



MEDICAL BUILDING

1402 and 1404 E Franklin St., Monroe, NC 28112

SALE /
LEASE



OFFERING SUMMARY

Sale Price:	\$1,000,000
Available SF:	2,272 - 7,282 SF
Lease Rate:	\$16.30 SF/yr (MG)
Lot Size:	1.473 Acres
Year Built:	1965
Building Size:	7,282 SF
Zoning:	Commercial
Price / SF:	\$137.32

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PROPERTY OVERVIEW

One building combines medical office and pharmacy all under one roof.

PROPERTY HIGHLIGHTS

- Gross square feet on medical side is 5,010 sf,
- Gross square feet on the pharmacy side is 2,272 sf.
- Tenant Allowance on medical side is \$30,000
- Tenant Allowance on the pharmacy side is \$15,000
- 29 rooms, 8 exam rooms with sinks currently, 4 bathrooms on medical side.
- Floor plan available upon request
- Pharmacy section can be leased separately from medical section.
- Pharmacy has retail 1263+- sf of retail space and additional 3 office/storage areas, 3 bathrooms.
- Drive-through window for pharmacy.
- Across the street from entrance to Atrium Hospital Union



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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	561	13,633	33,954
# of persons per HH	2.8	2.8	2.8
Average HH income	\$60,147	\$54,990	\$59,745
Average house value		\$151,923	\$174,152

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