



OFFERING MEMORANDUM

436 HADLEY STREET

FOR SALE | Upstairs Suites Available for Lease

Professional Plaza | Mount Airy, North Carolina 27030 | MLS #1234401

FOR SALE

PROPERTY OFFERING

2 UPSTAIRS SUITES

AVAILABLE FOR LEASE

±10,645 SF

BUILDING AREA



Medical and professional office property offered for sale

Professional Plaza is being offered for sale as a well-located two-story medical/professional office property in central Mount Airy. The two upstairs units - Suite 201 and Suite 204 - remain available for lease while the property is marketed for sale, giving prospective buyers both an acquisition opportunity and near-term leasing flexibility.

Offering	Property for sale	Building area	Approximately 10,645 SF
Property type	Medical / professional office	Stories	Two
Upstairs Suite 201	2,287 SF - for lease	Upstairs Suite 204	2,177 SF - for lease
Zoning	B-2	Utilities	Public sewer

Investment highlights

- Less than one mile from Northern Regional Hospital, US-52, US-601/Rockford Street, and downtown Mount Airy.
- Approximately 10,645 square feet across two stories, offering a substantial medical and professional office footprint.
- The entire property is offered for sale; the two upstairs suites remain available for lease during the sale-marketing period.
- Two complementary upstairs suites support lease-up, owner-user, multi-tenant, or phased occupancy strategies after acquisition.
- Shared lobby and conference areas support a professional arrival experience and efficient use of common space.
- B-2 zoning and established medical/professional context may support a broad range of office-oriented uses, subject to verification.
- City-lot setting with on-site surface parking and direct access from Hadley Street.

LOCATION

Connected to Mount Airy’s medical, business, and civic core

The property sits just south of downtown in a cluster of professional businesses and medical offices. Its proximity to Northern Regional Hospital makes it particularly relevant for medical practices, specialty providers, outpatient services, and complementary professional users.

Healthcare	Access	Downtown
Northern Regional Hospital and surrounding medical practices are within the immediate trade area.	Quick connections to US-52 and US-601/Rockford Street support regional patient and employee access.	Downtown Mount Airy’s restaurants, services, civic destinations, and hospitality are less than one mile away.

Regional positioning

Mount Airy serves as a commercial and healthcare center for Surry County and the surrounding foothills region. The city’s recognizable tourism identity, established downtown, regional road access, and concentration of healthcare services support ongoing demand for well-located professional space.

Access directions

From US-52 North: turn right on Rockford Street, left on South Street, then right on Hadley Street. Professional Plaza is the first medical office building on the left.

For-sale property with two upstairs leasing opportunities

Upstairs suite	Area	Positioning	Current offering
201	2,287 SF	Medical or professional office	Available for lease
204	2,177 SF	Medical or professional office	Available for lease

Reported property characteristics

- Two-story brick medical/professional office building
- Shared lobby and conference areas
- Interior corridors and suite identification
- Surface parking surrounding the building
- Public sewer service
- City-lot location; no HOA reported

Building systems, roof age, HVAC configuration, parking count, accessibility compliance, and utility metering should be confirmed during due diligence.



Professional arrival and circulation



Interior common-area circulation



Medical/professional suite interior

Flexible office and clinical environments



Photographs are representative of the property's listed condition and should be confirmed by on-site inspection.

Preliminary financial snapshot

The property is offered for sale, while the upstairs suites remain available for lease. The public marketing record does not include a complete rent roll, lease abstracts, operating statement, or capital expenditure history. The following items summarize currently available information and are not a substitute for seller-provided financials.

Metric	Publicly reported figure	Underwriting treatment
Sale price	Contact listing broker	Current offering terms to be confirmed
Advertised lease figure	\$3,200 per month	Applicable upstairs suite, lease type, and term to verify
2025 real estate taxes	\$7,033	Public-record estimate; verify with Surry County
2025 tax assessment	\$1,425,880	Public-record estimate; not an appraisal
NOI / cap rate	Not provided	Do not calculate until rent roll and expenses are confirmed

Required to complete underwriting

- Current rent roll and executed leases
- Lease commencement/expiration dates and renewal options
- Base rent, escalations, reimbursements, and concessions
- Trailing 12-month operating statement
- Insurance, utilities, repairs, janitorial, landscaping, and management costs
- Capital expenditure and building-system history

The property is offered for sale. Contact the listing broker for current sale guidance, upstairs leasing terms, and transaction details.

Multiple paths to occupancy and value creation

Acquire and lease

Purchase the property and lease the two currently available upstairs suites to medical or professional users.

Owner-user strategy

Acquire the property for an owner-user strategy while retaining one or both upstairs suites as income-producing space.

Multi-tenant strategy

Maintain separate suite identities and shared amenities to diversify occupancy and create flexible lease structures.

Medical ecosystem

Leverage proximity to Northern Regional Hospital and nearby providers to target referral-driven or service-adjacent users.

Professional repositioning

Refresh suite finishes, signage, common areas, and digital marketing to broaden appeal beyond traditional medical users, subject to zoning.

Potential buyer and user profiles

- Physician or specialty practice
- Outpatient, wellness, therapy, or rehabilitation provider
- Dental, vision, or behavioral-health practice
- Attorney, accountant, insurance, or financial-services firm
- Local or regional investor seeking smaller-suite office exposure

Due diligence framework

Property

Survey, title, zoning/use confirmation, parking, accessibility, environmental review, and physical inspection.

Building systems

Roof, HVAC, electrical, plumbing, fire/life-safety, utility metering, and deferred maintenance.

Financial

Rent roll, leases, deposits, receivables, operating statements, tax bills, insurance, and service contracts.

Transaction

Offering terms, earnest money, due diligence period, financing, closing timeline, and required approvals.

Broker contact



Brandon Johnson | Group3 Real Estate

Sale inquiries and upstairs leasing information

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