



**FOR SALE OR LEASE**

# ROXBORO MEDICAL OFFICE FOR LEASE



## PRICE:

**Sale: \$400,000 | Lease: \$18 PSF NNN**



**757 Carver Dr.  
Roxboro, NC 27573**

**DIEGO MUNOZ**  
diegom@kw.com  
919.675.2750

**EMMA LANTZ**  
elantz@kw.com  
252.292.9242

## ABOUT THE PROPERTY

- Type: Medical Office
- Size: 3,100 SF
- Lot Size: 0.53 AC
- Person County Memorial Hospital has First Refusal on Transfer
- Restrictive Covenant allows only Medical Uses
- Parking Spaces: 18
- Class: B
- Year Built: 1995



scan here!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each Office Independently Owned and Operated kwcommercial.com

## LOCATION OVERVIEW

The premises located at 757 Carver Drive comprise a medical office space within a cluster of medical establishments, including Person Memorial Hospital, UNC Cardiology, and various medical offices. Positioned in the northern sector of the town, this property is conveniently situated across from Person High School and is also in close proximity to multiple shopping centers and commercial enterprises. Roxboro's economy is diversified, with a mix of manufacturing, healthcare, agriculture, and retail businesses. Historically, it had strong ties to tobacco farming, but it has diversified over the years to include other industries.

## PROPERTY OVERVIEW

This property offers a total of seven well-appointed exam rooms, each spanning approximately 100 square feet and equipped with plumbing and casework, ensuring a seamless patient experience. Additionally, there are two smaller rooms ideal for X-ray or medical equipment, perfectly suited for specialized procedures. For administrative needs, the property features two spacious offices, each measuring around 120 square feet. A welcoming atmosphere awaits with two reception windows and ample room for patients in the waiting area. The property is equipped with an intercom system and a convenient break room for staff and visitors.

