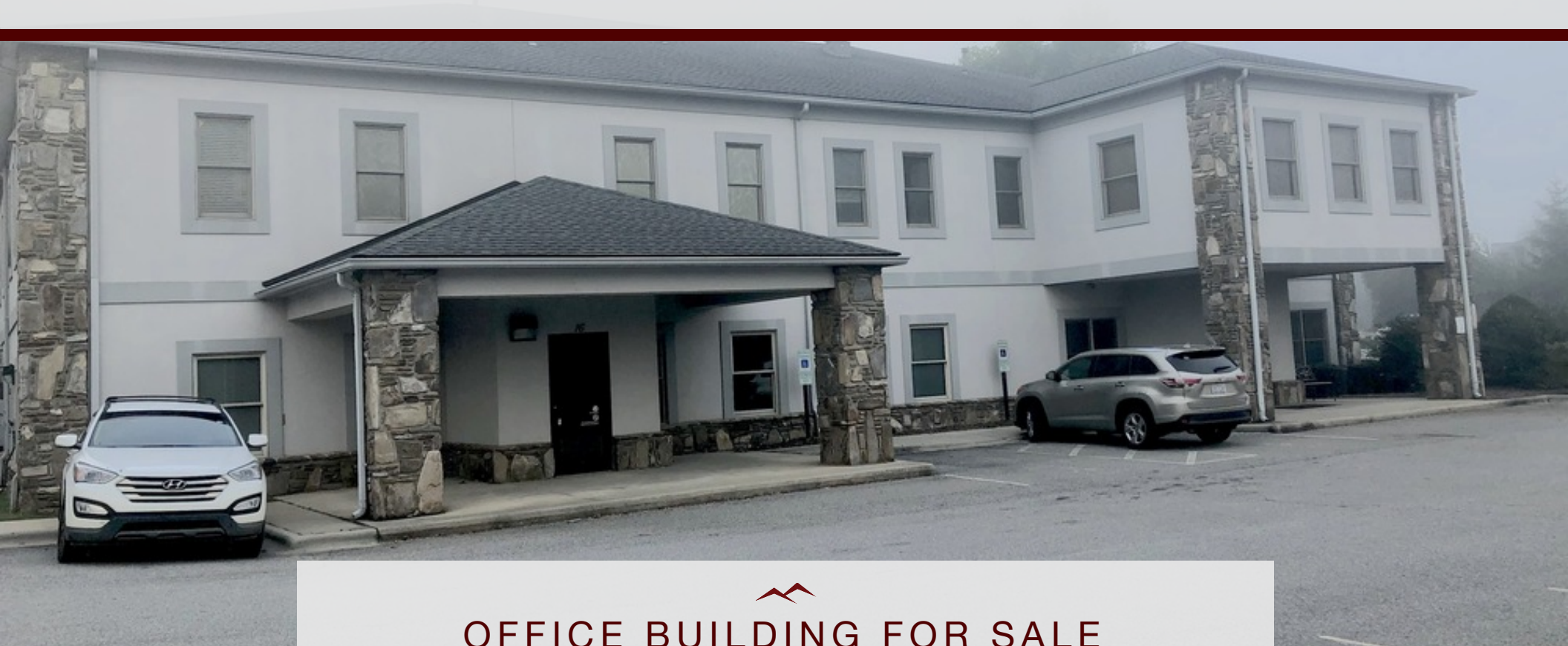




MEDICAL OFFICE CONDO AVAILABLE




OFFICE BUILDING FOR SALE

16 PHYSICIANS DRIVE, UNIT A, CLYDE, NC 28721

Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$685,000
Building Size:	3,421 SF
Available SF:	3,421 SF
Lot Size:	0.08 Acres
Price / SF:	\$200.23
Year Built:	2003
Zoning:	Commercial
Market:	East
Traffic Count:	44,237

PROPERTY OVERVIEW

Turnkey medical office condo available for sale or lease in Haywood Regional Medical Center complex. A Duke Lifepoint center. Site features 6 exam rooms, 3 private offices, two lab rooms, nurses stations, a larger front office and lobby.

