

OFFICE BUILDING FOR LEASE

PNC Bank

2nd Floor

505 S Main St

Laurinburg, NC 28352



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

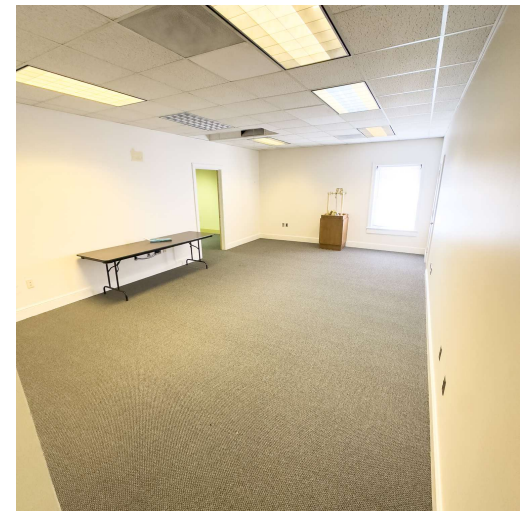
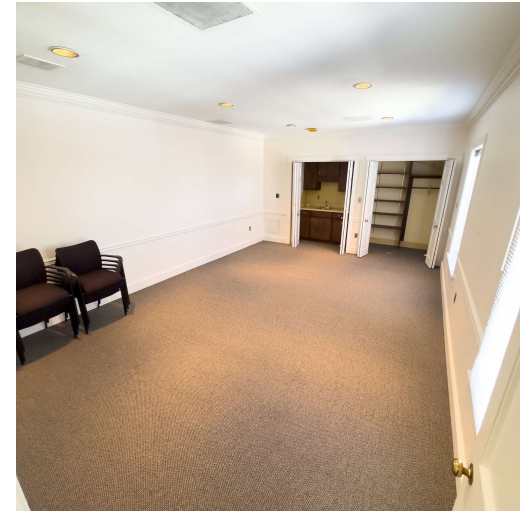
Available SF:	4,865 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Monthly Rate:	\$4054
Daily Traffic:	11,000
Zoning:	OI

property description

This 4,865-square-foot office space offers a well-designed layout suited for professional or corporate use. Situated at 505 S Main Street in Laurinburg, this space benefits from a high-visibility location with 11,000 daily traffic count. Located on the second floor above PNC Bank, featuring eight private offices, a spacious open conference or training room, a dedicated break room, and elevator access for convenience. Large windows provide natural light throughout, creating a comfortable and productive work environment. The flexible layout accommodates a variety of business needs, whether for a growing company, a satellite office, or a training facility. The surrounding area offers a mix of retail, dining, and service businesses, providing easy access to local amenities. Major roadways ensure seamless connectivity for employees and clients traveling to and from the office. Laurinburg's business-friendly environment and central location within the region make this an ideal setting for companies seeking a professional workspace with convenience and accessibility. Available for lease at \$10/sf with a Monthly rate of \$4054.

