



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



RARE OPPORTUNITY: LARGE GROUND-LEVEL OFFICE FOR SALE

**285 OLMSTED BLVD SUITE 5**  
Pinehurst, NC 28374

for more information

**ROGER MARX**

Broker

O: 910.829.1617

C: 910.222.3832

[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

**Sale Price:** \$499,000

**Parcel #**  
Unit#(103) 99000253123  
Unit#(104)99000253124

**Year Built:** 1999

**Suite Size:** 2,500

**Zoning:** CI

**Market:** Pinehurst

**Price / SF:** \$199.60

**PROPERTY HIGHLIGHTS**

- 2,500 SF ground-floor office suite
- Five private offices plus reception area
- Dedicated IT/server room in center of space
- Kitchenette and break room for staff use
- In-suite men's and women's restrooms
- Near the corner of Hwy 211 W and Murdocksville Road

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PROPERTY DESCRIPTION



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This ground-level office suite offers 2,500 square feet of well-designed professional space ideal for owner-users, medical practitioners, or investors seeking a functional, low-maintenance asset. The layout includes a spacious reception area that creates a welcoming entry point for clients and guests. Along the central corridor are five private offices, each suited for clinical or executive use. At the core of the suite is a secured IT/server room, a kitchenette with a dedicated break area, and in-suite men's and women's restrooms for added convenience. The floorplan supports both privacy and workflow efficiency, making it a versatile fit for a range of business or healthcare operations.

**LOCATION DESCRIPTION**

Located near the intersection of Murdocksville Road and Highway 211 West, the property is easy access in a growing commercial corridor. Surrounding the site are a mix of professional offices, retail, and service-based businesses, creating a steady daytime population. Highway 211 serves as a major route for regional traffic, contributing to consistent exposure and connectivity. The site is a short drive from surrounding neighborhoods and key amenities, offering convenience for staff and clientele alike. Its proximity to high-traffic intersections enhances its appeal for both daily operations and long-term value.

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ADDITIONAL PHOTOS



for more information

**ROGER MARX**

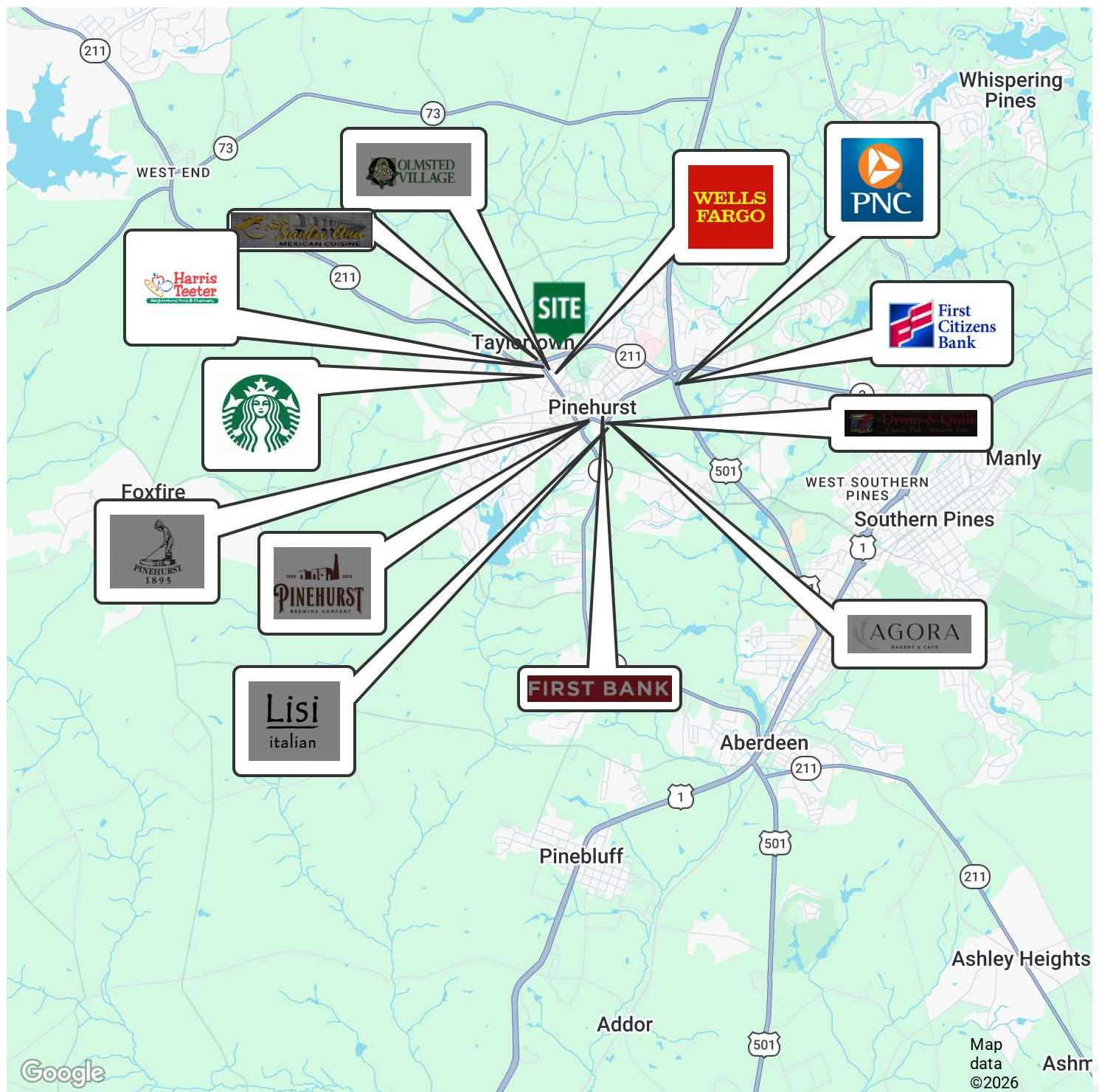
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RETAILER MAP



