



CATAWBA VALLEY
HEALTH SYSTEM

Catawba Valley Health: 7 Year NNN

Medical Office Building **For Sale** - Hickory, NC

Presented By:

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CATAWBA VALLEY HEALTH

MEDICAL OFFICE BUILDING **FOR SALE**

PROPERTY DESCRIPTION

7-Year NNN Catawba Valley Health Family Medicine clinic located near CVHS's main hospital in Hickory, North Carolina. This $\pm 5,513$ SF building has 2.5% annual increases and is a fantastic investment opportunity. Additional information available upon request.

OFFERING SUMMARY

Address	1940 Briarwood Drive Hickory, NC 28602
Sale Price	\$1,200,000
Building Size	$\pm 5,513$ SF
NOI	\$86,829.75
Cap Rate	7.25%
Lease Type	NNN
Lease Expiration	November 30, 2032
Rent Escalations	2.5%
Renewal Options	Two 3-Year
Tenant	Catawba Valley Health





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ABOUT CATAWBA VALLEY HEALTH

Catawba Valley Health System is a comprehensive, not-for-profit healthcare network based in Hickory, North Carolina, dedicated to improving the health and well-being of the Catawba Valley region. Founded in 1967, the system encompasses Catawba Valley Medical Center, an extensive network of primary and specialty care practices, outpatient rehabilitation and diagnostic centers, and community health programs. Guided by its mission to enhance community health through compassion, quality, and innovation, Catawba Valley Health System delivers accessible, patient-centered care across all stages of life. As one of the region's largest independent health systems, it continues to invest in advanced technology, clinical excellence, and partnerships that support a healthier, stronger community.

VISION: Our vision is to be the best health and wellness center in North Carolina. This includes standing as: the best place to receive care, the best place to work, the best place to practice medicine, the best place to refer patients.



TENANT HIGHLIGHTS

- Founded in 2017 when Catawba Valley Medical Center combined its medical group and foundation to form a broader health system
- Headquarters: Hickory, North Carolina
- Recognized as the region's largest not-for-profit community hospital network
- Sustained top ratings for patient safety: CVMC has earned an "A" grade from The Leapfrog Group in recent reporting periods

HICKORY, NC

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