



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
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



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285 Olmsted Blvd Suite 5
PINEHURST, NC 28374

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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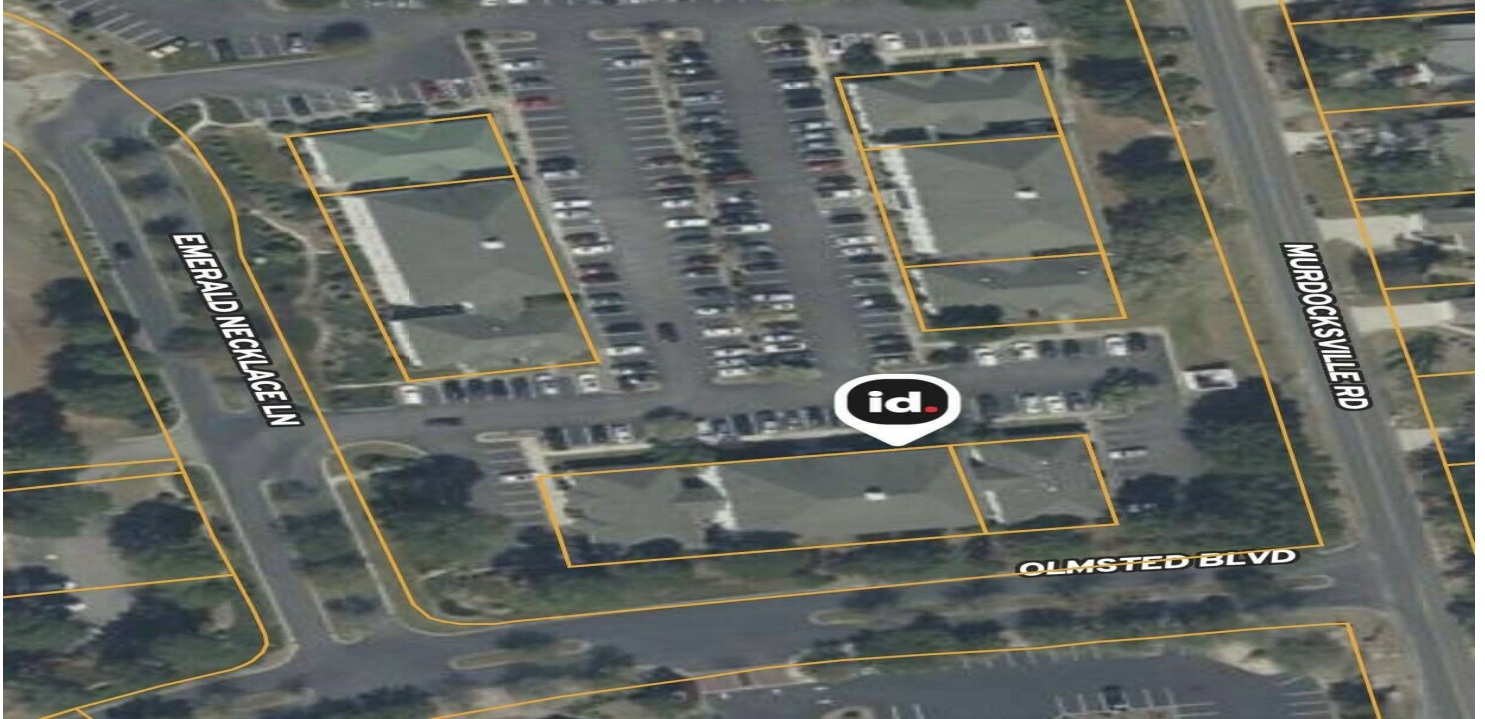
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PROPERTY DESCRIPTION



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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 Murdockville 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



