



INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$2,290,000

SQUARE FEET | 15,888 +/- SF

ACREAGE | 1.61 +/- ACRES

CAP RATE | 5.5%

ZONING | CENTRAL BUSINESS
& DOWNTOWN
OVERLAY DISTRICT

Investment Opportunity: Prime commercial real estate in highly sought-after Downtown Southern Pines, covering 673-685 S Bennett St and 660-670 SW Broad St. This fully leased property boasts approximately 15,888 +/- SF of premium space with Broad Street frontage and off-street parking via Bennett St. Located minutes from US Hwy 1 for easy access to surrounding areas, this investment offers a diverse and stable income stream with tenants like ARC of Moore County, Special Forces Charitable Trust, Far Ridgeline, Elaine's Salon, and Twelve Million Plus powered by Instant Teams. The property generates a Net Operating Income (NOI) of \$124,730 and a cap rate of 5.5%.

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PHOTOS

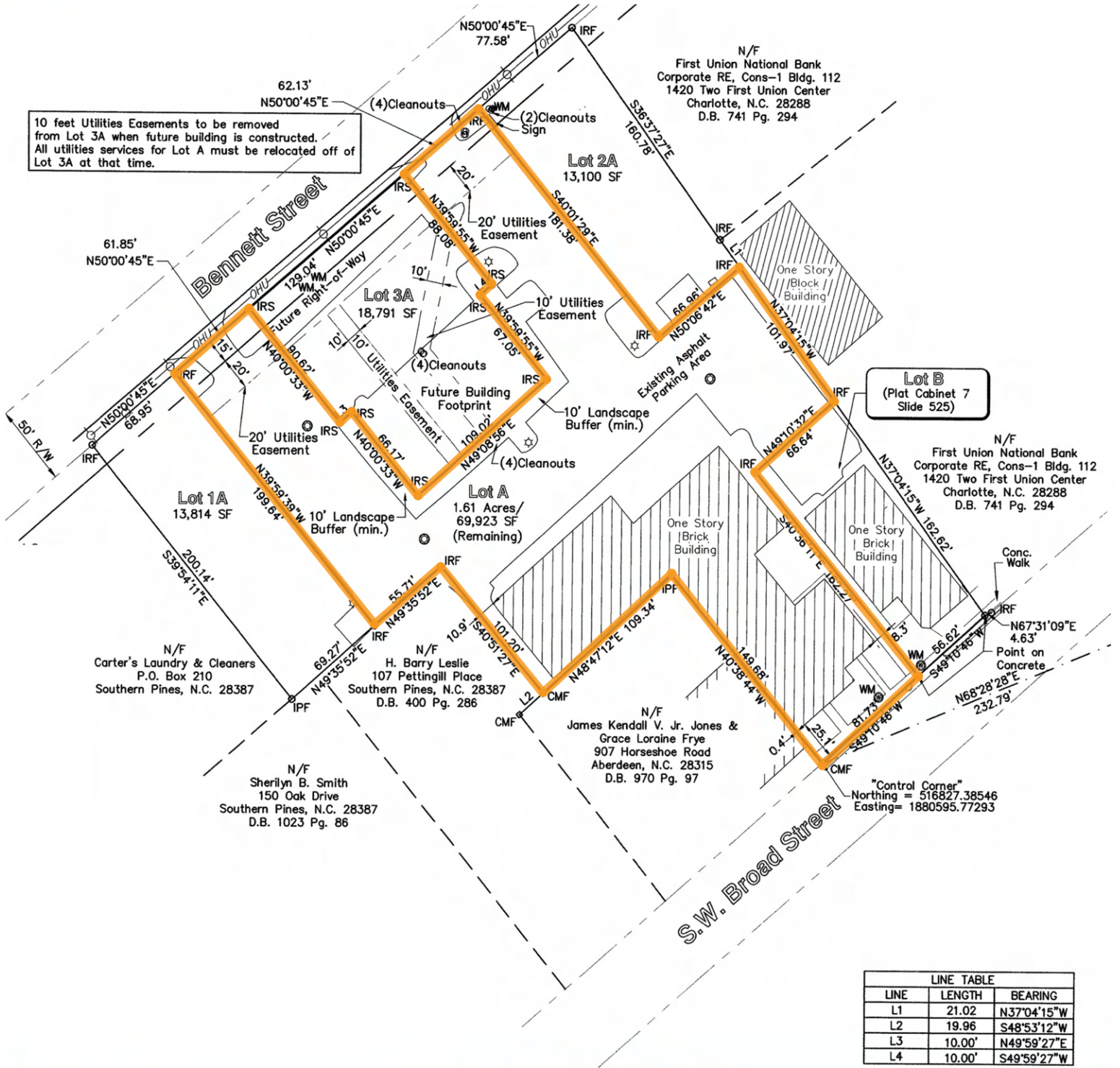


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PLAT



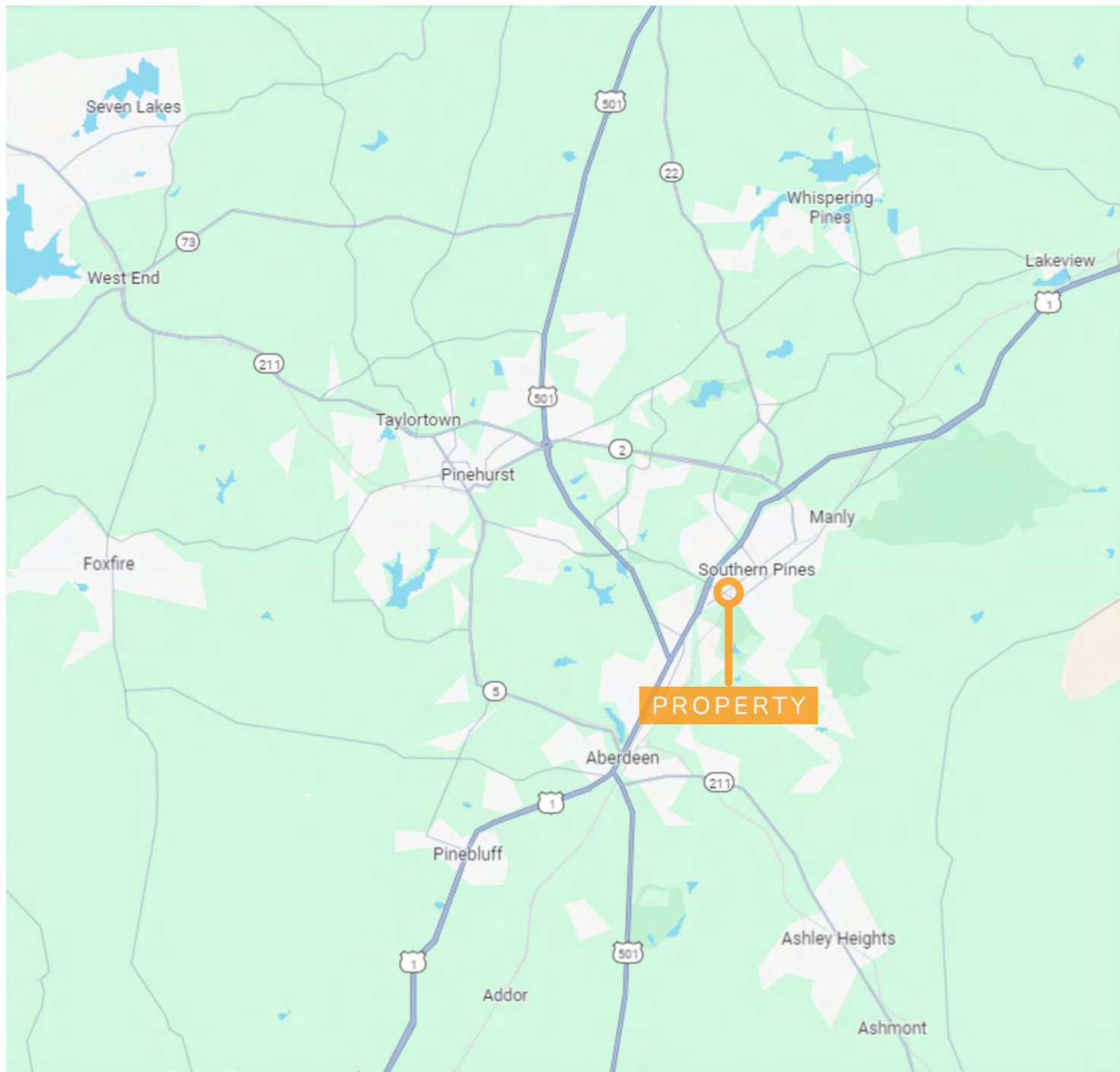
| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 21.02 | N37°04'15"W |
| L2 | 19.96 | S48°53'12"W |
| L3 | 10.00' | N49°59'27"E |
| L4 | 10.00' | S49°59'27"W |

