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Optometry NNN Condo Investment

861 WILLOW DR. BLDG A SUITE 2, CHAPEL HILL, NC

Property Overview

This 2,000 SF medical office condo offers a stable investment opportunity with a nationally backed tenant.

The space underwent a full renovation in 2022, including a brand-new HVAC system, providing modern finishes and reliable building systems. The condo is offered on a NNN lease structure, generating \$60,000 in annual rent with a 7% CAP rate.

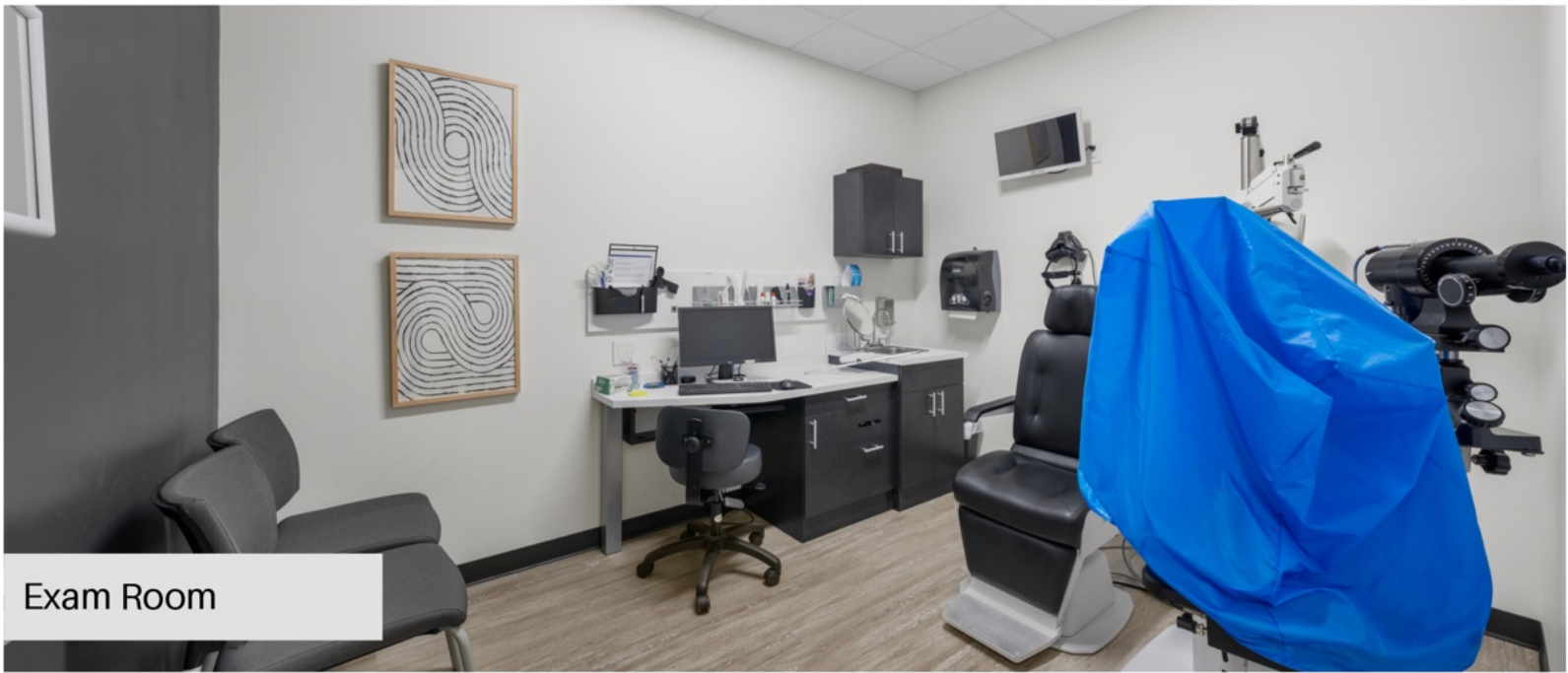
Strategically located across from University Place, a mixed-use development led by RAM, the property benefits from strong visibility, area redevelopment momentum, and Chapel Hill's established commercial growth.

SQFT	±2,000 Condo
COUNTY	Orange
TENANT	AEG Vision / AEG NC, LLC
LEASE TERM	5-year with two 3-year renewal options NNN
ANNUAL RENT	\$60,000
PRICE	\$860,000 7% CAP rate
RENOVATIONS	Completely renovated in 2022 New HVAC in 2022 New Roof in 2025





Optical Showroom



Exam Room



Office

Floorplan





UNIVERSITY PLACE



SUBJECT

