

OFFICE BUILDING



FOR SALE OR LEASE

Available summer 2024

6549 Morehead Rd
Harrisburg, NC 28075

This newly refurbished office space is perfect for small to mid-sized professionals seeking an optimal location in Harrisburg, NC. With 5 private offices, a conference room, a bullpen area, a fully equipped break room, and two private restrooms, the building caters to various business needs. Conveniently located near HWY 49, it provides easy access to the core of Harrisburg, offering a plethora of nearby amenities including restaurants, grocery stores, gyms, pharmacies, daycare centers, and more

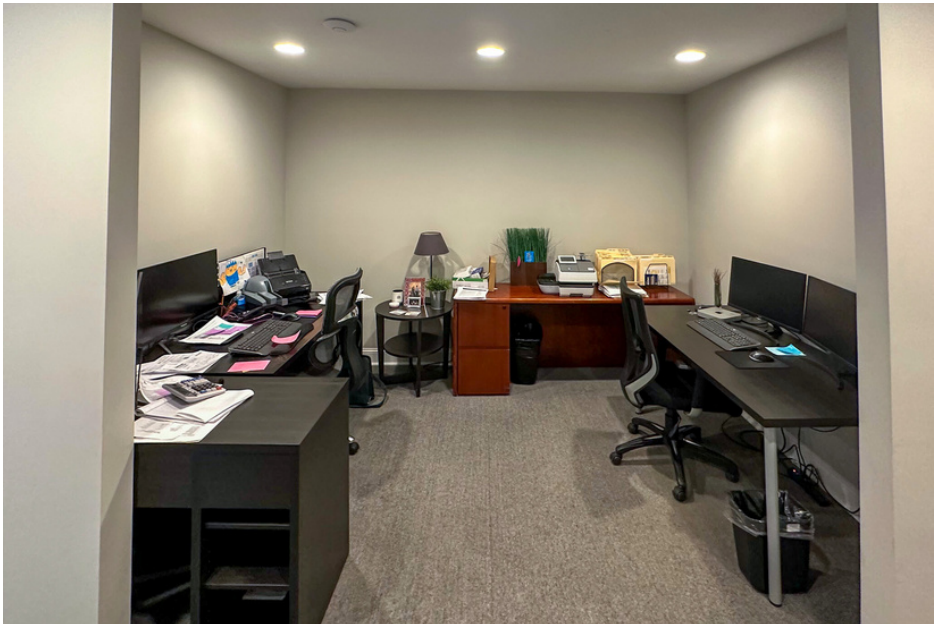
- ✓ \$799,000 PURCHASE PRICE
- ✓ +/- 2,240 SF OFFICE
- ✓ RECENT FULL RENOVATION
- ✓ AMPLE PARKING
- ✓ FUNCTIONAL FLOOR PLAN
- ✓ O-I ZONING

