



COMMERCIAL PARTNERS
NORTH

FOR SALE

Campus Park Dr. Unit C and D

1630 Campus Park Dr Unit C & D, Monroe , NC 28112

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EXECUTIVE SUMMARY



SALE PRICE

\$900,000

OFFERING SUMMARY

Cap Rate:	7.0%
Lot Size:	0.1 Acres
Year Built:	2005
Building Size:	4,256 SF
Zoning:	OM (Office Medical)
Price / SF:	\$211.47

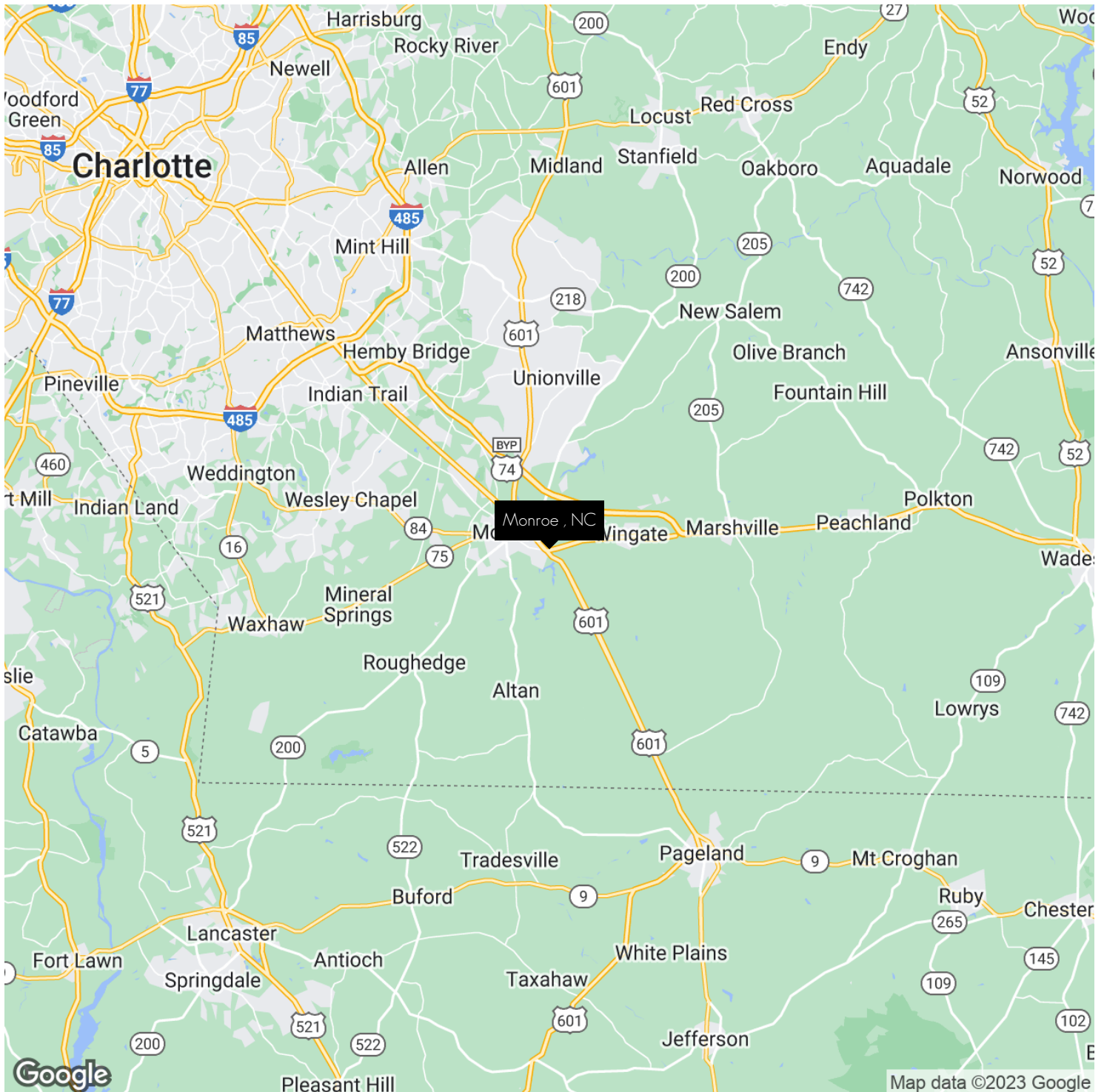
PROPERTY OVERVIEW

Two, single tenant medical office condos for sale in Metro Medical Campus at the intersection of Hwy 74 and Hwy 601 in Monroe, NC. Unit C is occupied by a therapy office and unit D is occupied by a physical therapy office.

