



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



OFFICE BUILDING FOR SALE

180 MAGNOLIA SQUARE COURT  
Aberdeen, NC 28315

*for more information*

ROGER MARX

Broker

O: 910.829.1617

C: 910.222.3832

[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$550,000
<b>Lot Size:</b>	0.05 Acres
<b>Year Built:</b>	2004
<b>Building Size:</b>	2,015
<b>Renovated:</b>	2021
<b>Zoning:</b>	Commercial
<b>Market:</b>	Aberdeen
<b>Price / SF:</b>	\$272.95

**PROPERTY HIGHLIGHTS**

- +- 2015 SF turnkey medical office suite (Renovated 2021)
- Six exam rooms plus nurses' station and lobby
- Three restrooms and a Kitchenette
- Plenty of level parking, and level entry
- Near US Hwy 1 and 15/501 junction
- Minutes from Pinchurst and Southern Pines

*for more information*

**ROGER MARX**  
 Broker  
 O: 910.829.1617  
 C: 910.222.3832  
[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



PROPERTY DESCRIPTION



**PROPERTY DESCRIPTION**

This professional +/- 2,015 SF single-story cottage-style office building is now available for sale or lease with Magnolia Square Business Park, an established commercial hub known for its clean design and consistent maintenance. Purpose-built for medical use, the space offers a thoughtful layout that supports efficient patient flow and staff functionality. The interior includes a welcoming lobby with a centrally located nurse station and dual-window reception area for check in and check out, along with six well proportioned exam rooms. Three restrooms and a kitchenette provide convenience for both staff and visitors, while high-quality finishes throughout reflect a standard of care aligned with clinical and wellness tenants. This turnkey suite is ideal for medical, dental, or allied health practices seeking a professional setting with minimal buildout requirements.

**LOCATION DESCRIPTION**

Magnolia Square Business Park is strategically located just off US Hwy 1 and 15/501, placing tenants within minutes of both Pinehurst and Southern Pines. The surrounding area is anchored by national retailers and essential services, supporting high daily traffic and strong consumer visibility. This location benefits from exceptional regional accessibility and sits within a well-established healthcare corridor, further enhancing its appeal for medical providers. Tenants will also appreciate the convenience of nearby restaurants, pharmacies, and banking options, offering ease for patients and staff alike. The property is part of a cohesive business community with ample parking and a professional atmosphere.

*for more information*

**ROGER MARX**

Broker

O: 910.829.1617

C: 910.222.3832

[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



ADDITIONAL PHOTOS



*for more information*

**ROGER MARX**

Broker

O: 910.829.1617

C: 910.222.3832

[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)

