



PROPERTY FOR SALE OR LEASE

PROPERTY OVERVIEW

SALE PRICE | \$1,900,000.00

LEASE PRICE | \$18 PER SF, NNN

SQUARE FEET | 9,211 +/- SF

ACREAGE | 1.27 +/- ACRES

ZONING | CENTRAL BUSINESS &
DOWNTOWN OVERLAY
ZONING DISTRICT

Prime commercial property strategically located on the corner of W Illinois Ave. and S Bennett St. in downtown Southern Pines available for sale or lease. The property features a 9,211 +/- sq. ft. free-standing brick building on 3 parcels totaling 1.27 +/- acres. The building includes a foyer, reception, waiting area, and an abundance of versatile offices. Great visibility for signage, ample parking, and access from two streets. Less than one mile from US-1.

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PHOTOS



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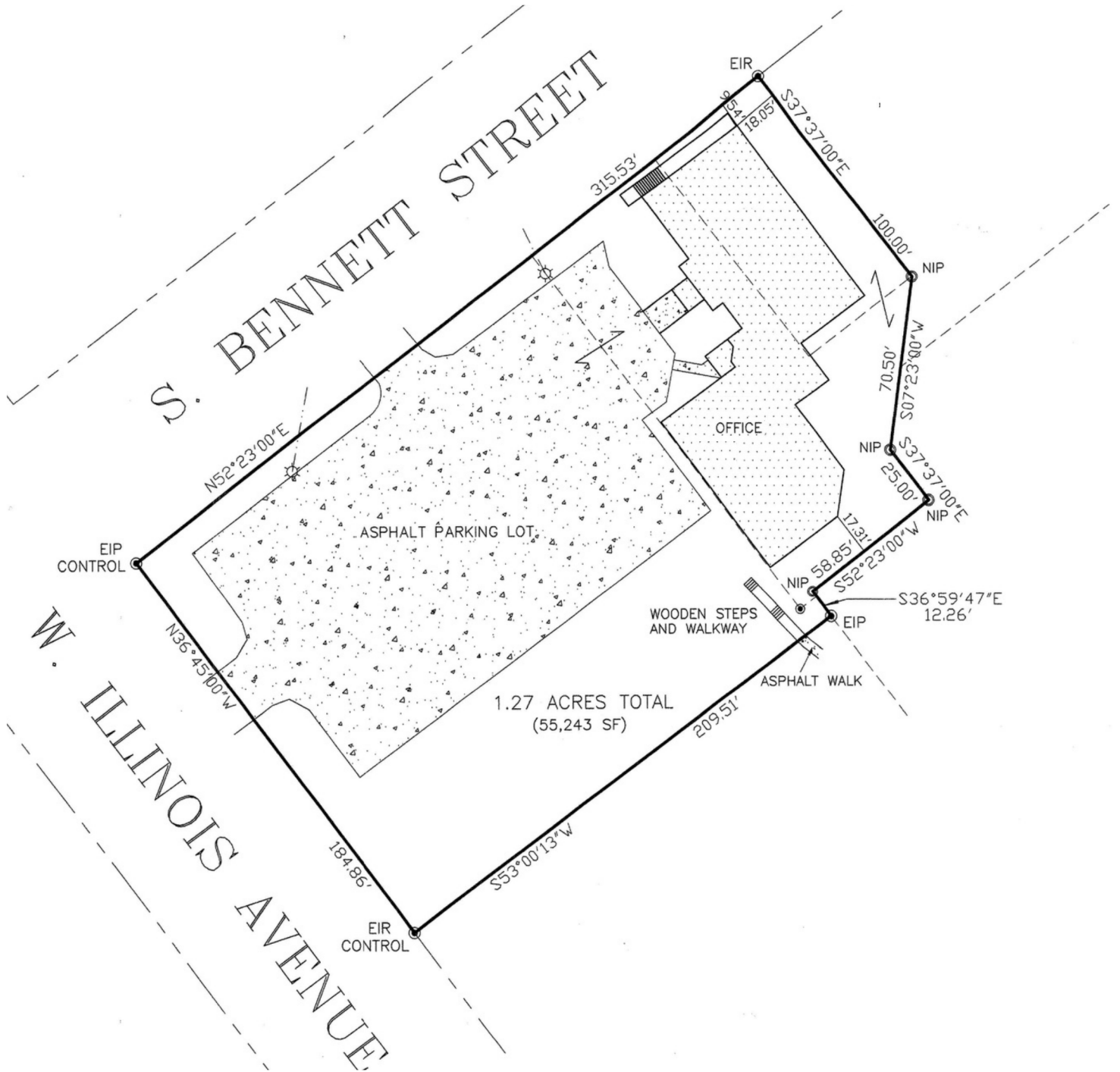