for more information

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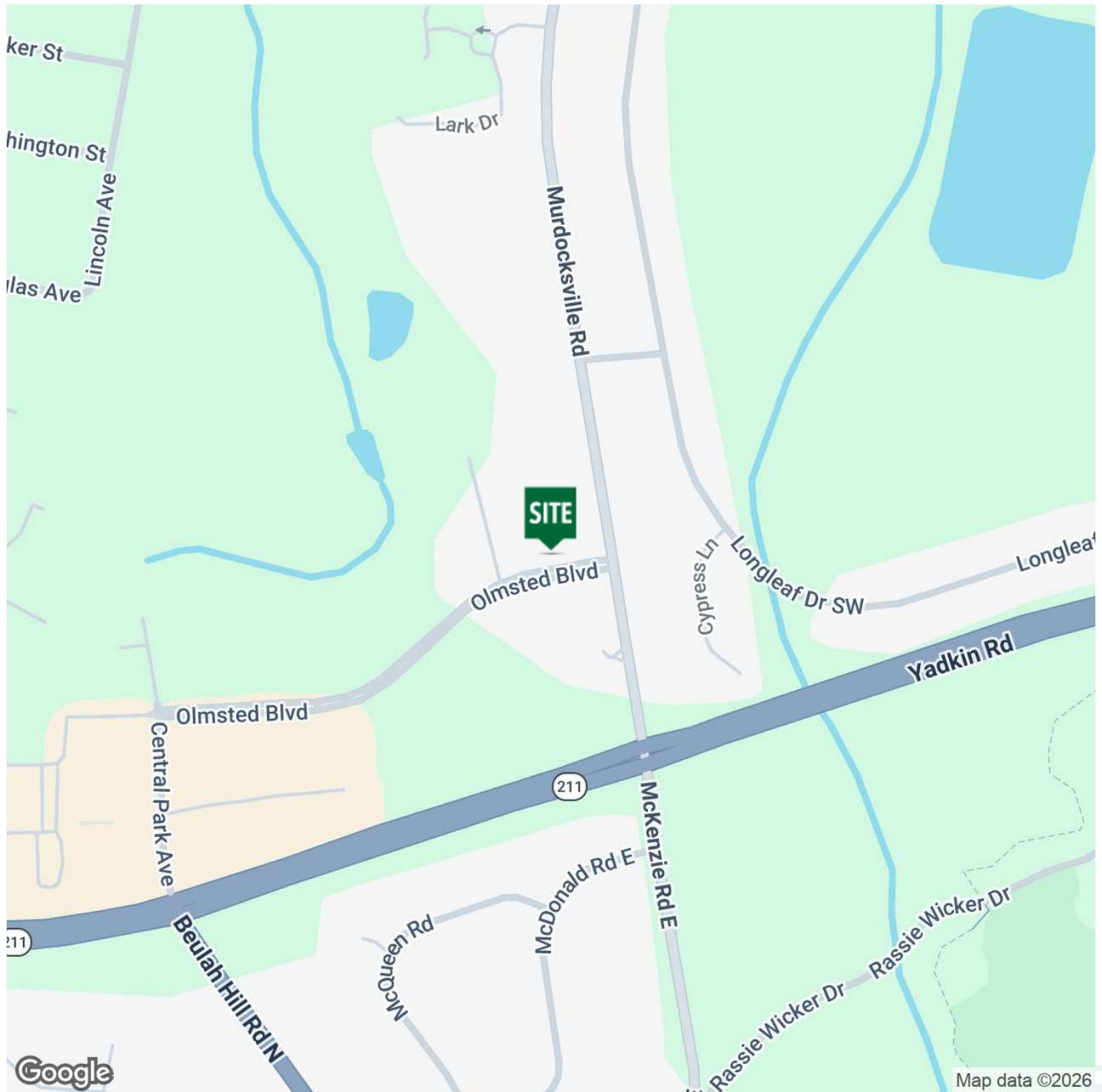
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LOCATION MAP



