



160 Turnberry Way

Pinehurst, NC · Two-Tenant Light Medical NNN Investment



INVESTMENT ADVISOR

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Executive Summary

York is pleased to present 160 Turnberry Way, a premier medical office investment located in the heart of Turnberry Wood Business Park. This 6,853-square-foot asset is 100% occupied by strong credit light-medical tenants and is strategically positioned at the northwest corner of US Highway 15-501 and Morganton Road, the market's primary commercial crossroads.

Offered at an acquisition price of \$2,833,000 this property yields a strong 6.25% return on capital with an existing Net Operating Income (NOI) of \$177,056. With Triple Net (NNN) leases in place, an investor will enjoy minimal management responsibility and a stabilized, growing income stream.

\$2,833,000

Asking Price

\$177,056

NOI

6.25%

Cap Rate

Investment Highlights



Prime Medical Location

Centrally located between Pinehurst and Southern Pines, adjacent to the new Morganton Park North Medical Campus the Morganton Park South retail power center and a pitching wedge away from The Country Club of North Carolina.



Passive Income Structure

The NNN leases ensure that tenants handle their proportionate share of taxes, insurance, and common area maintenance (TICAM).



Long-term Lease Security

Suite A extends through July 2027 with two-year renewal option; Suite B extends through February 2028 with one-year renewal option.

Premier Pinehurst Location:

Where Championship Golf Meets Everyday Demand

USGA & World Golf Hall of Fame

Golf House Pinehurst, the USGA's second headquarters, and the **World Golf Hall of Fame** are just minutes from the property, cementing Pinehurst's status as a year-round destination for national and international visitors.

Pinehurst Village & Tourism Engine

The property sits a short drive from the **historic Pinehurst Village Center**, a walkable district of boutiques, galleries, restaurants, and resort amenities that serves as the front door to the "**Home of American Golf.**" Consistently strong visitor numbers and high-spending golf travelers support a deep base of retailers, hospitality operators, and service businesses.



**\$860
MILLION**

Dollars spent by visitors to Moore County in 2024. **Top 10 for tourism expenditures** in NC for the fourth straight year.

**6,300
JOBS**

Tourism industry jobs in Moore County, representing a **2.7% increase from the previous year.**

**\$28.1
MILLION**

Local tax revenue derived from visitor spending in Moore County in 2024, an **increase of 7.6% year-over-year.**



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Sign Confidentiality Agreement for access to Offering Memorandum



160 Turnberry Way

Pinehurst, NC 28374

york

FOR ADDITIONAL INFORMATION:

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