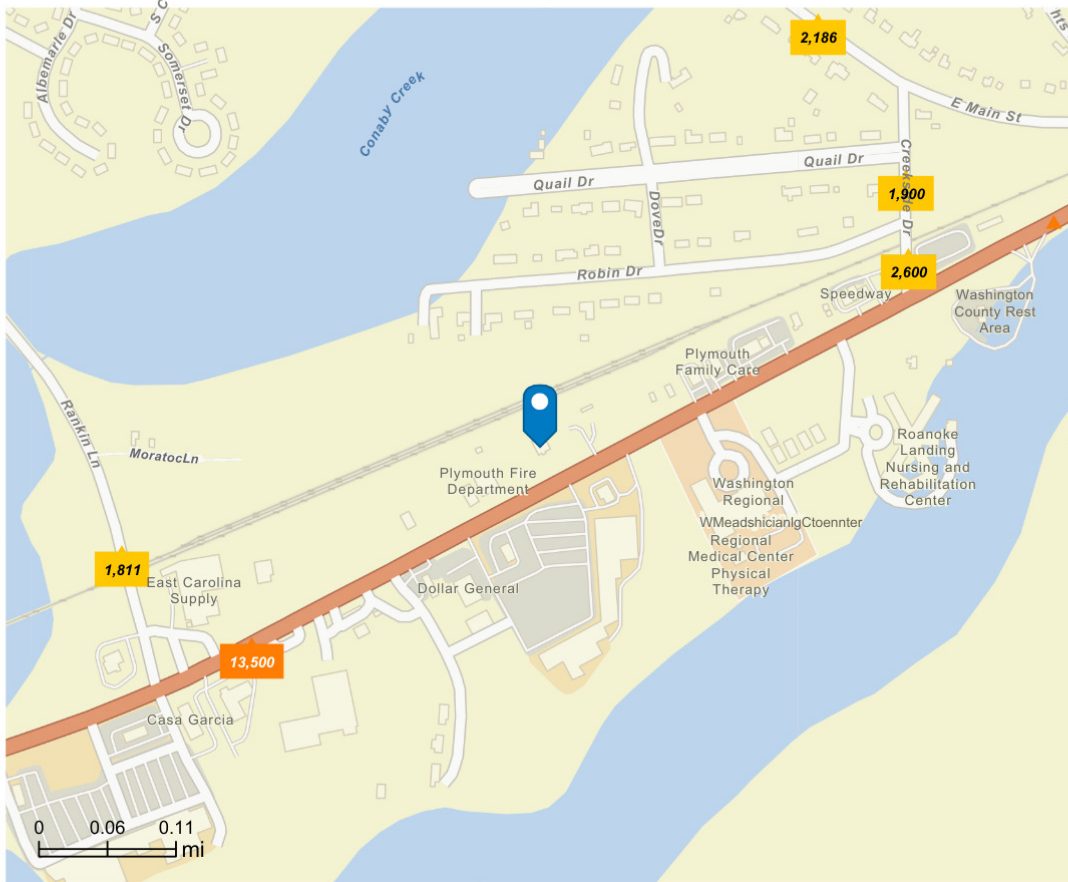


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Traffic Count Map - Close Up

795 US-64 E, Plymouth, NC
 Mrs. Britney Woods Fnp
 Rings: 1, 5, 10 mile radii

THE SCIENCE OF WHERE™



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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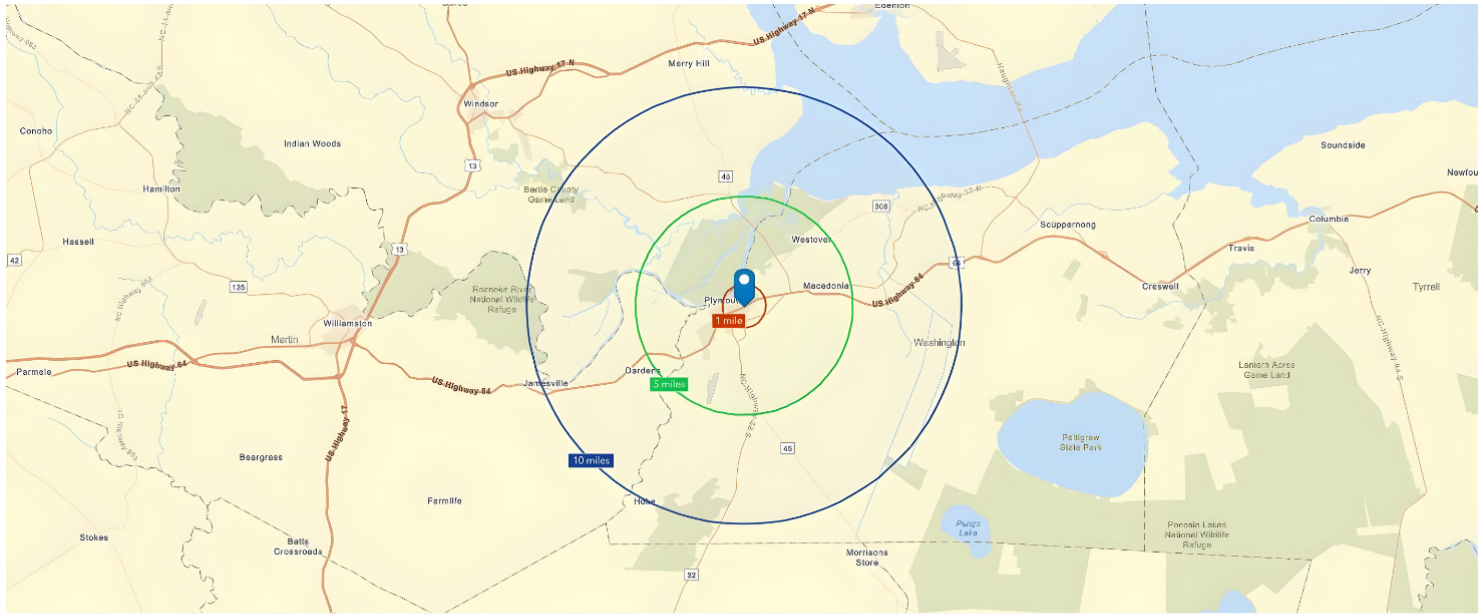
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1 MILE 5 MILES 10 MILES

