

OFFICE BUILDING AND WORKSHOP

# 3 ACRES OF LAND

3840 Legion Rd, Hope Mills, NC 28348



for more information

RAYMOND SHARP, CCIM

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$379,000
<b>Lot Size:</b>	121,001 SF
<b>Year Built:</b>	1967
<b>Building Size:</b>	1,700 SF
<b>Zoning:</b>	CP
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$222.94
<b>Market:</b>	Hope Mills

## Property Description

Unlock your next business location in high-traffic Hope Mills. This 3-acre parcel at 3840 Legion Rd features an adaptable 1700 sq. ft. of office/showroom space plus a 1,000 sq. ft. two-bay workshop with roll-up doors. The office/showroom features 6 offices 3 bathrooms and multiple spaces for conference and small group meetings. With approximately 200 ft of frontage on the 4-lane Legion Road, and convenient access to regional routes, this site is primed for your next enterprise. Whether you're ready to move into a turnkey space or envision a custom build-out, the flexibility and visibility here deliver. The 3-acre lot offers potential for expansion, parking, outdoor storage or redevelopment depending on your business model and local planning allowance. Also the existing structures reduce overhead for occupancy if you can utilize the renovation/adaptive reuse route, making this more cost-effective than a raw land blank slate. Don't miss this strategic commercial asset!



# Legion Road Office and Workshop

## 3840 LEGION RD, HOPE MILLS, NC 28348

### PROPERTY DETAILS & HIGHLIGHTS

Building Name	Legion Road Office and Workshop
Property Type	Office
Property Subtype	Office Building
APN	0425-21-1045
Building Size	1,700 SF
Lot Size	121,001 SF
Building Class	B
Year Built	1967
Number of Floors	1
Number of Buildings	2

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- 6 Offices
- 3-acre lot offers potential for expansion, parking, outdoor storage or redevelopment
- Ideal for a retail or showroom operation desiring high visibility, major frontage and expansion potential
- Detached 2-bay garage/workshop with overhead roll-up doors
- Ideal for an owner-user business needing office + service/production space (e.g., light manufacturing, repair, fabrication, distribution)

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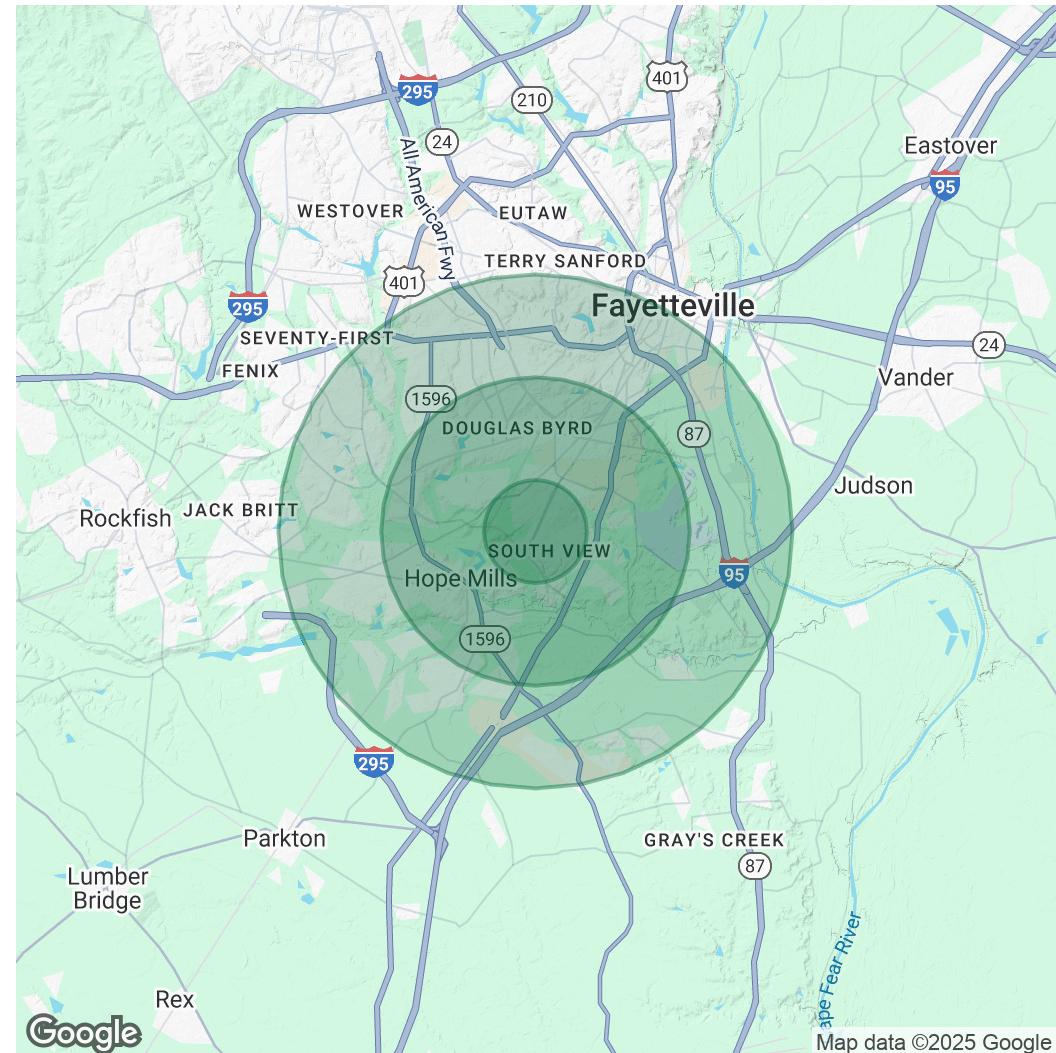
Legion Road Office and Workshop  
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,766	41,974	108,412
Average Age	36	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,882	16,710	42,524
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$72,548	\$68,874	\$78,529
Average House Value	\$189,629	\$174,173	\$213,978

Demographics data derived from AlphaMap



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