

# MEDICAL OFFICE BUILDING FOR SALE/LEASE

328 MULBERRY STREET SW LENOIR, NC 28645



# AERIAL

Hwy 321

Morganton Blvd. SW (15,000 +/- CPD)



UNC HEALTH

UNC HEALTH

Mulberry Street (4,000 +/- CPD)

Robbins Medical Park



# DETAILS

## SPECIFICATIONS

**Sales Price:** \$550,000

**Lease Price:** \$1,300/mo. (lower level) \$2,000/mo. (upper level)

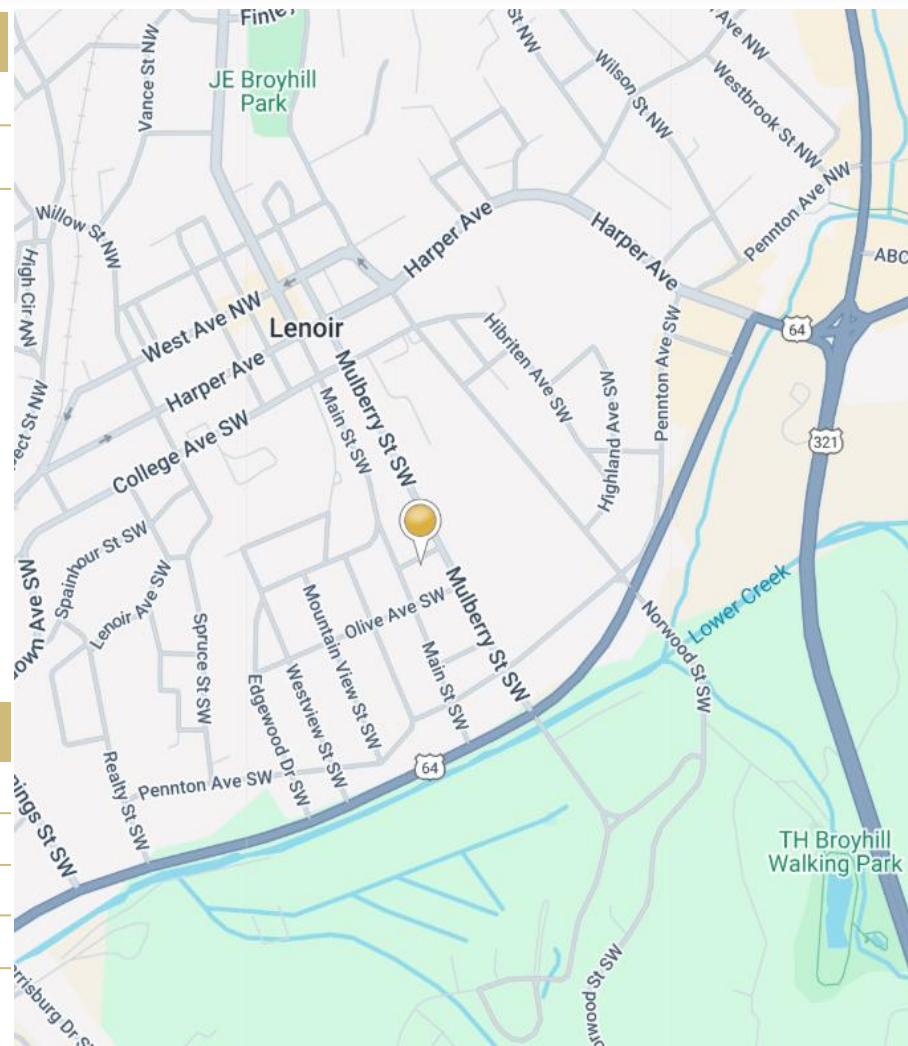
Excellent opportunity to purchase or lease space in a well-located medical office building directly across from Caldwell Memorial Hospital in Lenoir, NC.

