

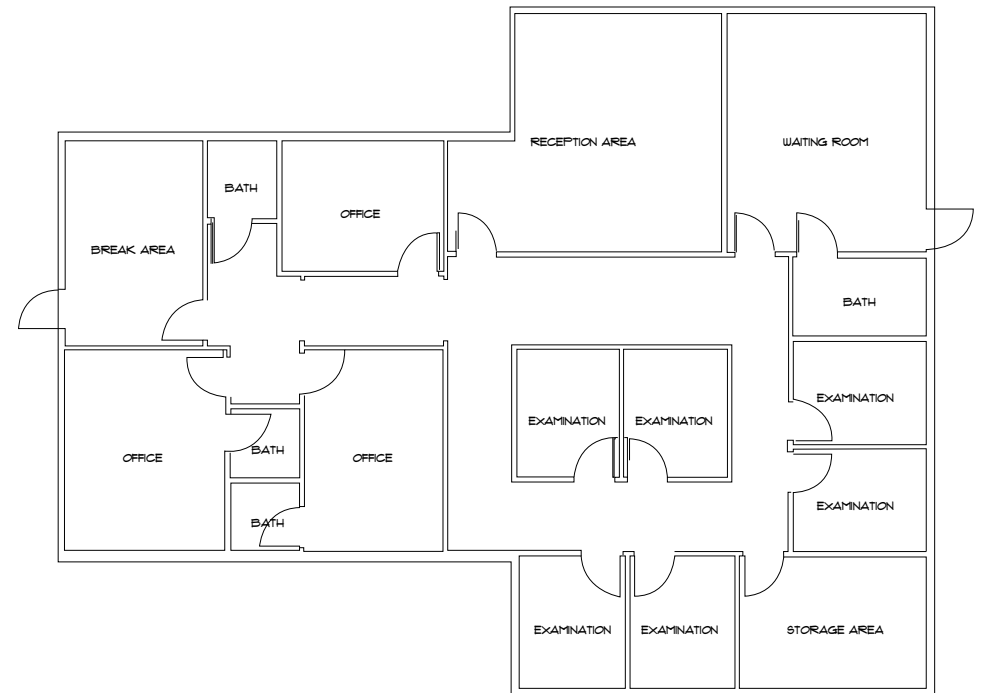
125 BILTMORE DRIVE ROCKINGHAM, NC 28379 | **MEDICAL OFFICE BUILDING FOR LEASE**

### PROPERTY OVERVIEW

- 2,816 sf available, site plan below
- 7,056 sf total building size
- Fully built out medical clinic suite and move in ready
- Excellent visibility and access
- Located in the heart of the market
- 31 parks
- Porte cochere at both entrances

### MARKET OVERVIEW

- Surrounded by 2.5m sf of retail space within a 1 mile radius including Lowes Home Improvement, Belk, Burkes, Planet Fitness, Walmart, Food Lion, Tractor Supply, Walgreens, Starbucks, and more
- Located less than 1 mile from First Health Regional Hospital, a 610 bed, 3,700 employee medical campus serving the greater 5 county area
- Located across the street from Richmond Plaza, the #1 shopping destination in Rockingham and serves the surrounding 5 county area with over 1.3 million visitors per year
- Positioned 2 miles away from the Richmond County airport, and 15 minutes from the Rockingham Motor Speedway and Entertainment Complex.