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AREA MAP

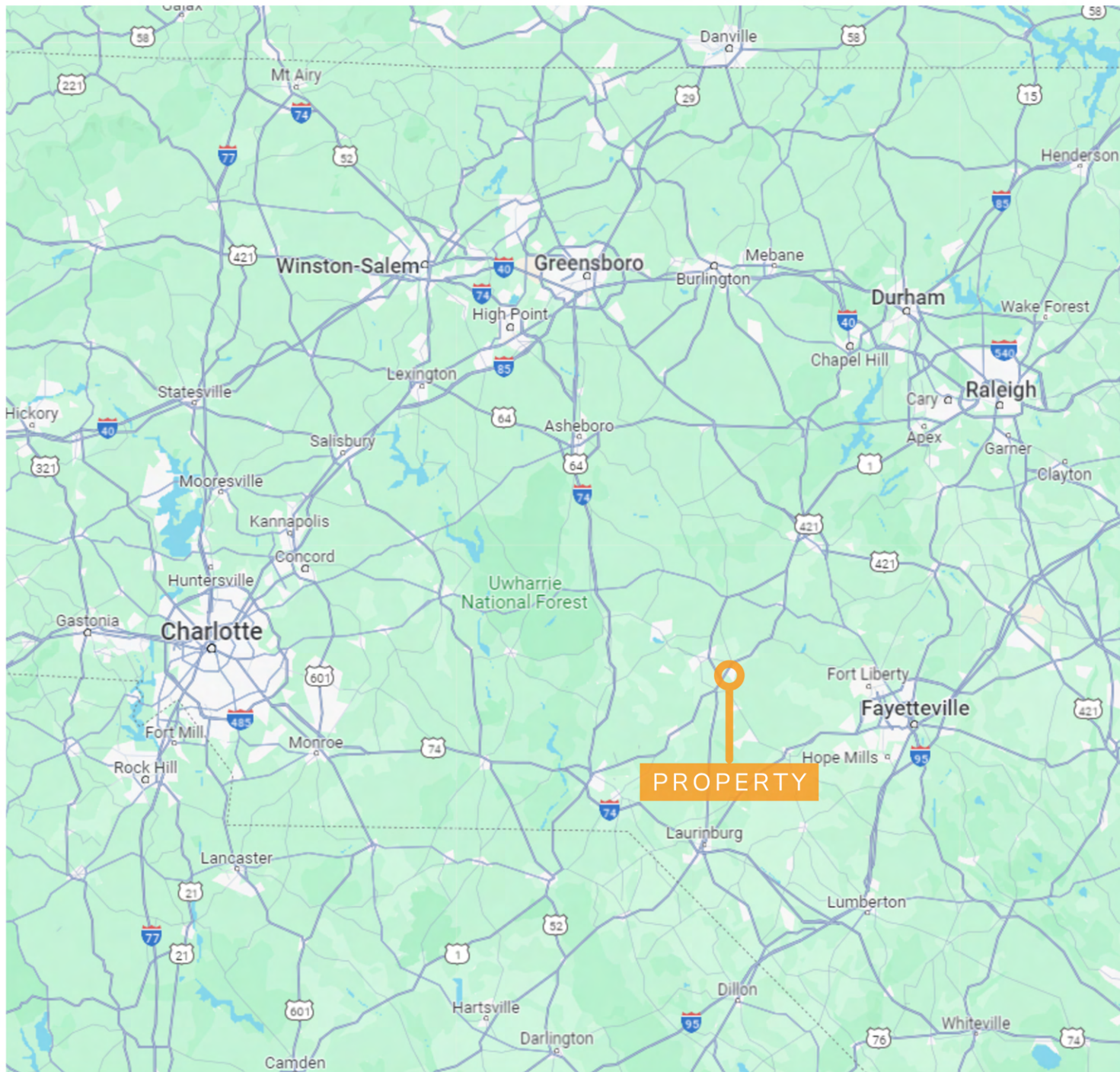


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LOCATION MAP



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