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PLAT



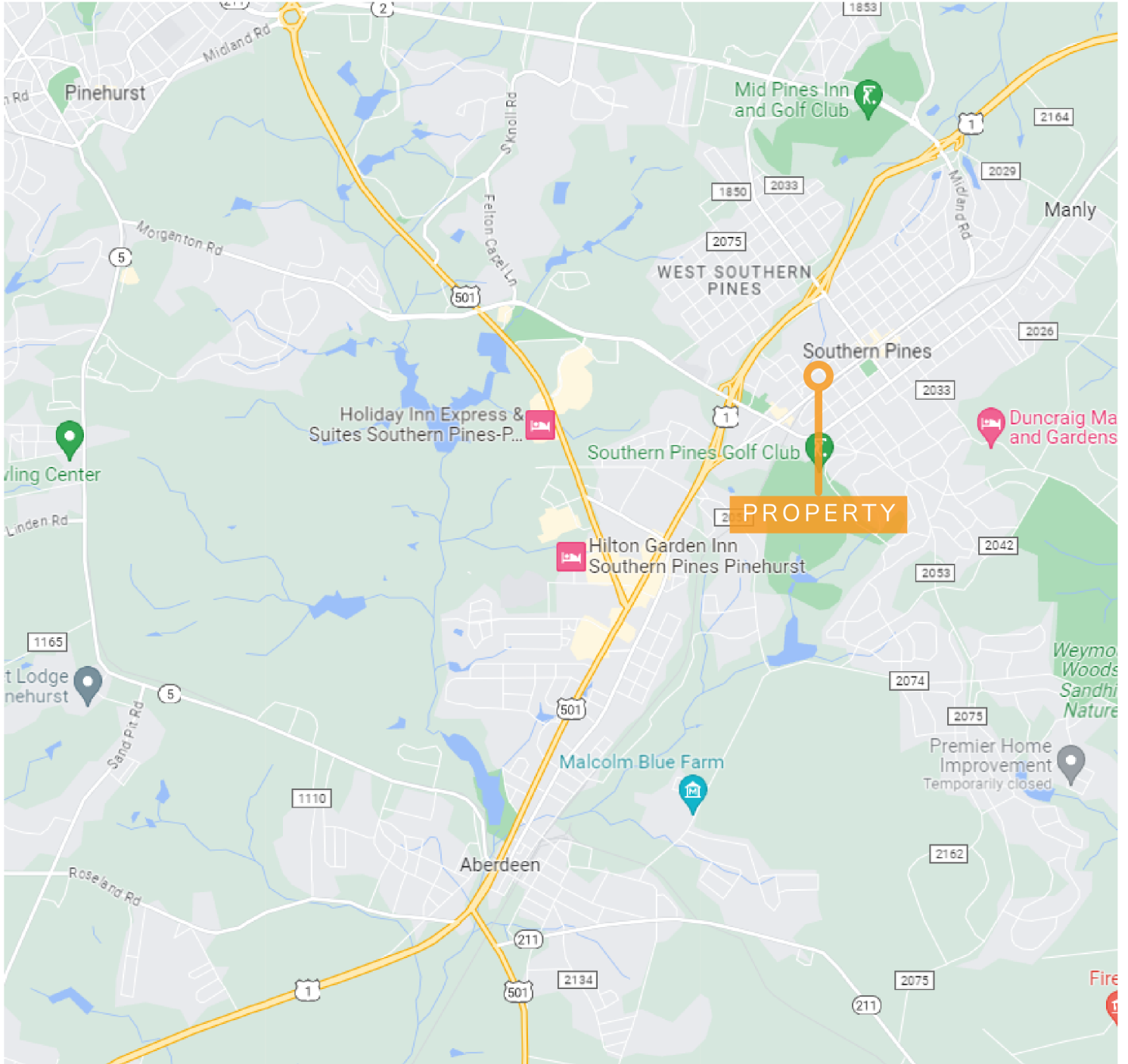
NOTE: Plat is for illustrative purposes only.
 Actual dimensions & details may vary.

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LOCATION MAP



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