



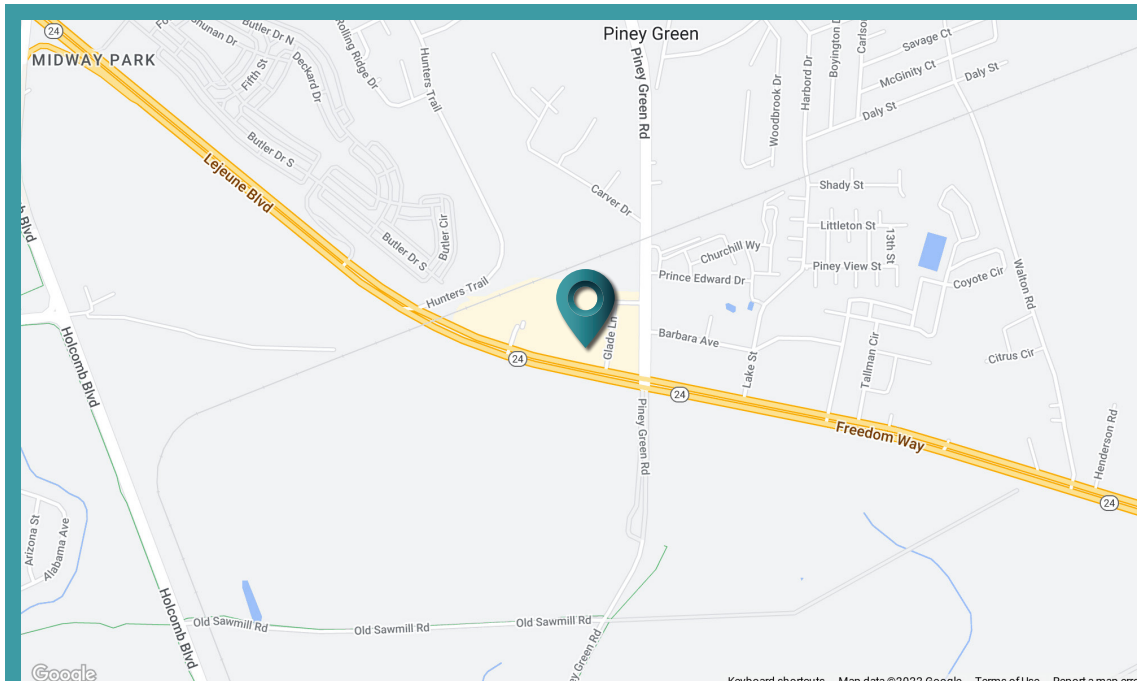
INVESTMENT PROPERTY – MEDICAL BUILDING WITH NNN LEASE

MARTIN ARAGONA  
910 389 8478  
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**FOR SALE**

SUN COAST PARTNERS COMMERCIAL  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)

 **Sun Coast  
Partners**  
COMMERCIAL



## 241 Freedom Way Jacksonville, SC 28544

BUILDING SIZE*	10,438 SF
SALE PRICE	\$2,400,000
ACREAGE*	0.99 Acres
BUILDING CLASS	A
YEAR RENOVATED	2017
ZONING	CC-CC

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Medical Building For Sale. Currently under a NNN Lease with large medical practice.

Entire building renovated in 2017. New roof installed in 2020.

Owner is Broker.

