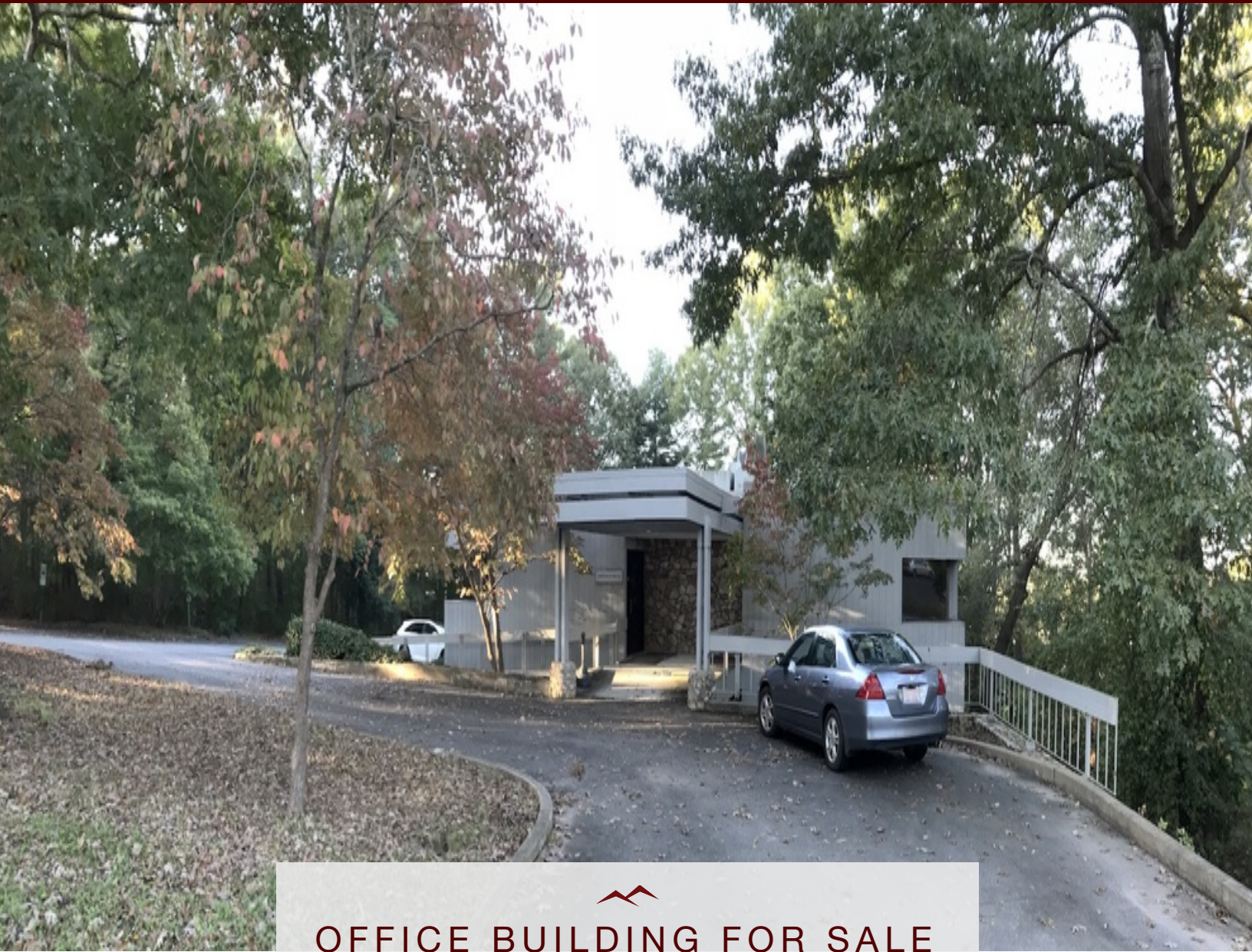




Dewey Property Advisors

# MORGANTON MEDICAL OFFICE BUILDING



OFFICE BUILDING FOR SALE

**500 EAST PARKER ROAD, MORGANTON, NC 28655**

*Presented By*

**SCOTT RAINES, CCIM**

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**DEWEY PROPERTY ADVISORS**

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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$499,000
Lot Size:	0.92 Acres
Year Built:	1977
Building Size:	8,091
Floors:	2 story
Zoning:	High Intensity District (HID)
Price / SF:	\$61.67
Tenancy:	Multi-Tenant Building
Parking	+/- 35 spaces
Pin Number:	2713-20-4836

