



**THALHIMER**

**OFFICE/RETAIL PROPERTY FOR SALE**  
**Northeastern Professional Center**

1141 North Road Street, Elizabeth City, NC

**PRICE REDUCED**

**SIX BUILDINGS TOTALING 32,047 SF**



**Established Office/Retail Investment Opportunity**

For more information, contact:

**DEAN MARTIN**  
Senior Associate  
757 213 4158  
[dean.martin@thalhimer.com](mailto:dean.martin@thalhimer.com)

**SHARON RYALS-TAYLOR**  
First Vice President  
757 213 4145  
[sharon.ryals-taylor@thalhimer.com](mailto:sharon.ryals-taylor@thalhimer.com)

The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1500  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

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# OFFICE/RETAIL PROPERTY FOR SALE

## Northeastern Professional Center

1141 North Road Street, Elizabeth City, NC

### Property Features

- \$2,495,000
- Six buildings totaling 32,047 SF
- 72% occupied
- Additional 23 acres of contiguous land (including 3 developable acres)
- Centrally located in Elizabeth City's medical corridor
- Directly across from Sentara Albemarle Medical Center and College of the Albemarle
- 17,000 VPD on North Road Street

### Demographics

	1 Mile	3 Miles	5 Miles
Population	2,114	20,403	31,508
No. of Households	801	7,886	12,012
Avg. HH Income	\$50,377	\$68,783	\$72,640

### Sentara Albemarle Statistics

Total Beds	91
Total Revenue	\$328,485,808
Total Discharges	5,118
Total Patient Days	21,749



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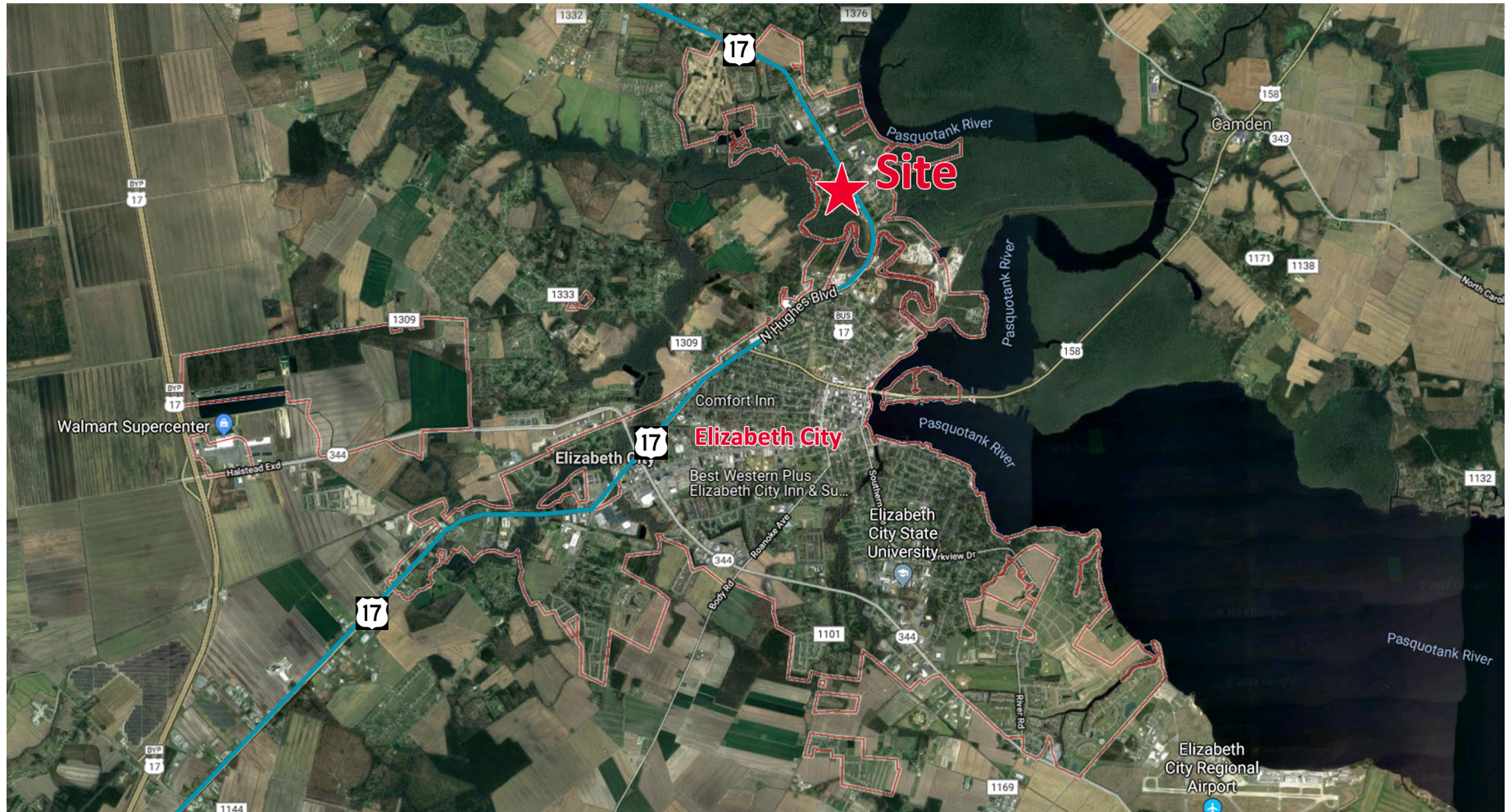
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**CONFIDENTIALITY AGREEMENT**  
**NORTHEASTERN PROFESSIONAL CENTER**  
**1141 NORTH ROAD STREET**  
**ELIZABETH CITY, NC 27909**