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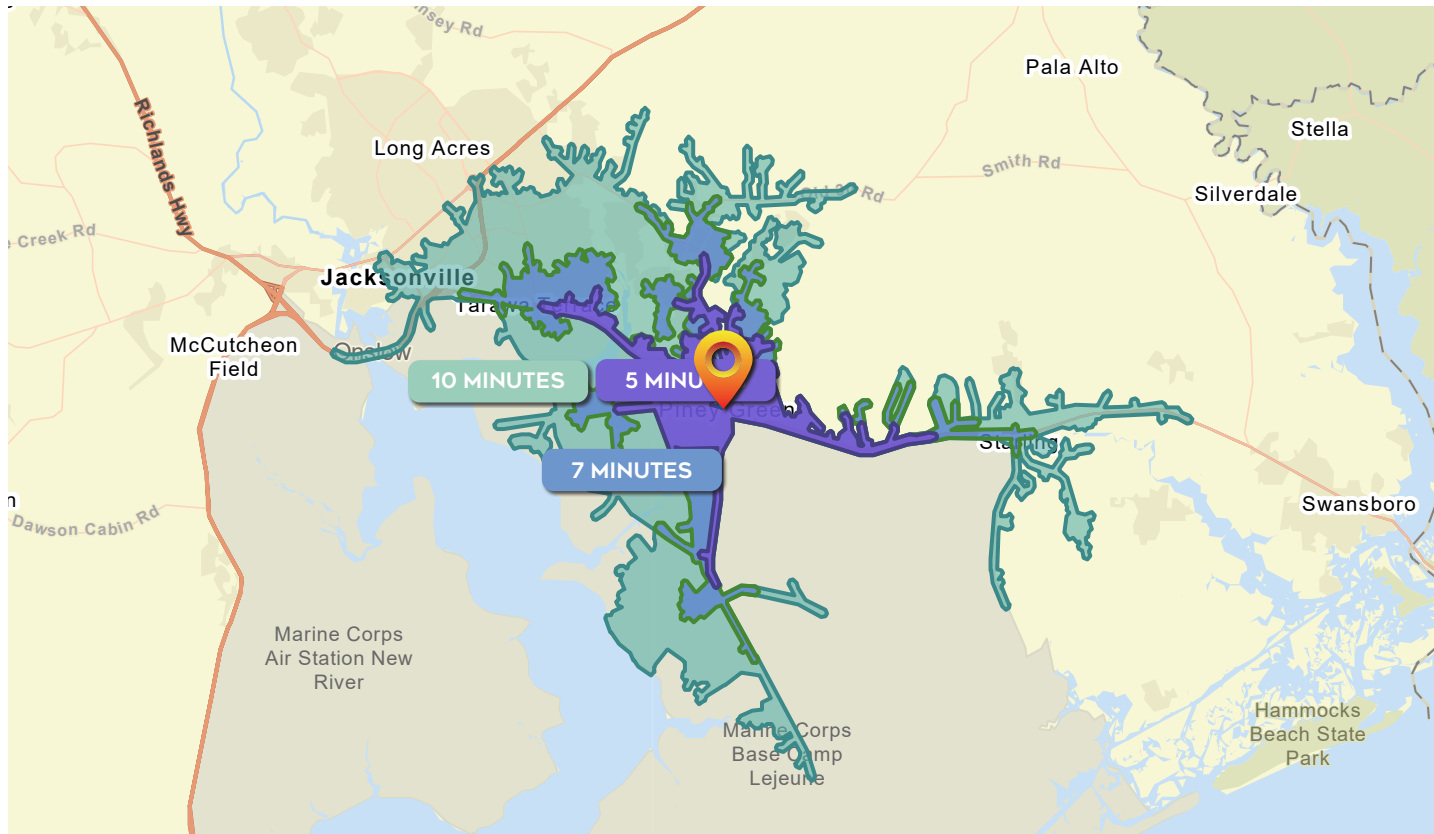