**PROPERTY OVERVIEW**

8,091 square feet of medical office space being delivered in excellent condition. The two story masonry building is built for multi-tenant occupancy. First floor layout is structured for two (2) practices.

Contiguous to Carolinas Healthcare System Blue Ridge - Morganton campus.

Building can be accessed along East Parker Road.

Additional 2 parcels across road also available. Totaling 1.67 acres (\$175,000).

**PROPERTY HIGHLIGHTS**

- Main Level: 4,447 sf set up for 2 practices.
- Lower Level: 3,644 sf



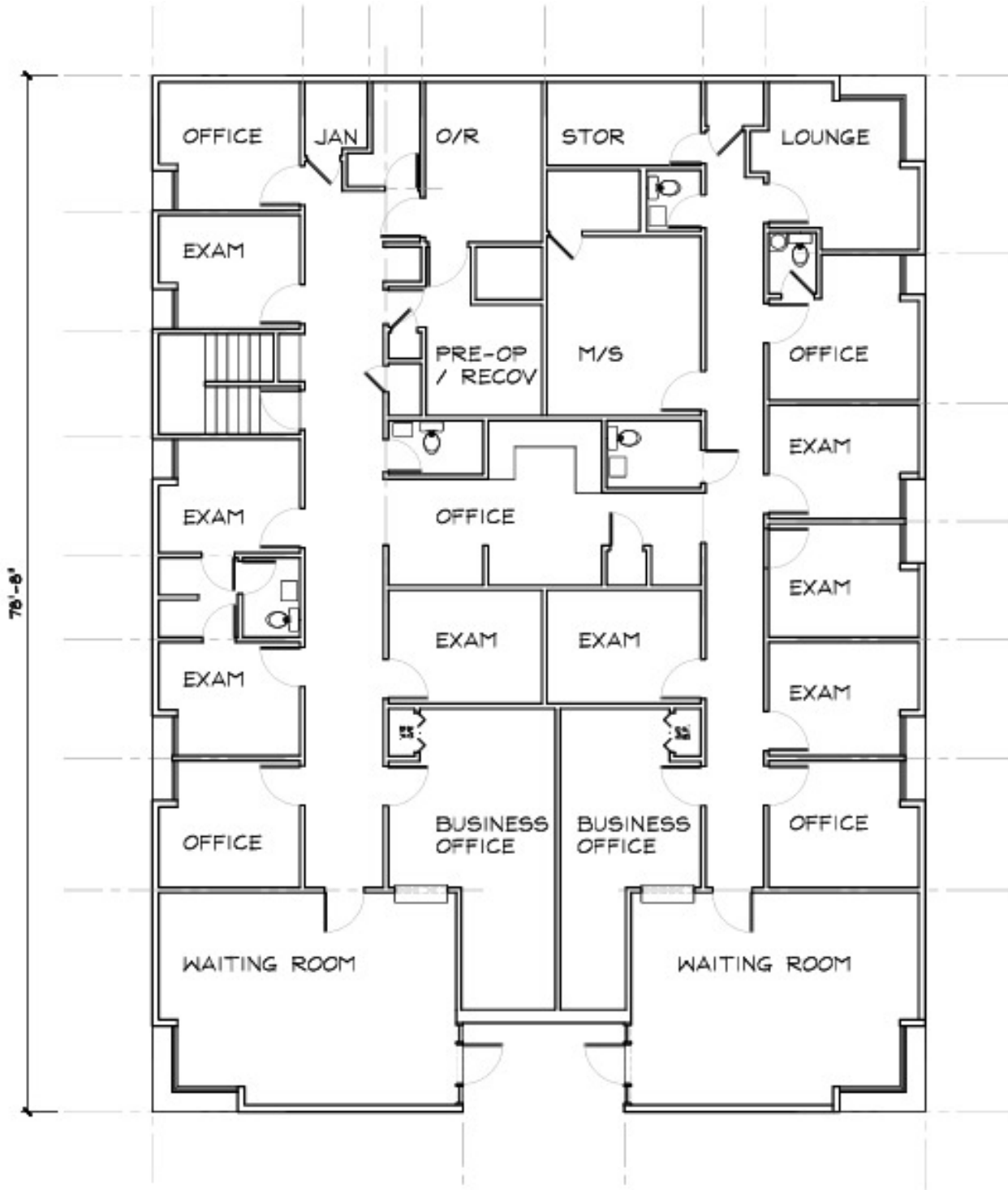
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ADDITIONAL PHOTOS