Morton G. Thalhimer, Inc. ("Thalhimer") is exclusive agent for NORTHEASTERN PROFESSIONAL ASSOC. ("Owner") of certain property known as NORTHEASTERN PROFESSIONAL CENTER with an address of 1141 North Road, Elizabeth City, North Carolina 27909 (the "Property"). Owner has agreed to provide \_\_\_\_\_ with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents, and records containing or reflecting information concerning the Property, and other material whether prepared by Thalhimer or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the ("Confidential Material")). Notwithstanding the foregoing, for the purpose of this Agreement the following will not constitute Confidential Material:

- a) Information which is generally available to the public other than as a result of a disclosure by you or others who have a duty not to disclose such information; and
- b) Information which is available to you from a source (other than Thalhimer) not known by you to be subject to any confidentiality agreement or any prohibition against transmitting such information to you.

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property and to the Owner. Owner is prepared to permit Thalhimer to furnish the Confidential Material to you on the following conditions:

1. You understand and acknowledge that Thalhimer, Owner, and its respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Thalhimer, Owner and its affiliates expressly disclaim any and all liability for any representations or warranties, expressed or implied, or other information contained in or omitted from the Confidential Material. You agree that Thalhimer, Owner and its affiliates shall have no liability to you resulting from your use of, or reliance upon, the Confidential Material.
2. You agree to treat the Confidential Material confidentially and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to any corporation, partnership, firm, association, government, joint venture, trust, estate or other entity or individual ("Person") unless prior to doing do:
  - (i) Thalhimer has notified you in writing of its approval of such Person and the material to be provided to such Person; and
  - (ii) You and such Person have entered into a confidentiality agreement substantially in the form of this Agreement and delivered it to Thalhimer.
3. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner or its affiliates or for any purpose other than in connection with your decision to pursue a purchase of the Property from Owner. You shall return the Confidential Material to Thalhimer forthwith upon Thalhimer's request.

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4. Owner shall have the right to enforce this Confidentiality Agreement at law and/or equity, including the right of specific enforcement or injunction. No failure or delay by Owner in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any other or future exercise thereof or the exercise of any right, power or privilege hereunder.

5. Recipient acknowledges that it is a principal and not an agent of or acting on behalf of any other party in connection with the acquisition. Recipient acknowledges that it is not represented by another broker or agent or if it is so represented, then the outside broker or agent will receive its compensation from recipient. Recipient shall indemnify and hold owner and broker harmless from and against any and all claims, cause of actions or liabilities including without limitation reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the property to the extent claimed by, through, or under recipient.

6. This Agreement shall terminate at the close of business on the earlier of one (1) year after the execution of this agreement or the sale and settlement of the subject property, whichever shall occur earlier.

7. This Agreement shall be governed by, and construed in accordance with, the laws of the North Carolina.

Please sign below and return this Agreement to Thalhimer to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your Agreement to do so constitutes a material inducement to Owner to furnish the Confidential Material to you.

Accepted, acknowledged and agreed to as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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