



# 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

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

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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