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MAIN LEVEL FLOOR PLAN



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AVAILABLE LAND PARCELS



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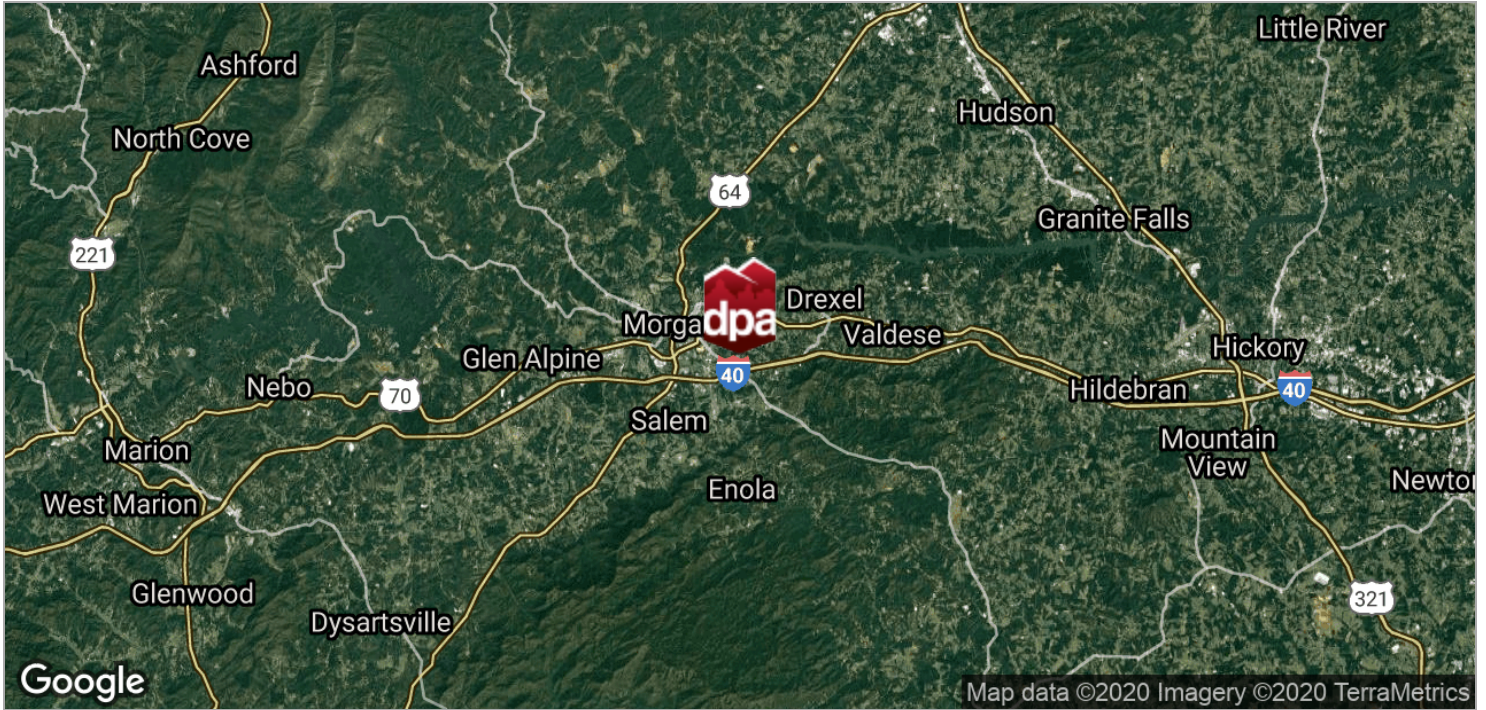
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RETAILER MAP