505 S Main St
LAURINBURG, NC 28352

ADDITIONAL PHOTOS



for more information

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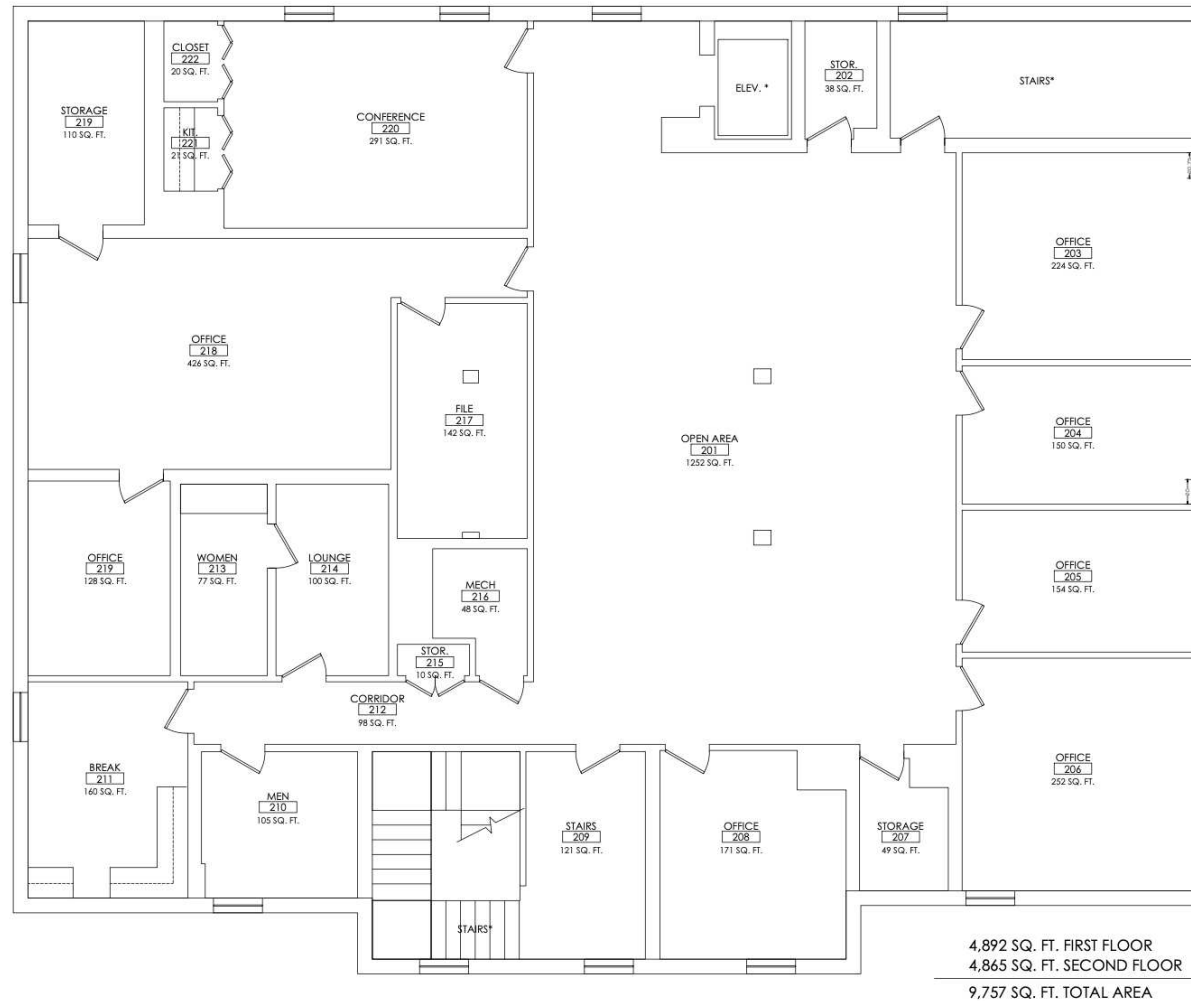
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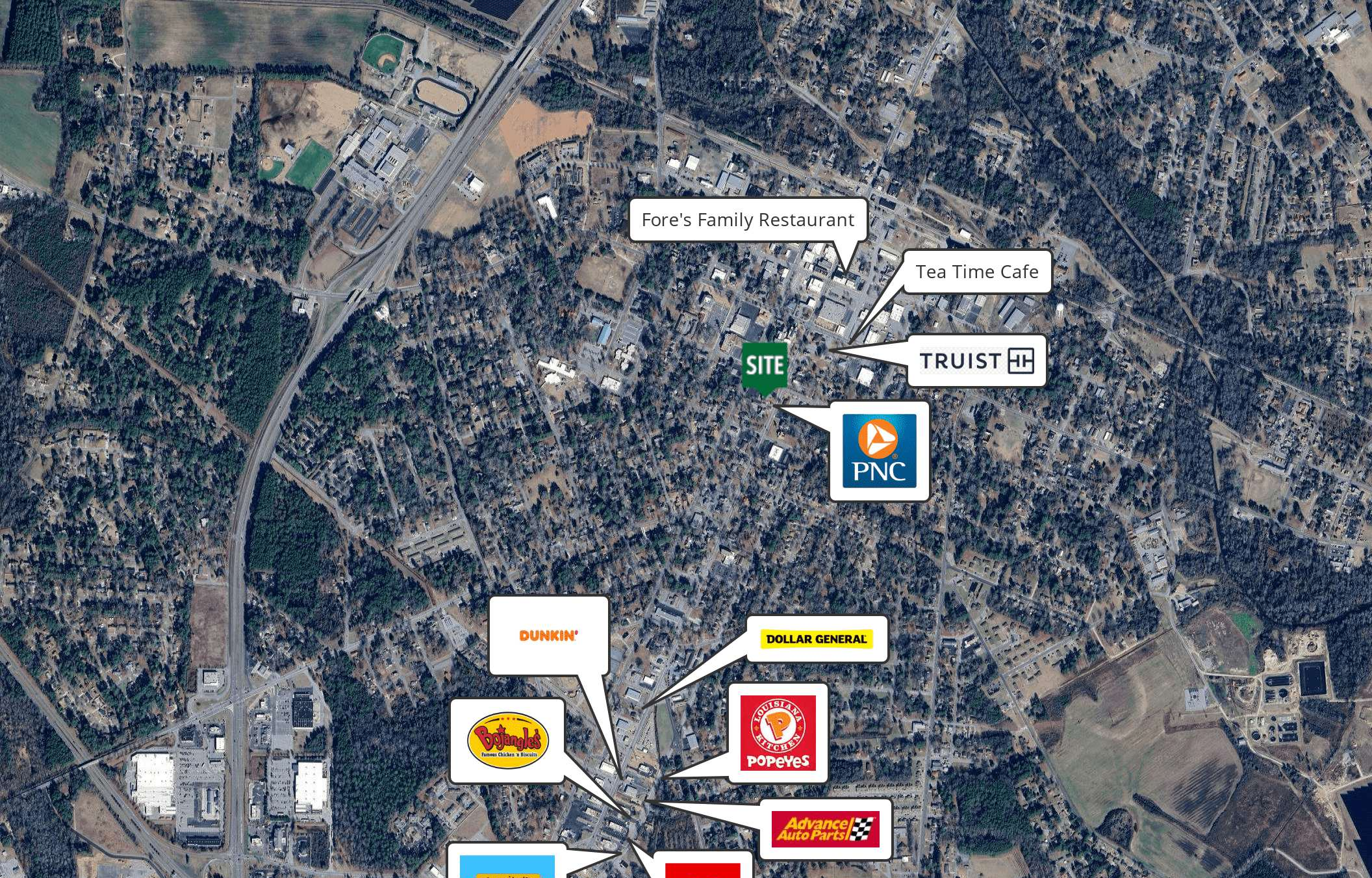
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Fore's Family Restaurant