**All information needs to be independently verified.*



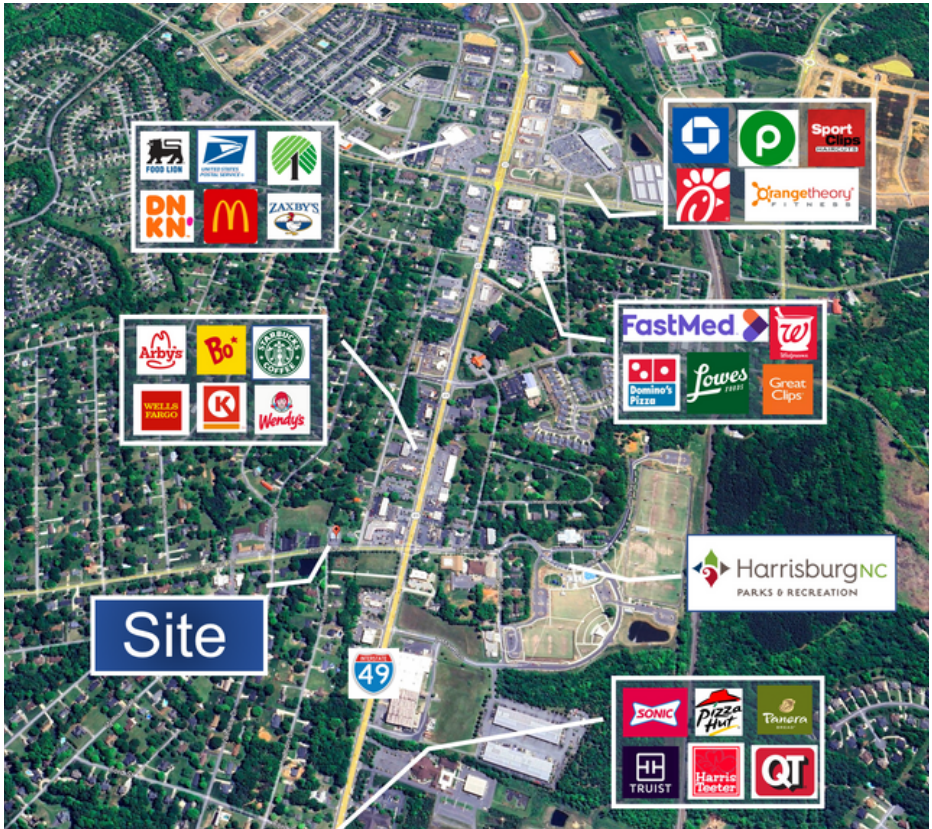








AERIAL OVERVIEW

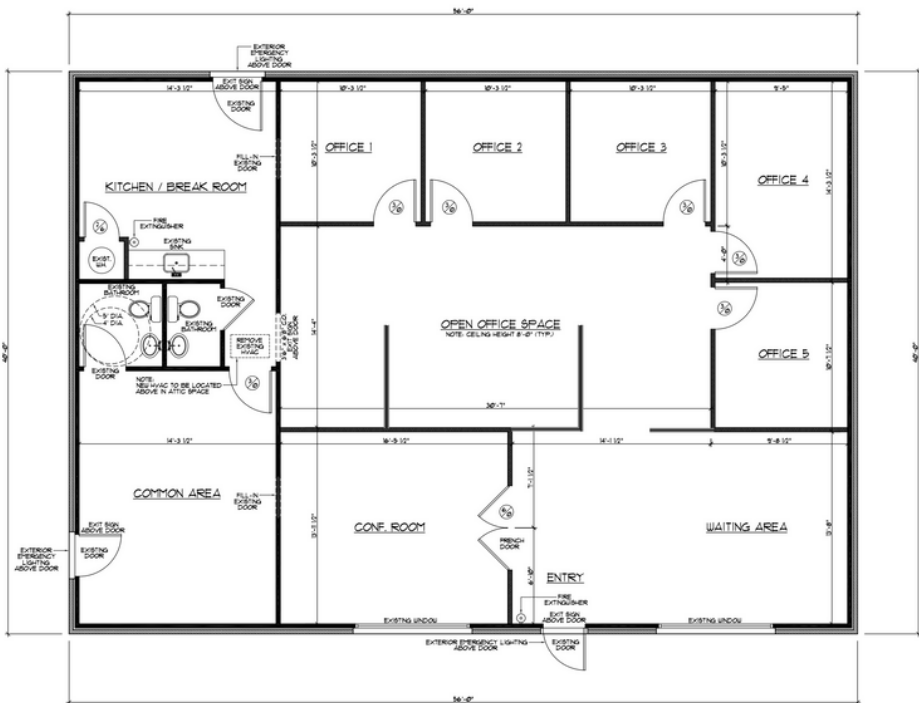


MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,783	44,357	125,932
Avg. HH Income	\$104,030	\$94,085	\$80,557
Pop. Growth ('23-'28)	0.70%	1.16%	1.36%

*Source 2023 Esri Business Analyst

FLOORPLAN AND CONTACT



FLOOR PLAN

SCALE: 1/4" = 1'-0"

2240 Sq. Ft.



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