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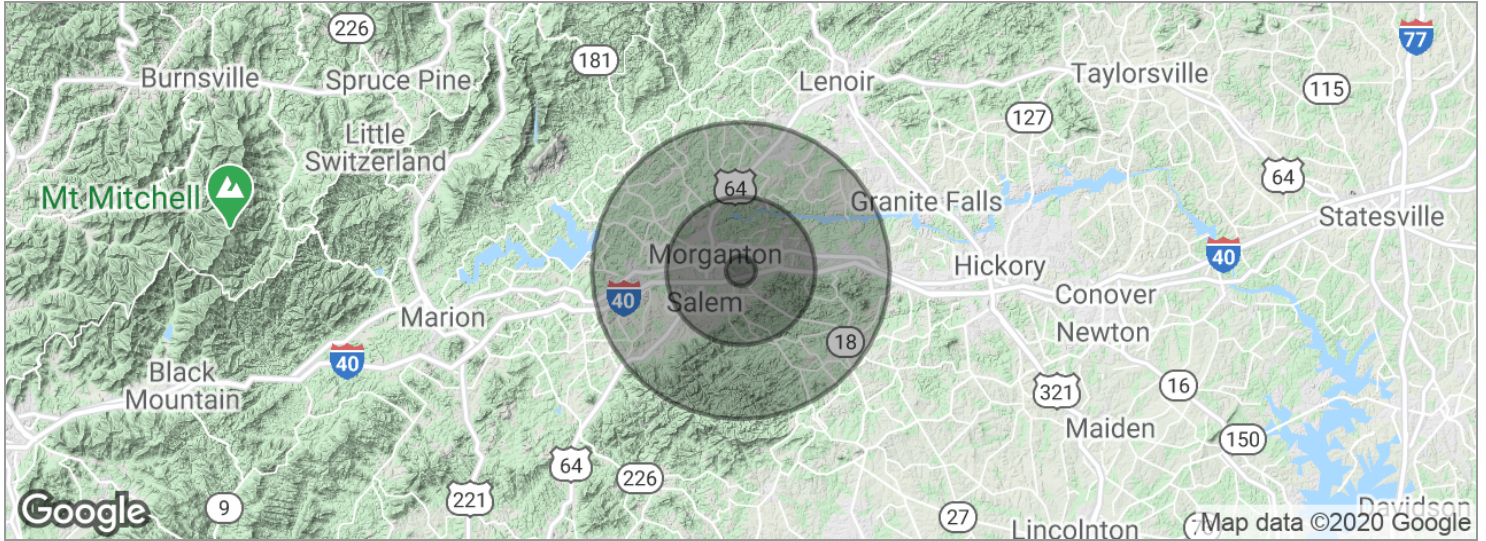
LOCATION MAPS



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**DEMOGRAPHICS MAP**



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,697	34,961	79,549
Median age	39.1	39.3	39.8
Median age (Male)	36.3	37.1	38.3
Median age (Female)	41.0	42.5	42.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	700	13,487	30,543
# of persons per HH	2.4	2.6	2.6
Average HH income	\$47,240	\$46,955	\$49,481
Average house value	\$146,610	\$156,070	\$144,895

*\* Demographic data derived from 2010 US Census*



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