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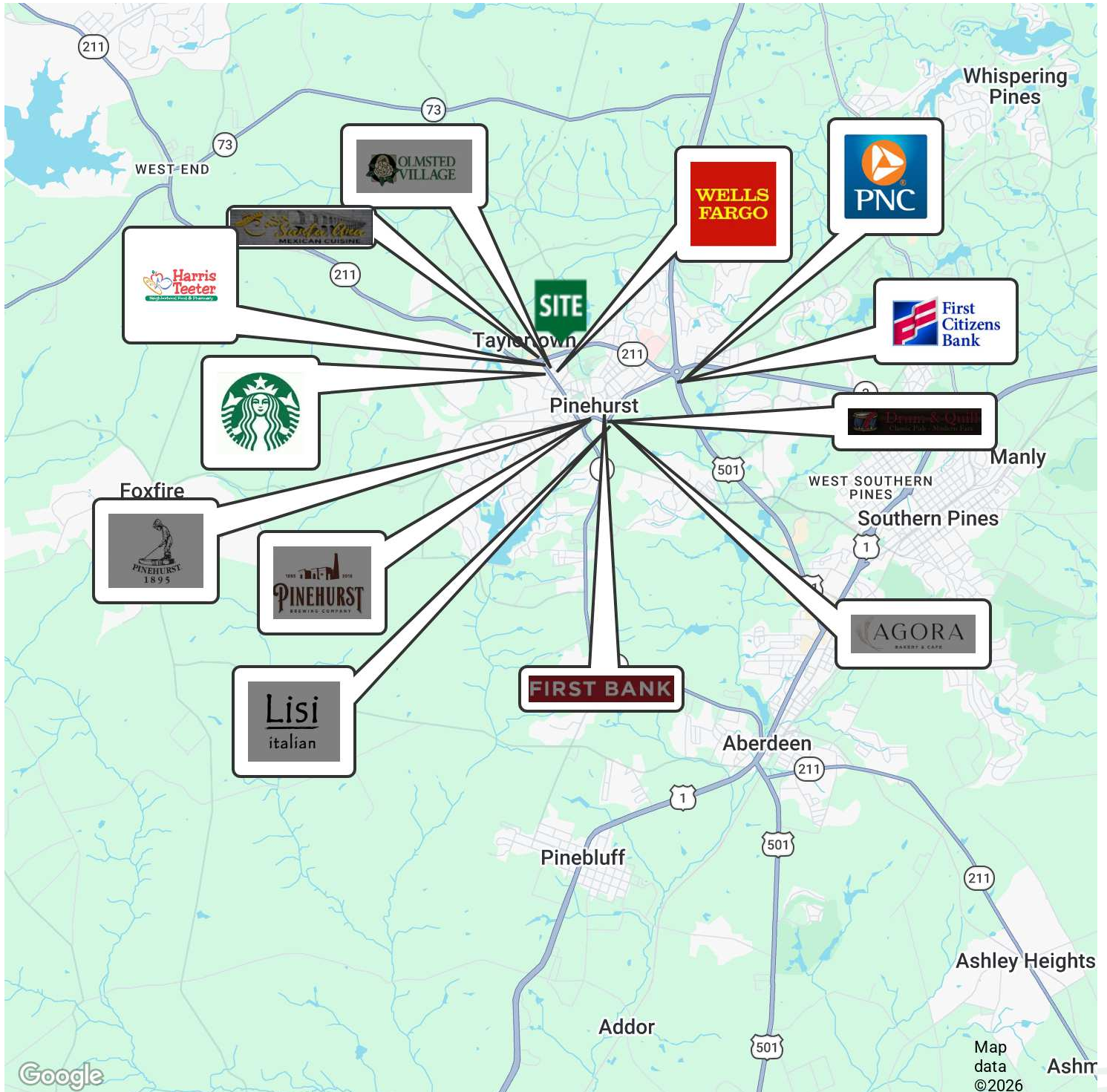
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RETAILER MAP



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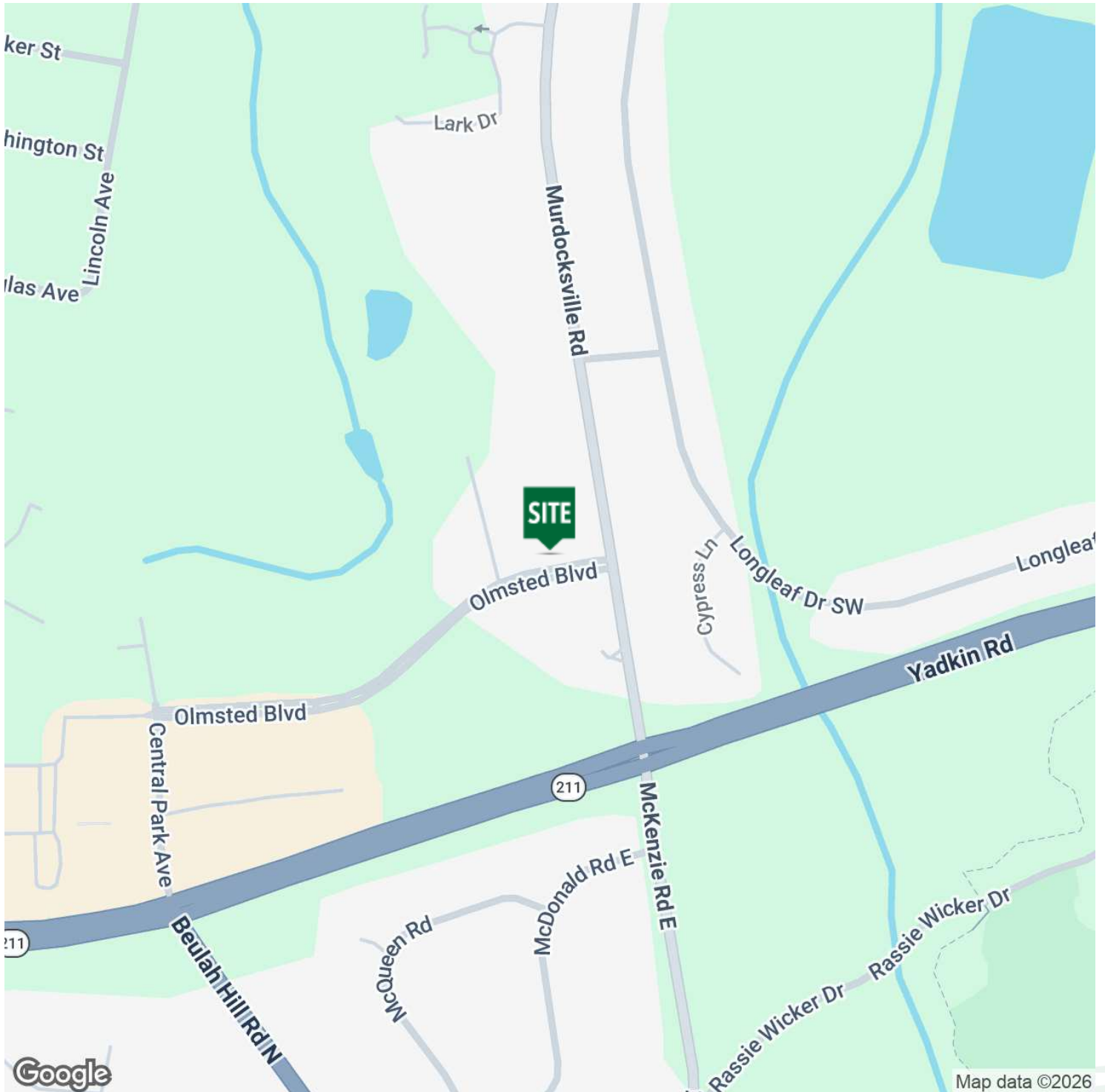
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LOCATION MAP