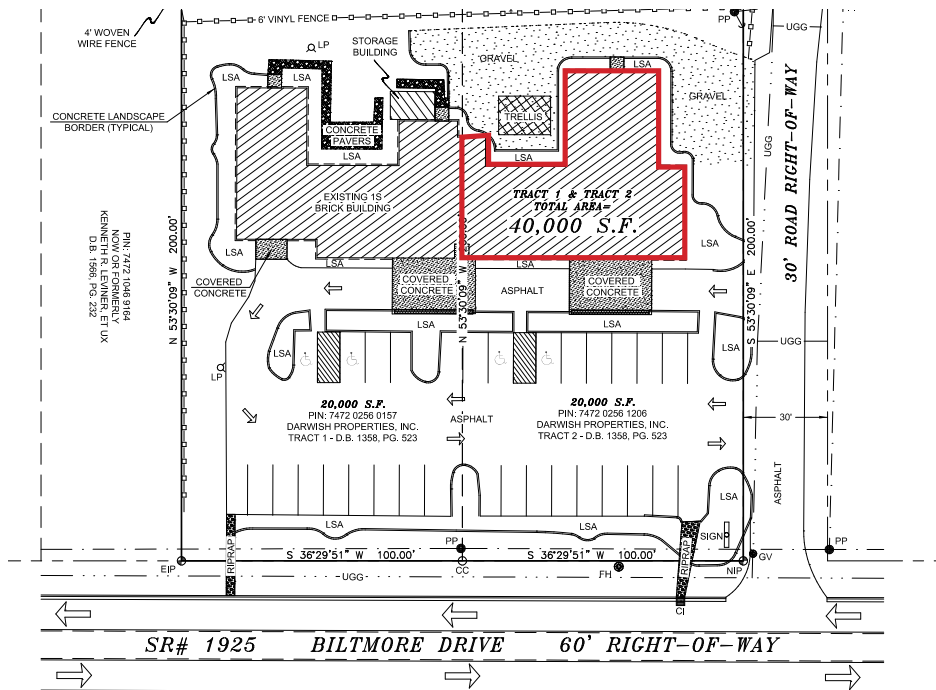


### 2024 SUMMARY 5 MILE 10 MILES 15 MILES

Population	32,106	41,142	57,241
Average Income	\$61,475	\$63,682	\$63,555

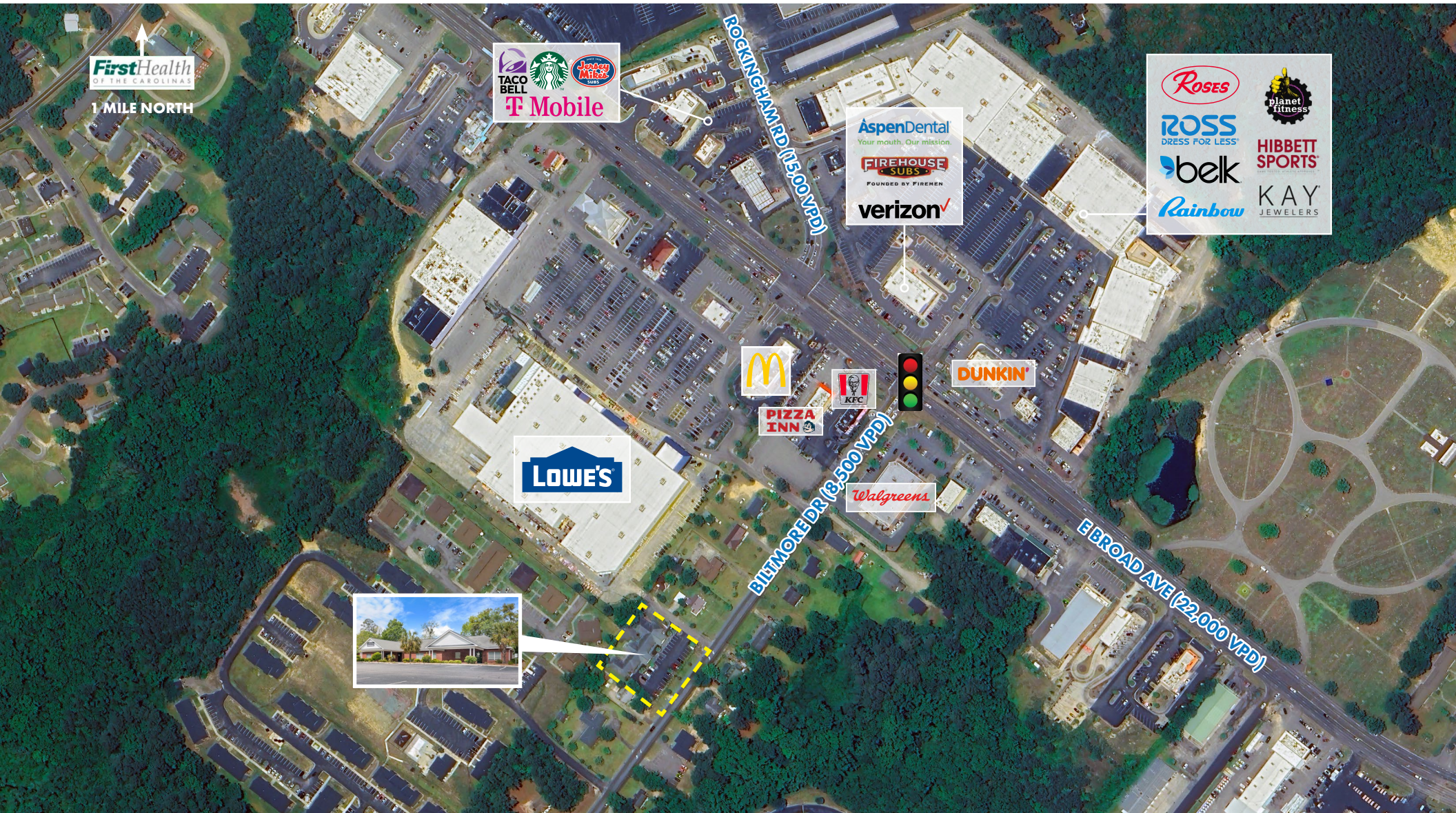


125 BILTMORE DRIVE ROCKINGHAM, NC 28379 | **PHOTOS & MAP**





125 BILTMORE DRIVE ROCKINGHAM, NC 28379 | **PROPERTY AERIAL**





125 BILTMORE DRIVE ROCKINGHAM, NC 28379 | **AERIAL**

