

# SAMARITANS RIDGE COURT

505 & 525 SAMARITANS RIDGE COURT | ELKIN, NC 28621



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# PROPERTY OVERVIEW

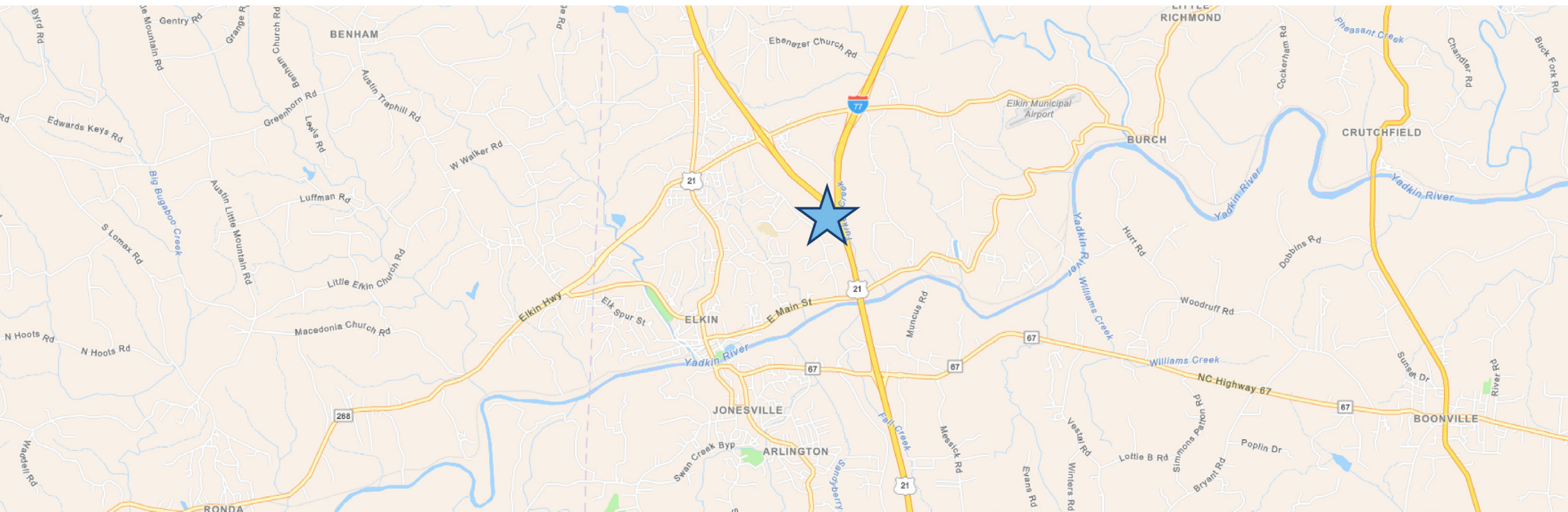
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## PROPERTY HIGHLIGHTS

- Two existing buildings for sale: ±13,760 SF and ±4,865 SF, respectively
- Buildings can be purchased together or sold separately
- Existing tenants are in place, contact brokers for tenant financials
- Properties feature a ±5.74/1,000 SF parking ratio
- Well-located property along the I-77 corridor in Elkin's premier medical submarket
- Contact brokers for pricing information

## PROPERTY OVERVIEW

Don't miss this rare opportunity to own Class A medical office space in Elkin, NC. Located in the Woodlands Professional Center and situated near the Elkin, NC Hugh Chathan Health Memorial Hospital, the property features easy access to Hwy-21 and I-77. Totalling approximately 18,625 SF between the two buildings, this offering provides spaces ready for immediate occupancy as well as existing income in place. Existing income and lease information is available upon request.



# PROPERTY OVERVIEW

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## EXISTING TENANT MIX

PRACTICE	Novant Health Cardiology
OCCUPIED SQUARE FEET	±7,000 SF
NOI	±\$34,397.20 NNN
RENT INCREASES	2% Annually
LEASE EXPIRATION	August 31, 2027
LEASE TERM REMAINING	2+ Years

## PROPERTY DETAILS



**±13,760**  
SQUARE  
FEET



**2.26**  
ACRES



**2002**  
YEAR  
BUILT



**107**  
PARKING  
SPACES

## VACANCY SCHEDULE

AVAILABLE SF	±6,760 SF
SUITE(S)	Suite A (±6,000 SF) Suite B (±760 SF)
ASKING RENTAL RATE	\$17.50 NNN





# PROPERTY OVERVIEW

525 SAMARITANS RIDGE COURT | ELKIN, NC 28621

## EXISTING TENANT MIX

PRACTICE	Westwood Medical, P.C.
OCCUPIED SQUARE FEET	±3,155 SF
NOI	±\$45,540.24 NNN
RENT INCREASES	2% Annually
LEASE EXPIRATION	June 30, 2027
LEASE TERM REMAINING	2+ Years

## PROPERTY DETAILS



**±4,865**  
SQUARE  
FEET



**2.26**  
ACRES



**2005**  
YEAR  
BUILT



**107**  
PARKING  
SPACES

## VACANCY SCHEDULE

AVAILABLE SF	±1,710 SF
SUITE(S)	Suite C (±1,710 SF)
ASKING RENTAL RATE	\$17.50 NNN





# PROPERTY PHOTOS

## EXTERIOR





# PROPERTY PHOTOS

505 SAMARITANS RIDGE COURT | INTERIOR





# PROPERTY PHOTOS

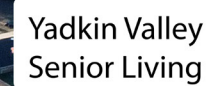
525 SAMARITANS RIDGE COURT | INTERIOR





# PROPERTY PHOTOS

AERIAL



Johnson Ridge Road