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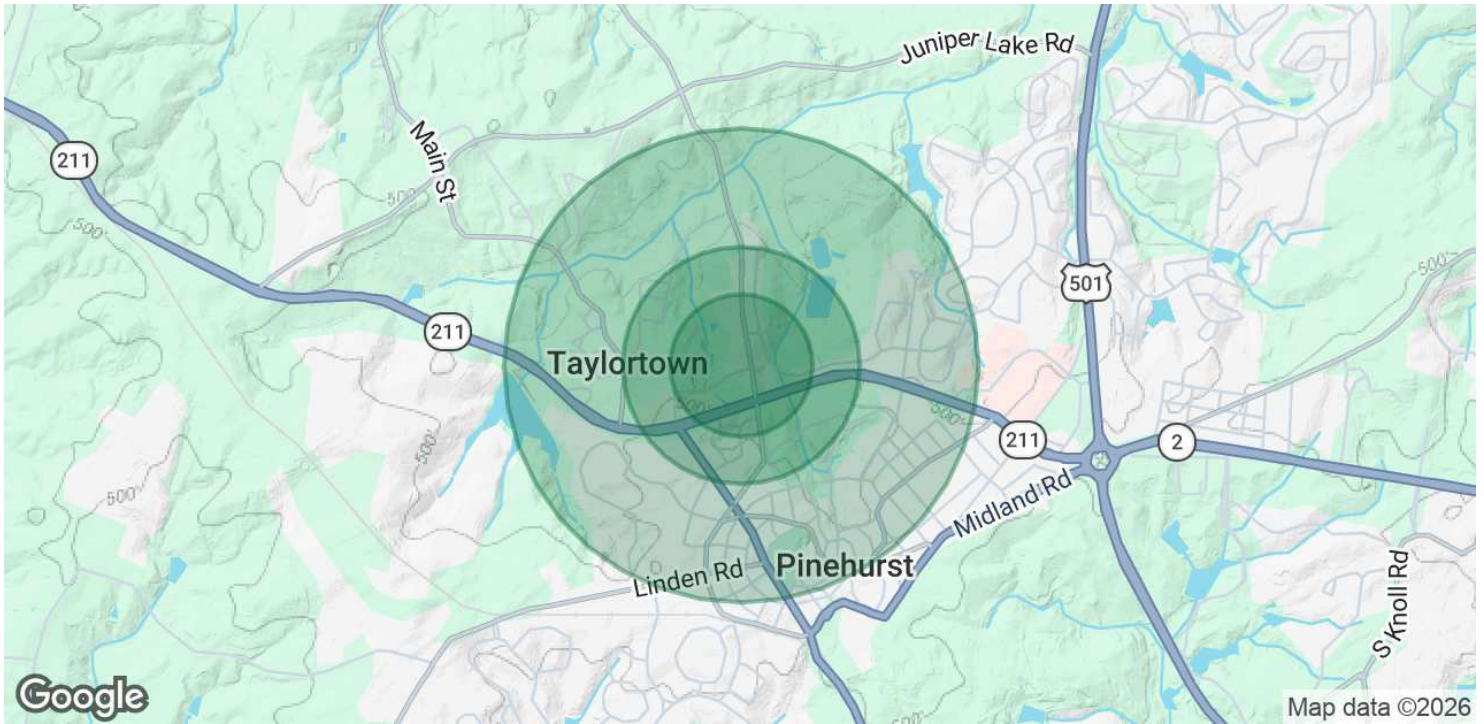
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DEMOGRAPHICS MAP & REPORT



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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