

FOR SALE

7 E. Duncan Street
Lillington, NC 27546

Franklin
Commercial Real Estate
Johnson



6,497-SF MEDICAL OFFICE INVESTMENT OPPORTUNITY!

Offering Summary

Sale Price: \$1,495,000
Size: ±6,497 SF 0.92 AC
Zoned: C3—Commercial District
Frontage: ±205 Ft on E. Duncan

Property Description

Spacious ±6,497 SF medical office situated on a 0.92-AC lot with ample parking.

25 offices/exam rooms, 8 bathrooms, 2 kitchenettes, and a large reception and waiting area.

Currently, the property is secured with a credit tenant for a 6-year lease, along with an option for a 5-year renewal.

Monthly Basic Rent of \$8,368 (\$15.69/sf) with annual increases.



Franklin Johnson

910.818.8400 | JFJohnson1@nc.rr.com

FranklinJohnsonCommercial.com

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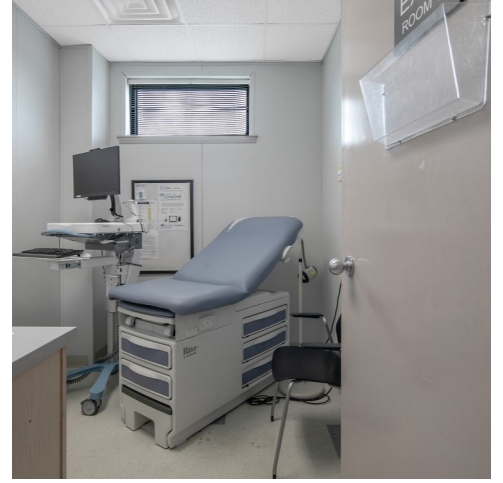
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