



FOR SALE – SINGLE TENANT – NNN LEASE – HEALTH SYSTEM CREDIT

10004 SOUTHPOINT PKWY | FREDERICKSBURG, VA

\$3,250,000 – 6.75% Cap

Quality Asset for 1031x Buyer

Health System Credit

Remaining Term - 8.5 years

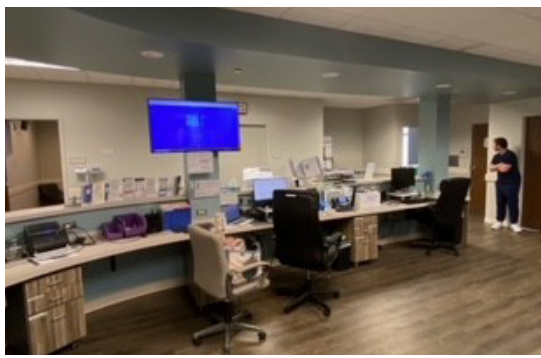
CareNow Urgent Care

6,267 SF

100% Leased

Annual Rent Escalations

Paved, open surface parking with 31 spaces
(5/1,000 SF)



PROPERTY SUMMARY

Address:	10004 Southpoint Parkway
Governing Jurisdiction:	Fredericksburg, Virginia
Rentable Building Area:	6,267 SF
Occupied:	100%
Year Built:	2016
Zoning:	Commercial 3 (C-3) Highway District
Parking:	Paved, open surface parking with 31 spaces (5/1,000 SF)
Net Operating Income:	\$219,336
Annual Escalations:	2%
Remaining Lease Term:	8.5 years
Corporate Guaranty:	Lease Guaranty by EP Health, LLC., a wholly owned subsidiary of HCA Healthcare Inc. (HCA/NYSE)

AERIAL OVERVIEW

Easy Access to Route 1 & I-95



FOR MORE INFORMATION:

Julian Etches
(301) 370-7252
jetches@scheerpartners.com



Penny Wickey
(203) 856-6621
pwickey@saugatuckcommercial.com

Laure Aubuchon
(917) 294-1733
laubuchon@saugatuckcommercial.com

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