2025 Estimated Population	1,785	6,173	9,595	 POPULATION
2030 Projected Population	1,676	5,811	9,057	
2025 Estimated Household	759	2,836	4,447	 HOUSEHOLD
2030 Projected Household	730	2,744	4,307	
2030 Estimated Owner Occupied Housing	459	1,739	2,903	 HOUSING
2030 Estimated Renter Occupied Housing	271	1,005	1,403	
2025 Estimated Total Business	163	293	386	 BUSINESS
2025 Estimated Total Employees	1,621	2,604	3,257	 EMPLOYEES

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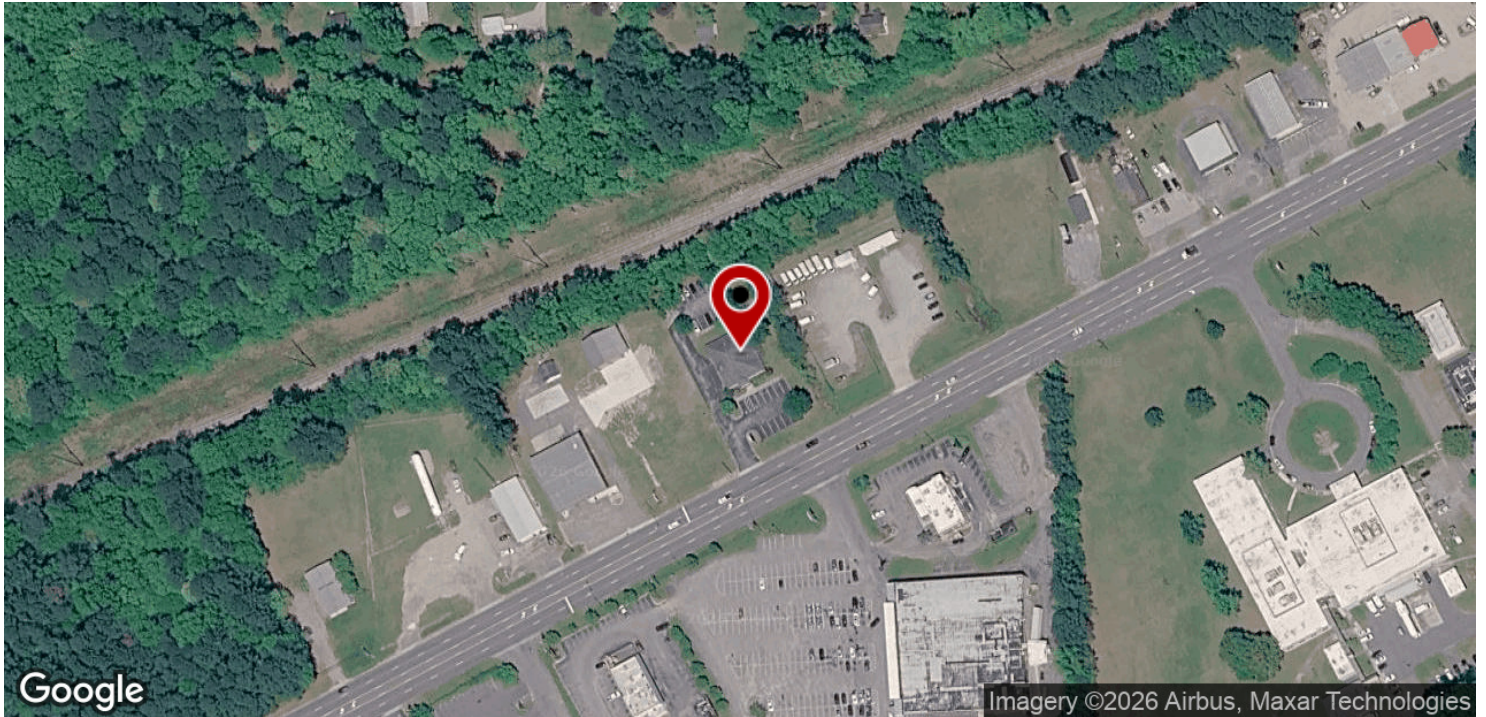
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