Tea Time Cafe

TRUIST

SITE



DUNKIN'

DOLLAR GENERAL



Advance
Auto Parts

for more information

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Maxar Technologies

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,095	14,033	19,588
2024 Estimate	5,075	13,981	19,618
2020 Census	4,901	13,522	19,504
Growth 2024 - 2029	0.39%	0.37%	-0.15%
Growth 2020 - 2024	3.55%	3.39%	0.58%
2024 Population by Hispanic Origin	131	402	605
2024 Population	5,075	13,981	19,618
White	1,430 28.18%	4,660 33.33%	7,835 39.94%
Black	2,858 56.32%	7,165 51.25%	8,519 43.42%
Am. Indian & Alaskan	382 7.53%	1,048 7.50%	1,664 8.48%
Asian	61 1.20%	166 1.19%	222 1.13%
Hawaiian & Pacific Island	3 0.06%	5 0.04%	7 0.04%
Other	341 6.72%	937 6.70%	1,372 6.99%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	2,156	5,630	7,670
2024 Estimate	2,148	5,610	7,682
2020 Census	2,077	5,424	7,634
Growth 2024 - 2029	0.37%	0.36%	-0.16%
Growth 2020 - 2024	3.42%	3.43%	0.63%
Owner Occupied	817 38.04%	2,614 46.60%	4,101 53.38%
Renter Occupied	1,331 61.96%	2,996 53.40%	3,580 46.60%
2024 Households by HH Income	2,150	5,610	7,684
Income: <\$25,000	994 46.23%	2,338 41.68%	2,779 36.17%
Income: \$25,000 - \$50,000	571 26.56%	1,396 24.88%	1,947 25.34%
Income: \$50,000 - \$75,000	254 11.81%	770 13.73%	1,206 15.69%
Income: \$75,000 - \$100,000	173 8.05%	527 9.39%	811 10.55%
Income: \$100,000 - \$125,000	63 2.93%	246 4.39%	421 5.48%
Income: \$125,000 - \$150,000	45 2.09%	115 2.05%	206 2.68%
Income: \$150,000 - \$200,000	33 1.53%	89 1.59%	129 1.68%
Income: \$200,000+	17 0.79%	129 2.30%	185 2.41%
2024 Avg Household Income	\$40,725	\$48,607	\$53,103
2024 Med Household Income	\$27,045	\$31,207	\$37,431

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