



CAPITAL ASSOCIATES  
1501 Sunrise Avenue, Suite 100  
Raleigh, NC 27608

capitalassociates.com



FULLY LEASED MEDICAL OUTPATIENT BUILDING - PRIME INVESTMENT OPPORTUNITY

CALL FOR OFFERS DATE: MAY 2, 2025 5:00PM



1352 MEBANE OAKS ROAD  
MEBANE, NC 27302

## BROKERS

BRET MULLER  
bmuller@capitalassociates.com  
919.523.4200

WES JOHNSON  
wjohnson@capitalassociates.com  
919.422.4853

# OFFERING OVERVIEW



## DESCRIPTION

1352 Mebane Oaks Rd is a 100% leased, single-tenant, Medical Outpatient Building, located directly in a highly visible mixed-use development in Mebane, NC. Constructed in 2011, the property has been medical use since inception. The Tenant has exceptional credit. Call For Offers by 5:00 PM on May 2, 2025.

## ADDRESS

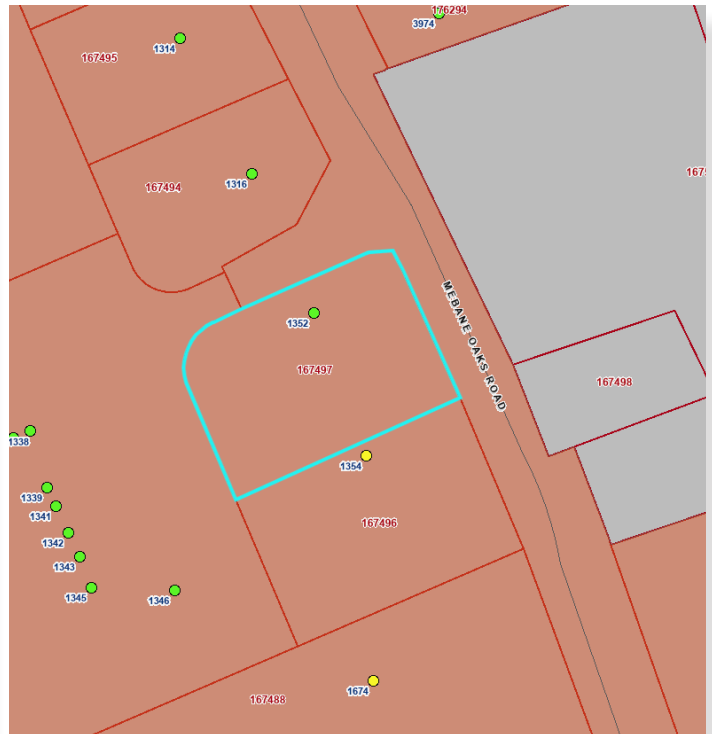
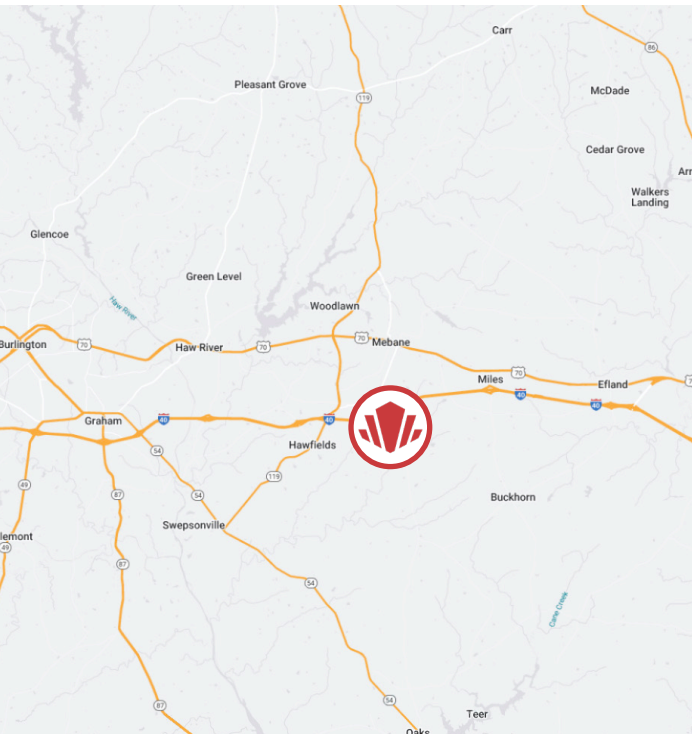
1352 Mebane Oaks Road Mebane, NC 27302