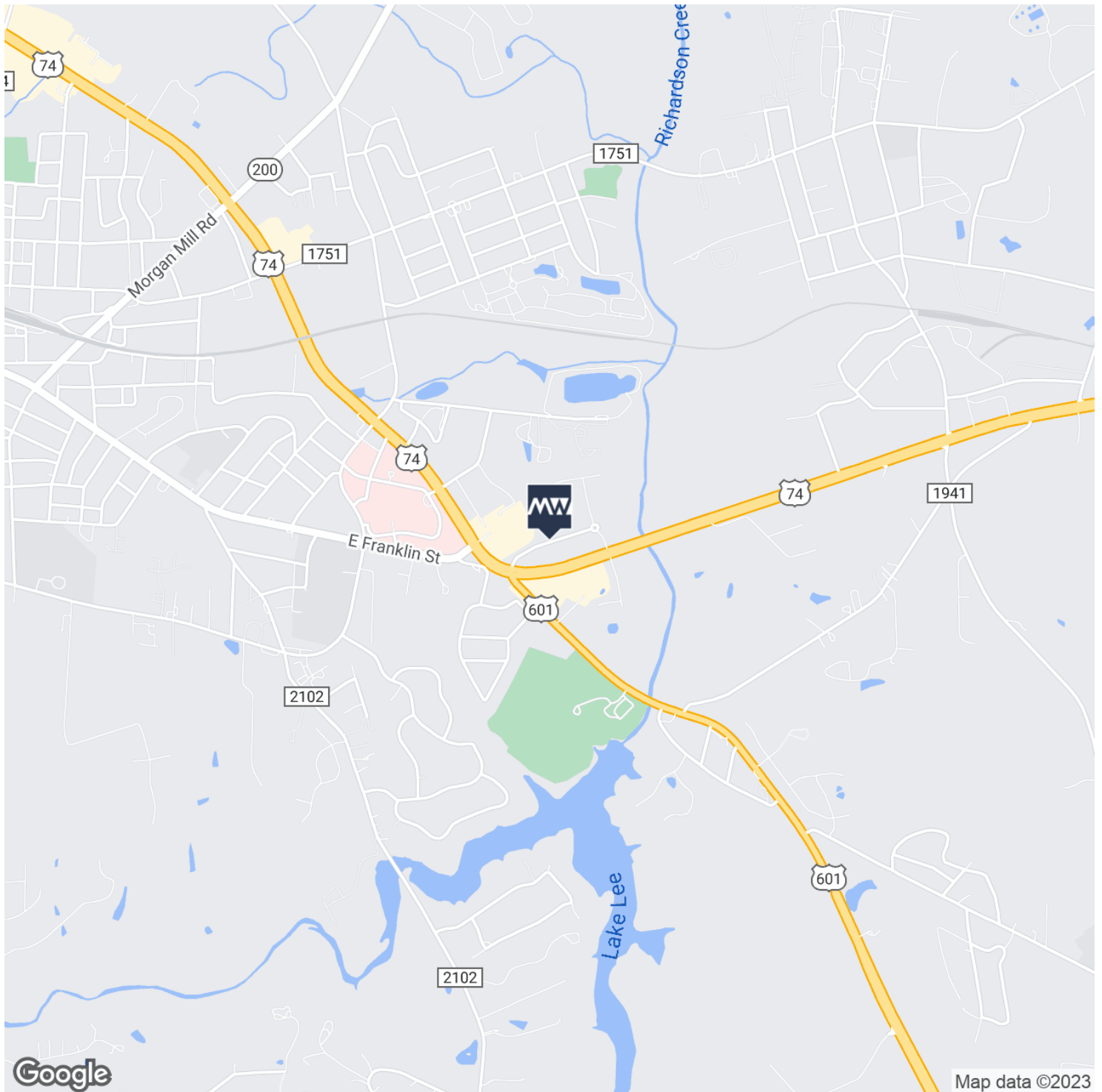
PROPERTY HIGHLIGHTS

- 7% Cap Rate
- \$63,392.72 NOI
- \$211.47/SF
- NN Leases
- 4,256 total SF

REGIONAL MAP



LOCATION MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
C	New Beginnings of the Southern Piedmont, LLC	2,128 SF	50%	\$17.00	\$36,176	1/1/2023	2/28/2026
D	Select Physical Therapy Holdings, Inc.	2,128 SF	50%	\$16.07	\$34,197	7/28/2005	2/28/2027
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TOTALS		4,256 SF	100%	\$33.07	\$70,373		
AVERAGES		2,128 SF	50%	\$16.54	\$35,187		