PROPERTY HIGHLIGHTS

- Easy access to Waynesville and Asheville via I-40
- Turn key medical office condo
- Ample parking onsite
- Condo for Sale or for Lease



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ADDITIONAL PHOTOS

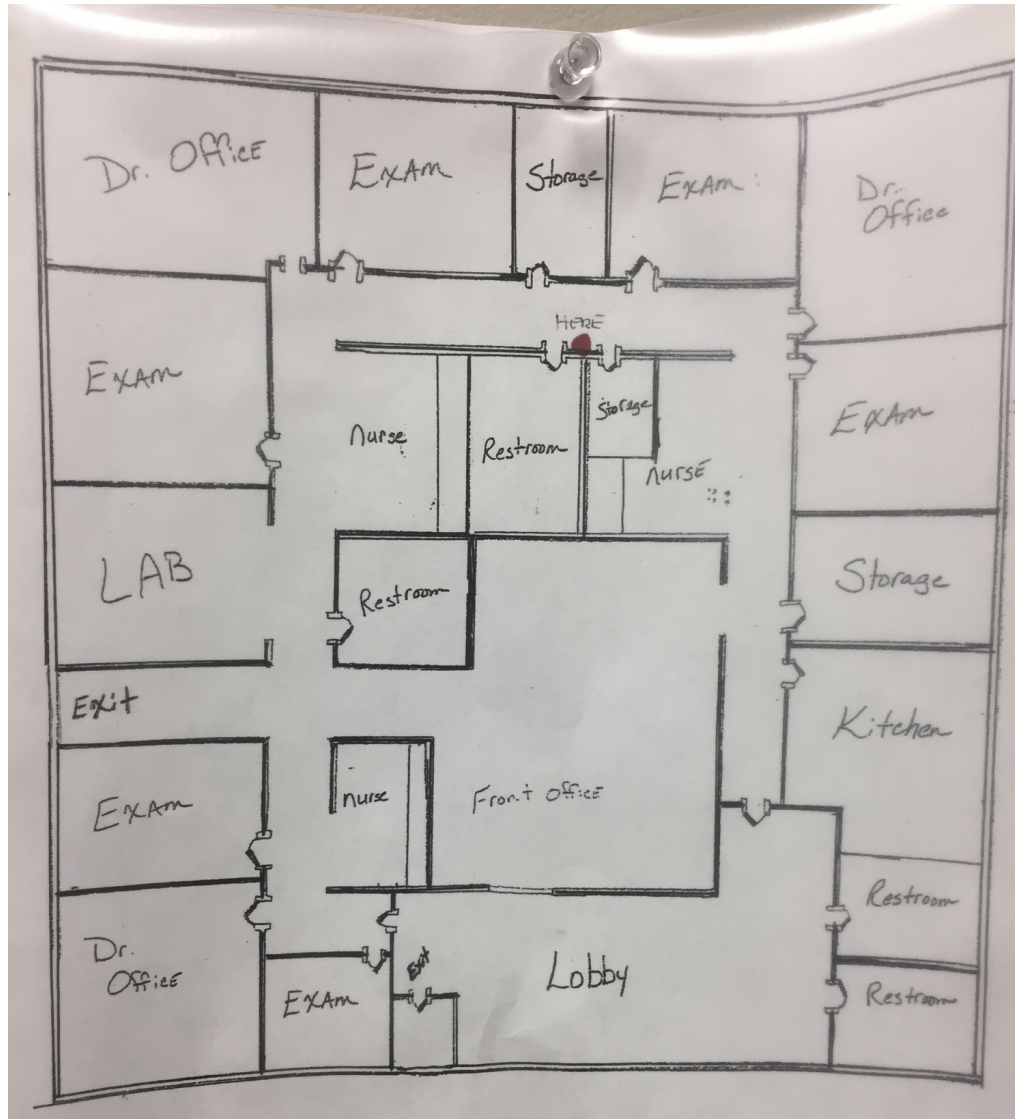


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FLOOR PLANS



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RETAILER MAP



Google

Map data © 2021 Imagery © 2021, Maxar Technologies, USDA Farm Service Agency



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LOCATION MAPS



LOCATION OVERVIEW

Located directly off Interstate 40 in Haywood Medical Park