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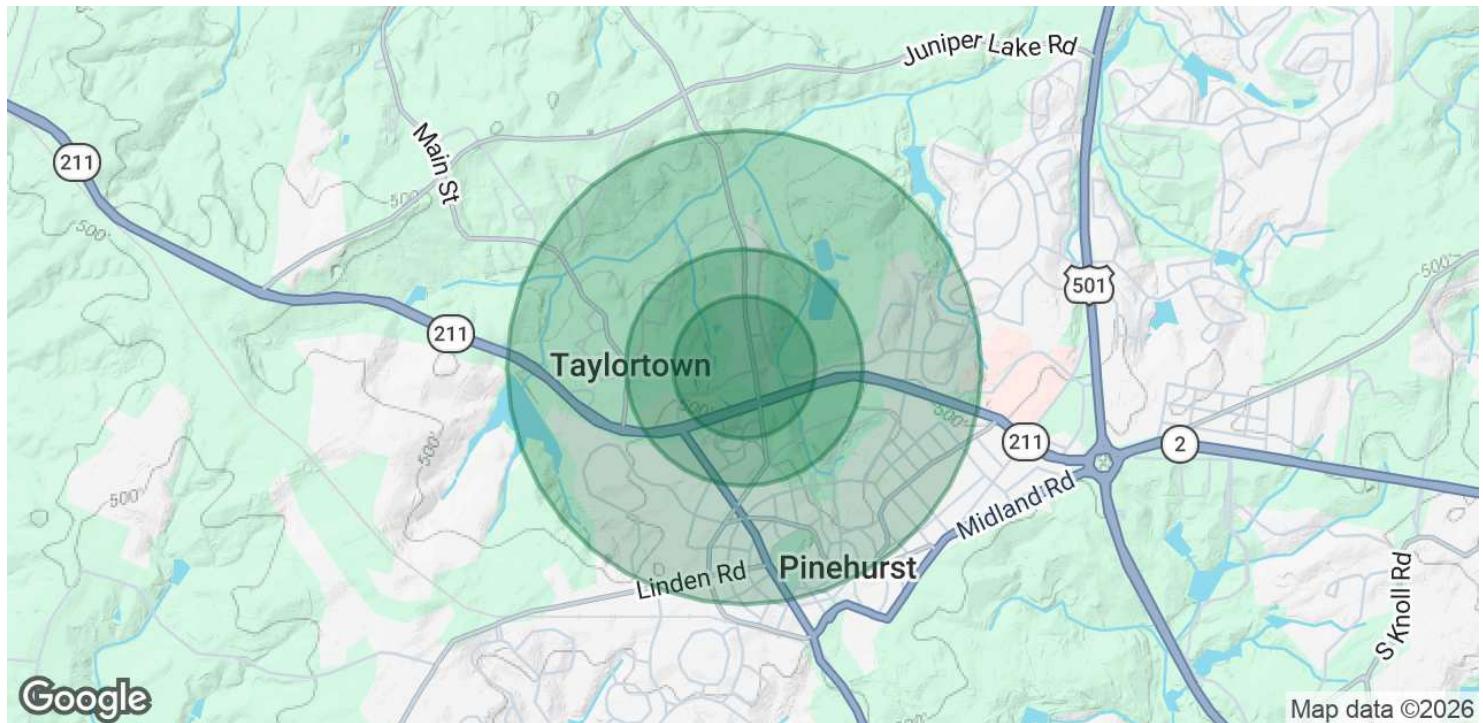
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	256	682	2,860
Average Age	40	43	47
Average Age (Male)	39	42	46
Average Age (Female)	42	45	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	289	1,207
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,095	\$100,047	\$127,435
Average House Value	\$398,167	\$452,042	\$550,074

Demographics data derived from AlphaMap

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