# SALE

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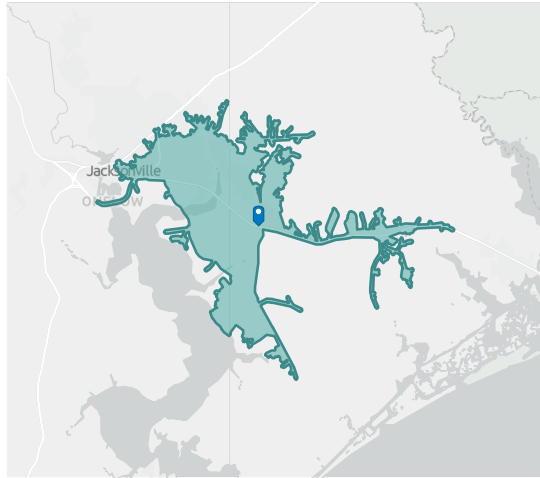
DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	3,738	9,126	33,543
Average Age	28.5	26.8	24.7
Households	1,454	3,795	10,729
Average HH Size	2.51	2.40	2.59
Median HH Income	\$60,615	\$50,113	\$50,479
Average HH Income	\$73,276	\$63,256	\$68,141
Per Capita Income	\$28,914	\$26,241	\$23,377

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# SALE INVESTMENT PROPERTY – MEDICAL BUILDING WITH NNN LEASE

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## POPULATION TRENDS - 10 MINUTE RADIUS

241 Freedom Way, Midway Park, North Carolina, 28544  
Drive time of 10 minutes

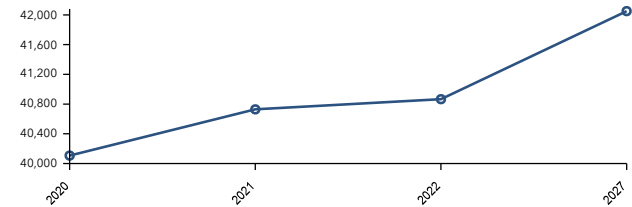
40,866	12,829	2.62	25.0	\$44,212	\$173,633	38	118	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS

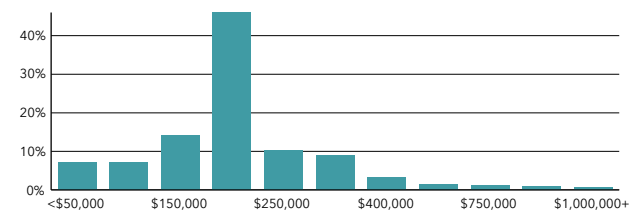
  
**\$6,156**  
Avg Spent on Mortgage & Basics

  
**20.7%**  
Percent of Income for Mortgage

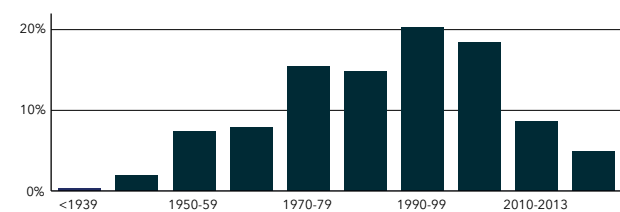
### Historical Trends: Population



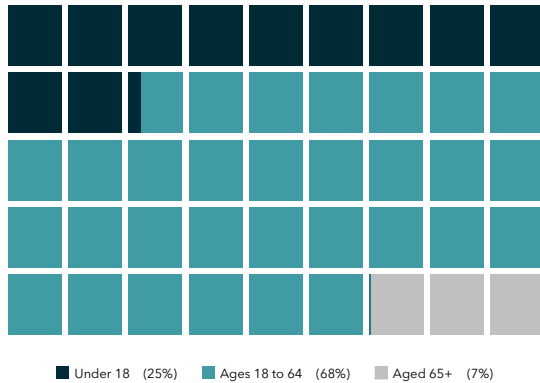
### Home Value



### Housing: Year Built





### POPULATION BY AGE




■ Under 18 (25%) ■ Ages 18 to 64 (68%) ■ Aged 65+ (7%)


### POPULATION BY GENERATION


  
**2.1%**  
Greatest Gen:  
Born 1945/Earlier

  
**8.3%**  
Baby Boomer:  
Born 1946 to 1964

  
**9.8%**  
Generation X:  
Born 1965 to 1980

  
**32.6%**  
Millennial:  
Born 1981 to 1998

  
**35.6%**  
Generation Z:  
Born 1999 to 2016

  
**11.6%**  
Alpha: Born  
2017 to Present



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS  
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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