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DEMOGRAPHICS MAP & REPORT

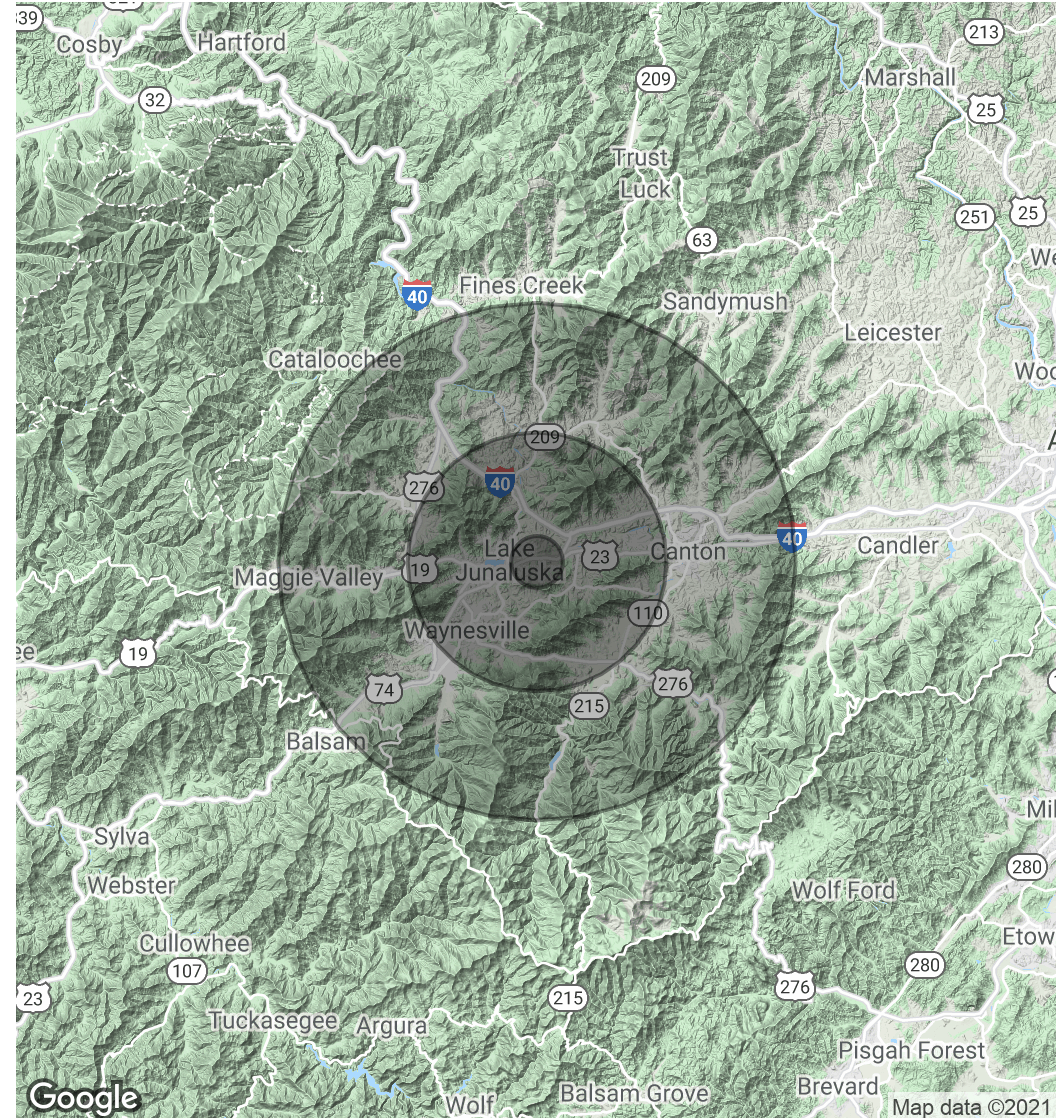
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,419	22,501	51,818
Average age	45.3	46.8	45.1
Average age (Male)	44.6	45.8	43.3
Average age (Female)	45.4	47.2	46.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	632	10,432	23,521
# of persons per HH	2.2	2.2	2.2
Average HH income	\$54,476	\$55,757	\$54,950
Average house value	\$215,162	\$210,293	\$212,285

* Demographic data derived from 2010 US Census



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