## PROPERTY DETAILS

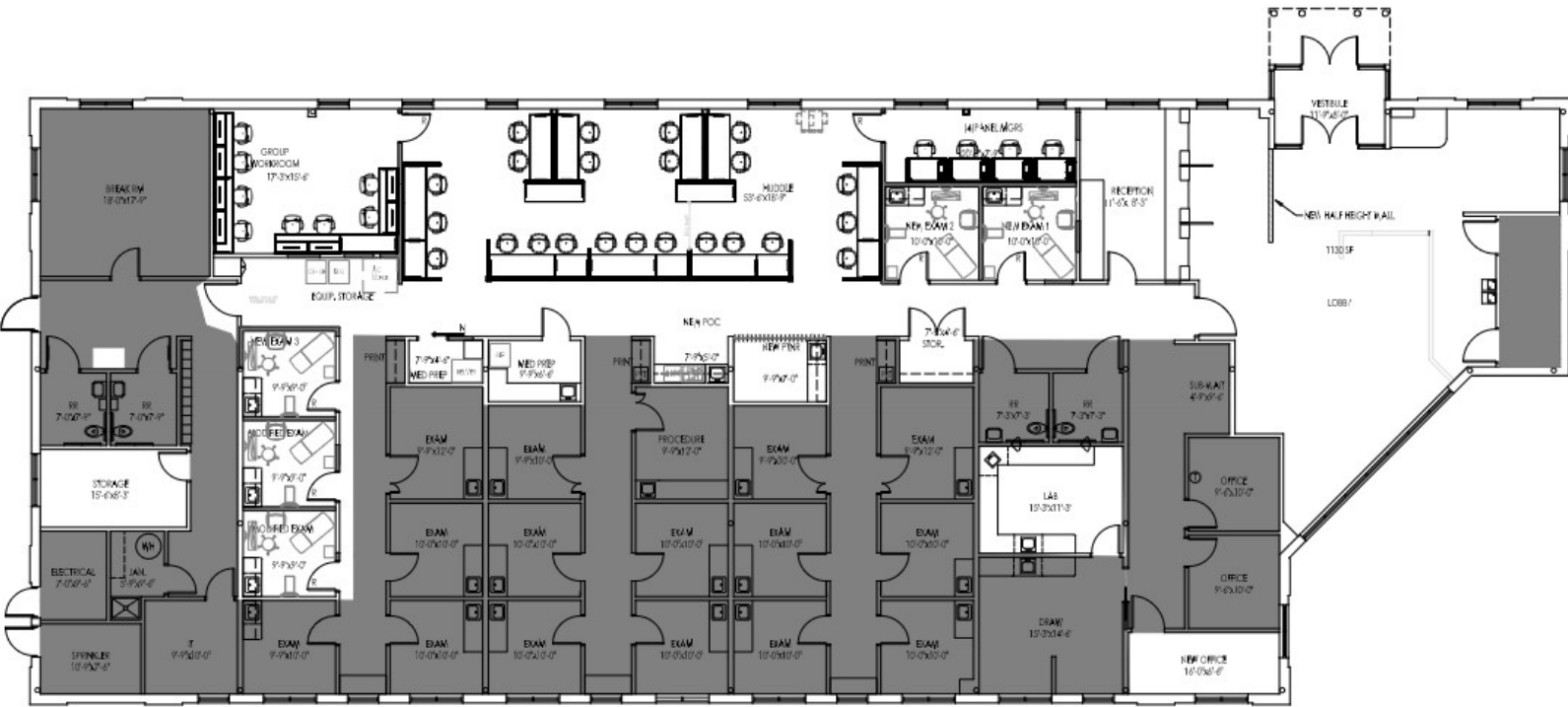
|                        |           |              |           |
|------------------------|-----------|--------------|-----------|
| Rentable Building Area | 9,909 SF  | PIN          | 167497    |
| Total NOI              | \$290,000 | Year Built   | 2011      |
| Lease Expiration       | 12/31/32  | Site Acreage | 1.3 AC    |
| Lease Type             | NNN       | County       | Alamance  |
| Percentage Occupied    | 100%      | Parking      | 59 spaces |
| City                   | Mebane    |              |           |



# LOCATION



# FLOOR PLAN



# SURVEY

