

# ±2.0 ACRES FOR SALE

JOHNSON RIDGE ROAD, ELKIN, NC 28621

Linville | Team Partners

COMMERCIAL REAL ESTATE



## DEVELOPABLE LAND OPPORTUNITY

### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	2.0
SALE PRICE	\$280,000

### DESCRIPTION

±2.0 acres of developable land on the corner of Johnson Ridge Road and Samaritans Ridge Road. Just a 2 minute drive to Hugh Chatham Memorial Hospital and 5 minutes to I-77. The site offers excellent visibility in the heart of Elkin's medical/professional services focused area as well as close proximity to many major retailers. This ±2.0 acre opportunity is also part of a package deal with a ±1.23 acre developable parcel behind Samaritans Ridge Executive Suites and 124 Samaritans Ridge Road, a 5 year NNN medical office sale leaseback offered at a 6.21% CAP Rate for \$1,950,000 (can be purchased together or separately).



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

L | T

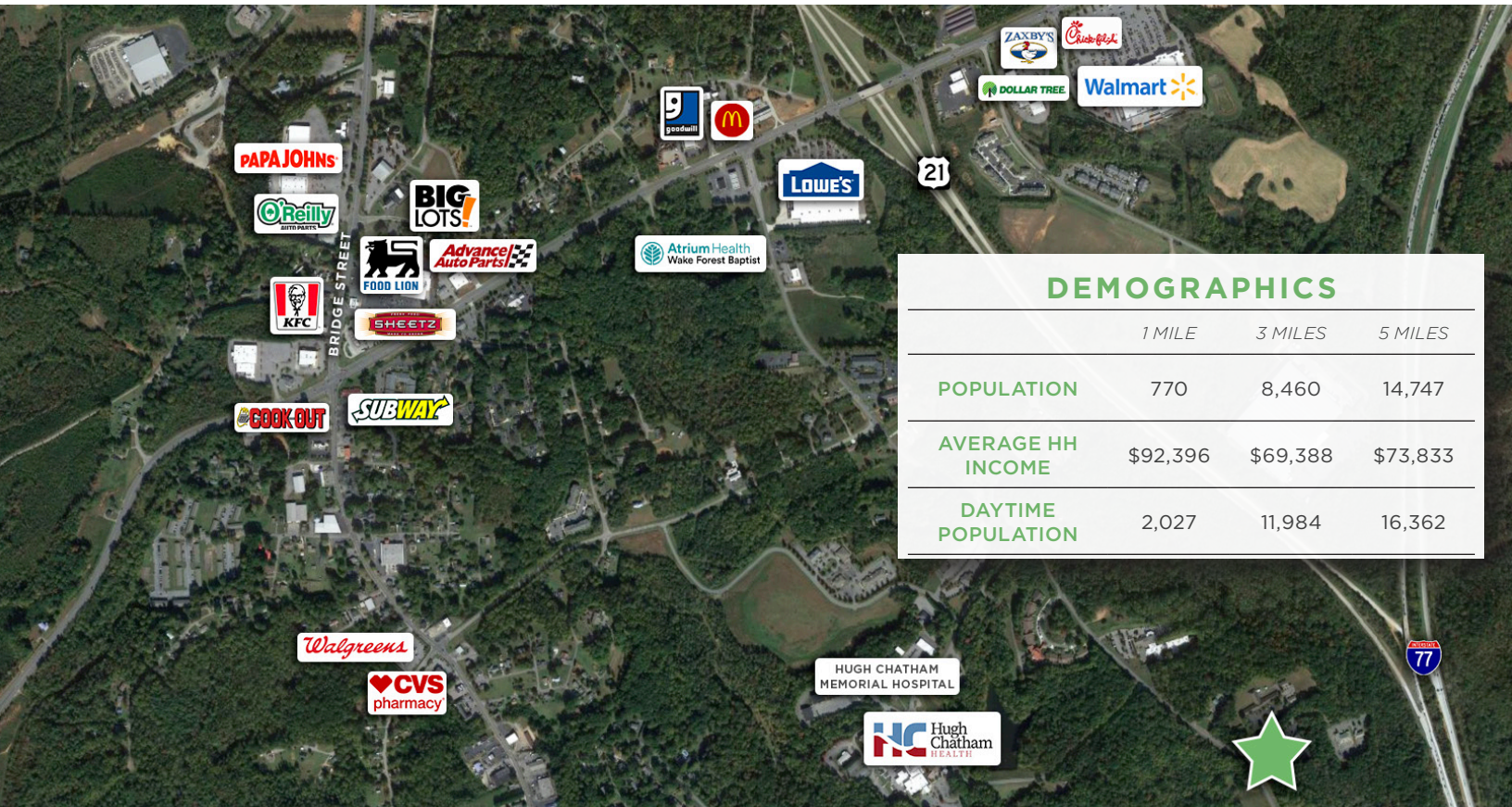


# ±2.0 ACRES FOR SALE

JOHNSON RIDGE ROAD, ELKIN, NC 28621

Linville | Team Partners

COMMERCIAL REAL ESTATE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	770	8,460	14,747
AVERAGE HH INCOME	\$92,396	\$69,388	\$73,833
DAYTIME POPULATION	2,027	11,984	16,362

## PROPERTY INFORMATION

PROPERTY TYPE	Land	TAX PIN	4961-01-09-7107
ACRES ±	2.0		

## PRICING & TERMS

SALE PRICE	\$280,000
------------	-----------

## DESCRIPTION

±2.0 acres of developable land on the corner of Johnson Ridge Road and Samaritans Ridge Road. Just a 2 minute drive to Hugh Chatham Memorial Hospital and 5 minutes to I-77. The site offers excellent visibility in the heart of Elkin's medical/professional services focused area as well as close proximity to many major retailers. This ±2.0 acre opportunity is also part of a package deal with a ±1.23 acre developable parcel behind Samaritans Ridge Executive Suites and 124 Samaritans Ridge Road, a 5 year NNN medical office sale leaseback offered at a 6.21% CAP Rate for \$1,950,000 (can be purchased together or separately).

*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715