

SOUTHPOINT PROFESSIONAL CENTER

📍 249 E NC HWY 54, DURHAM, NC 27703

**MEDICAL
OFFICE
FOR SALE**

STE. 110 | 2,712 RSF



SHORT TERM SALE-LEASEBACK

EXCELLENT FUTURE OWNER/OCCUPANT OPPORTUNITY | READY FOR OCCUPANCY JANUARY 2021

TENANT INFORMATION



- » Net-leaseback through January 1, 2021
NOI: \$56,925 | Base Rent: \$21.00 PSF, NNN

PROPERTY HIGHLIGHTS

- » **SUITE 110: 2,712 RSF**
- » First floor, second generation medical space
- » Private entry for patients & employees
- » 5:1000 parking ratio; zoned OI

SALES PRICE

\$586,000 (\$216 PSF)
9.73% CAP RATE



CONTACT:

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**TRINITY
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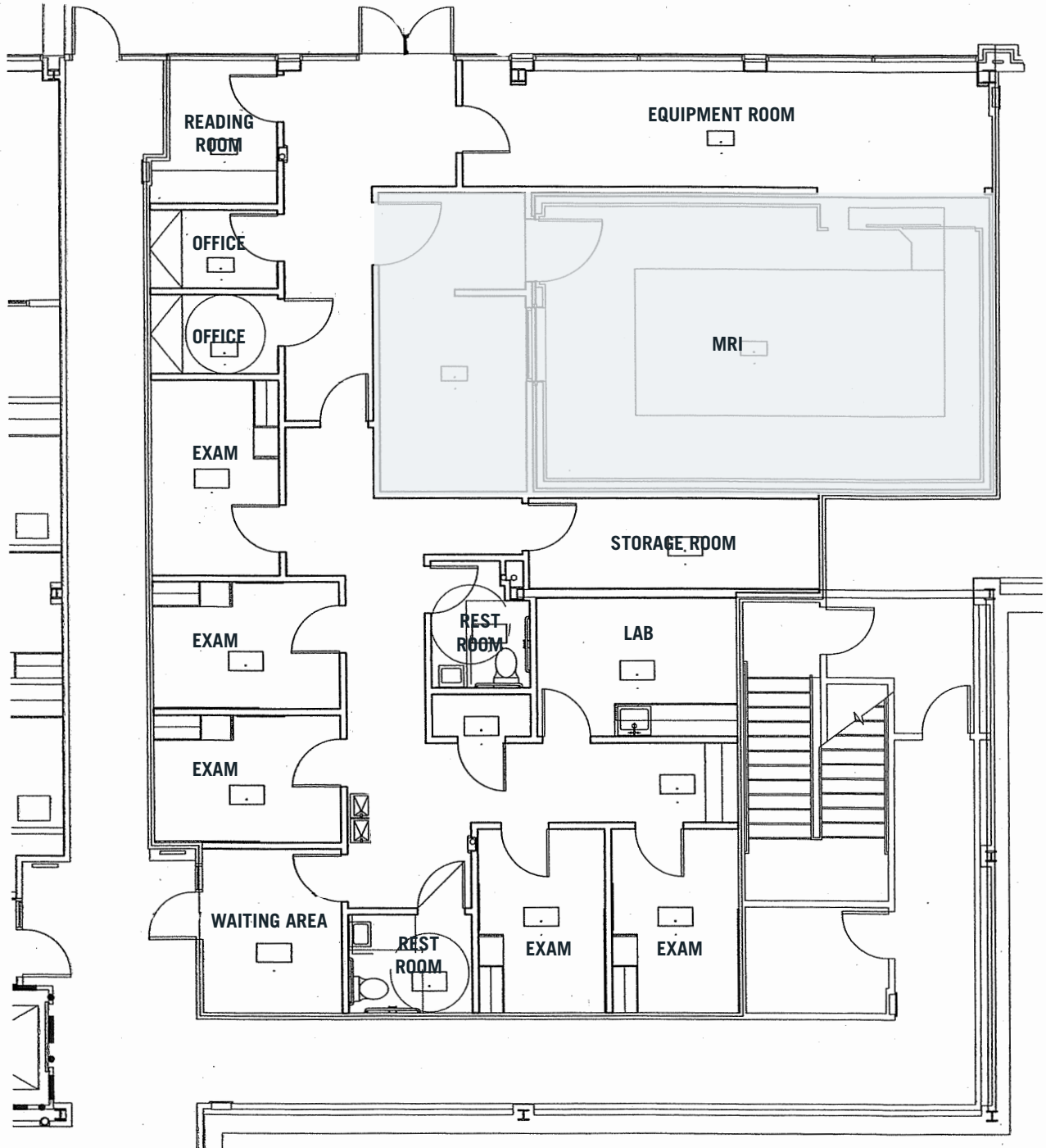
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SUITE 110: 2,712 RSF

- » Currently leased to EmergeOrtho - layout includes waiting area, reception, 5 exam rooms, MRI, and lab area



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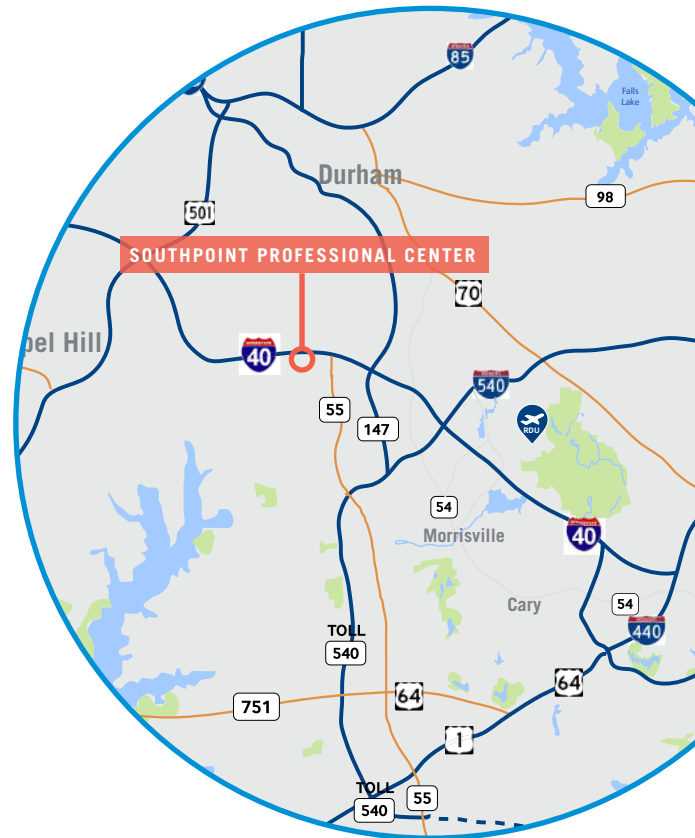


Location

 Fayetteville Rd.
24,750 VPD
via Costar 2016

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	650	2,137	4,563
TOTAL EMPLOYEES	8,452	28,929	78,202
POPULATION	10,639	56,844	122,754
HOUSEHOLDS	5,176	24,739	53,171
MEDIAN HOUSEHOLD INCOME	\$64,124	\$75,156	\$65,924



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