

FOR SALE

3308 NC HWY 5

3308 NORTH CAROLINA 5 ABERDEEN, NC 28315



## PROPERTY OVERVIEW

Two Buildings located on 4.25 Acre Parcel  
Approximately 420 Feet of Road Frontage on Hwy 5  
16,425 SF Office/Distribution/Warehouse Building  
Additional Building- Drive- In Doors

## PROPERTY HIGHLIGHTS

- Ideal for Owner/User or Investor
- Ample Parking
- Drive Up Loading Docks

## OFFERING SUMMARY

Sale Price:	See Broker
Building Size:	29,000 SF
Available SF:	
Lot Size:	4.25 Acres
Number of Units:	2
Zoning:	Light Industrial
Market:	Aberdeen
Submarket:	Pinehurst

**Janice M. Dixon, CCIM**  
Principal/Broker-in-Charge  
910.916.5771  
jdixon@ccim.net

**Synergy Commercial Properties**  
281 W. Pennsylvania Avenue, Southern Pines, NC 28387  
910.295.1801  
synergy-commercial.com

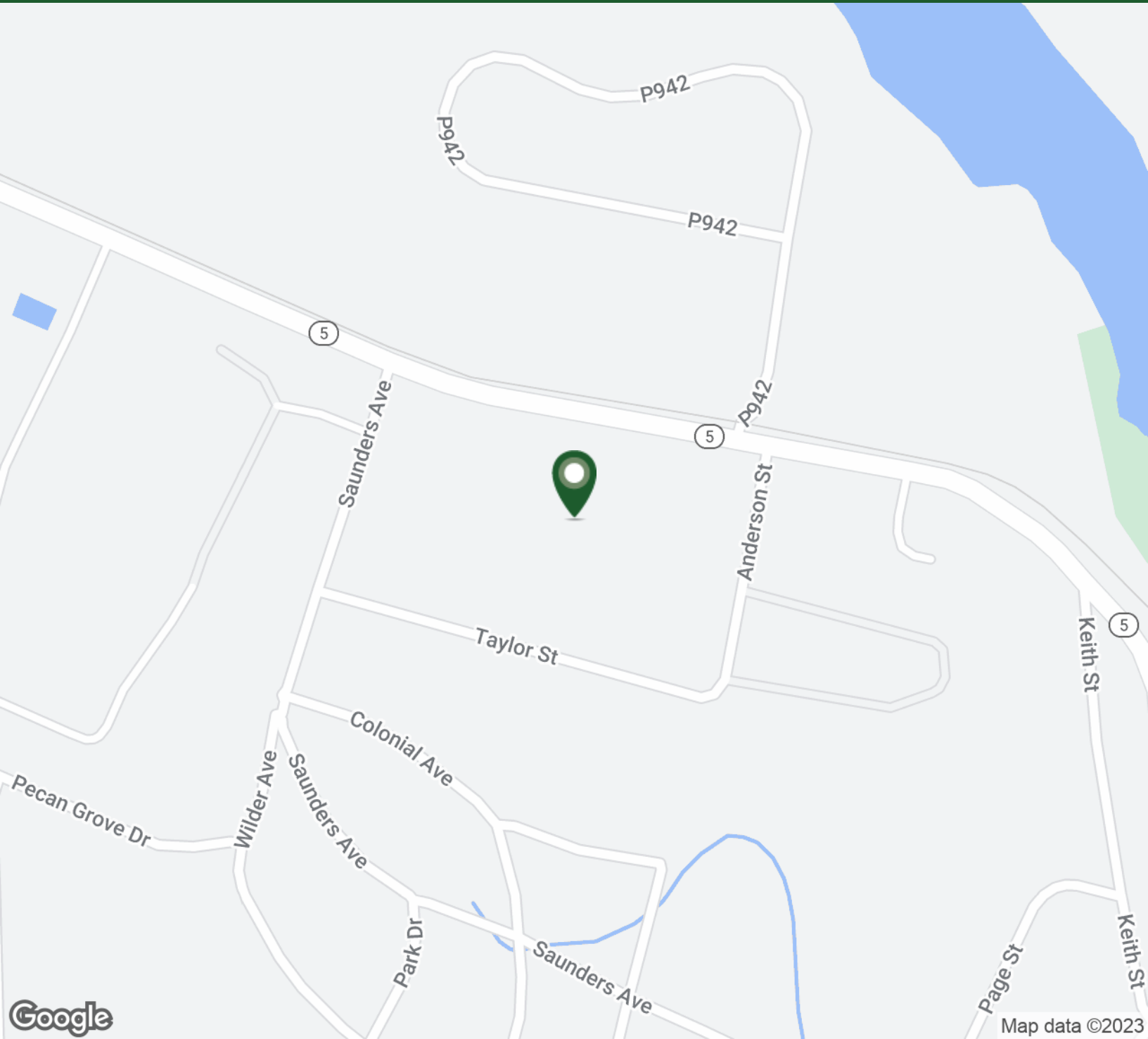


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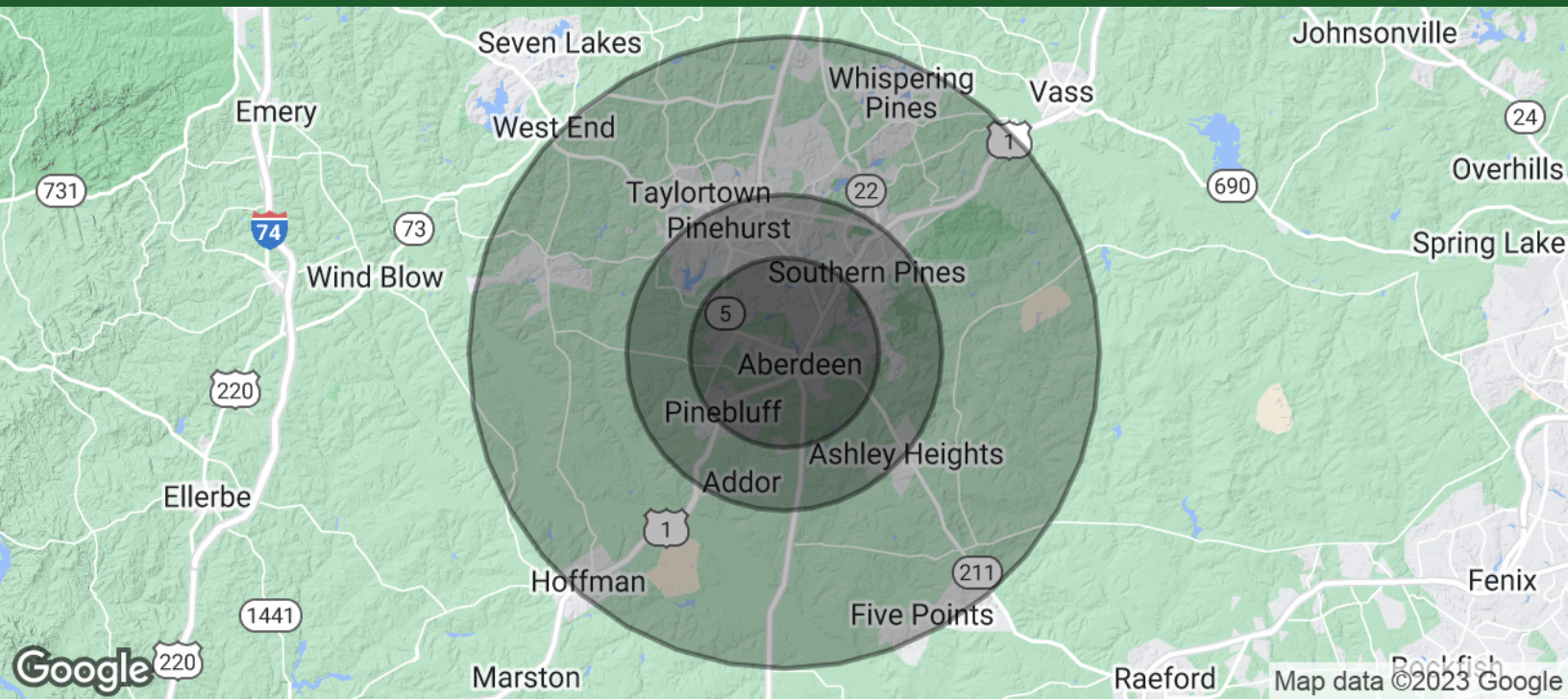


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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	15,466	35,799	65,143
Average Age	41.9	45.7	45.1
Average Age (Male)	42.2	44.7	44.1
Average Age (Female)	42.7	45.8	45.4

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	7,193	18,039	30,972
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$76,885	\$83,277	\$79,789
Average House Value	\$217,438	\$272,154	\$263,988

\* Demographic data derived from 2020 ACS - US Census

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