The property offers strong visibility and convenient access for healthcare providers and related medical, office, or retail users. Available spaces include a former pharmacy suite with a drive through and two traditional medical office suites on the lower level, each equipped with plumbing in exam rooms and configured for medical use.

This location is ideal for physicians, specialty practices, outpatient services, therapy providers, imaging, pharmacy, or other healthcare-related users. The upper level would be perfect for retail, office, or medical use."

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



# UPPER LEVEL - 3,445 +/- SF

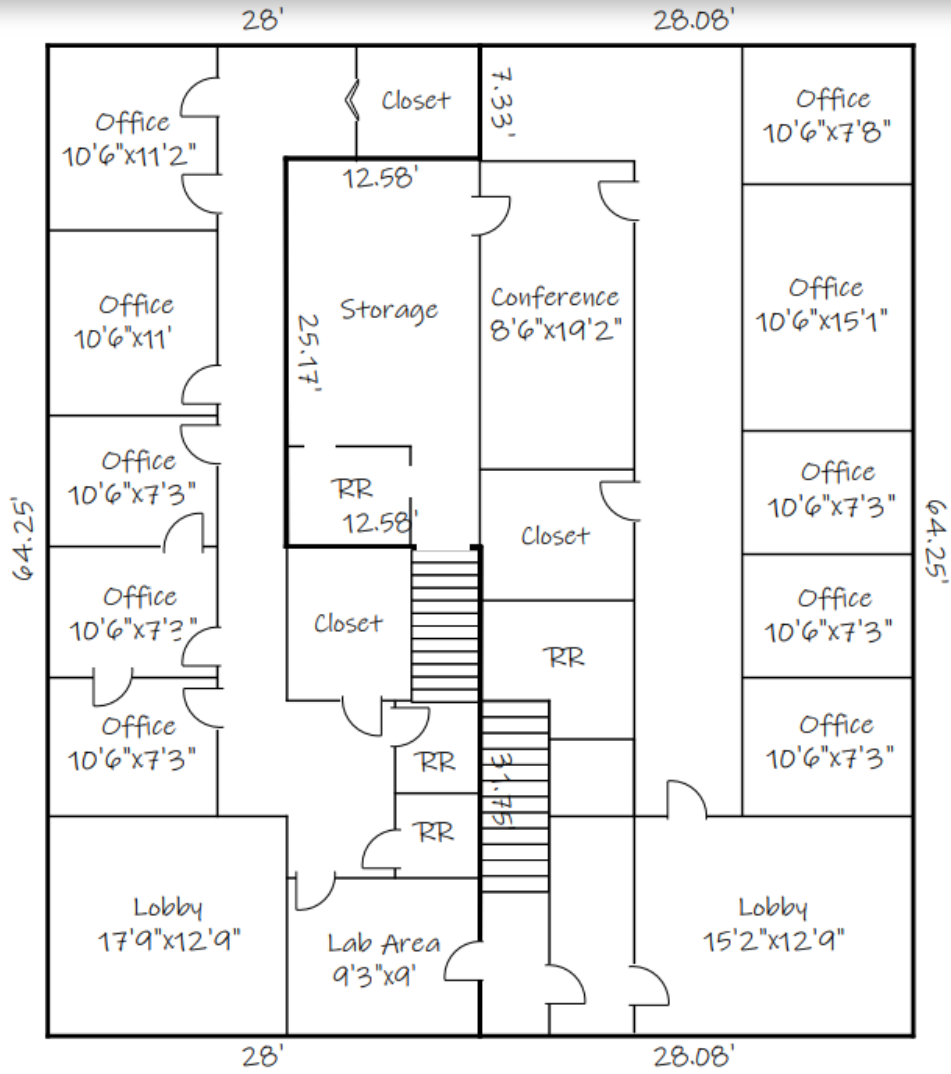


# GROUND LEVEL - 3,600 +/- SF





# FLOOR PLAN - GROUND LEVEL (3,600 +/- SF)





**FOR MORE  
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