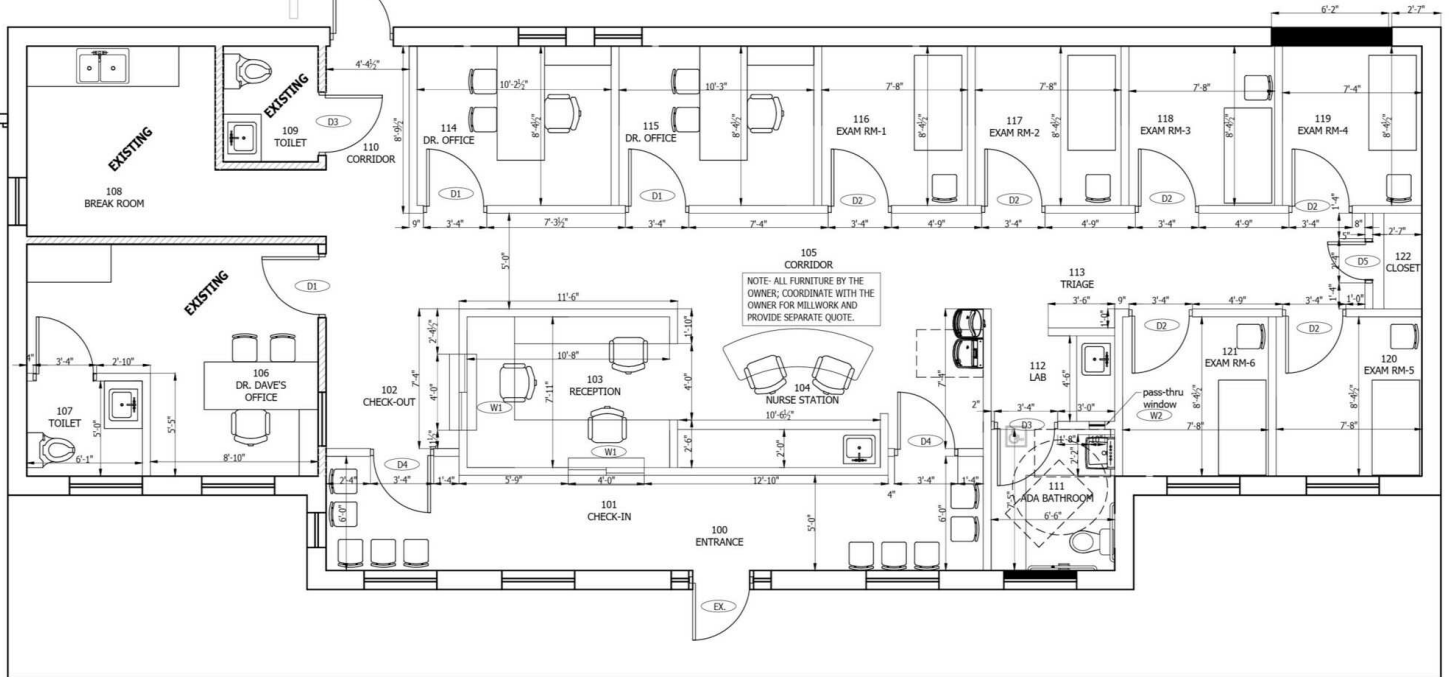


**FLOOR PLAN**

**WALL LEGEND**

- EXISTING INTERIOR WALL
- NEW WALL (FLOOR TO CEILING)

NOTE: ALL EXTERIOR WALLS ARE TO REMAIN AS IS



*for more information*

**ROGER MARX**

Broker

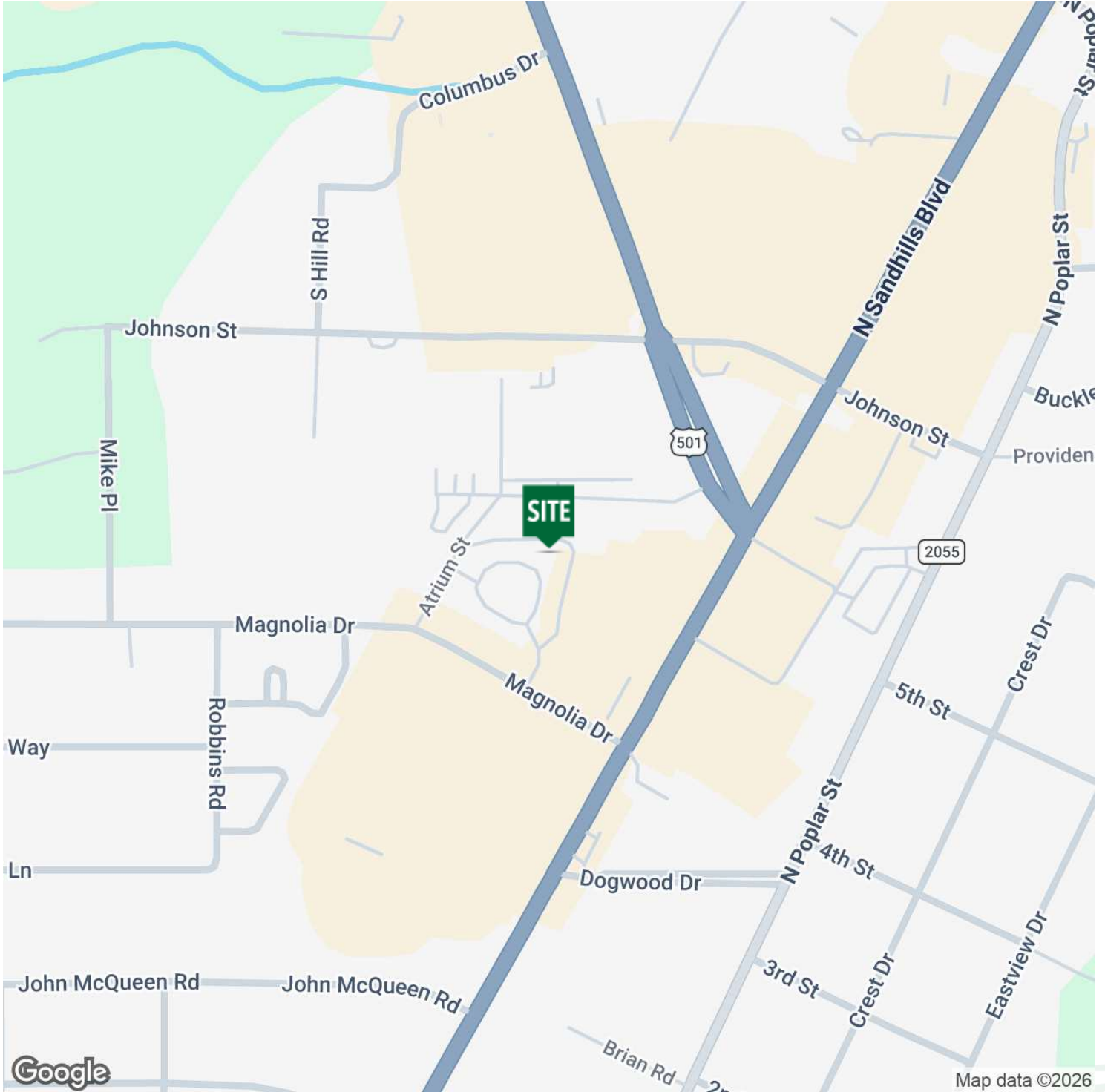
O: 910.829.1617

C: 910.222.3832

roger.marx@grantmurrayre.com



LOCATION MAP

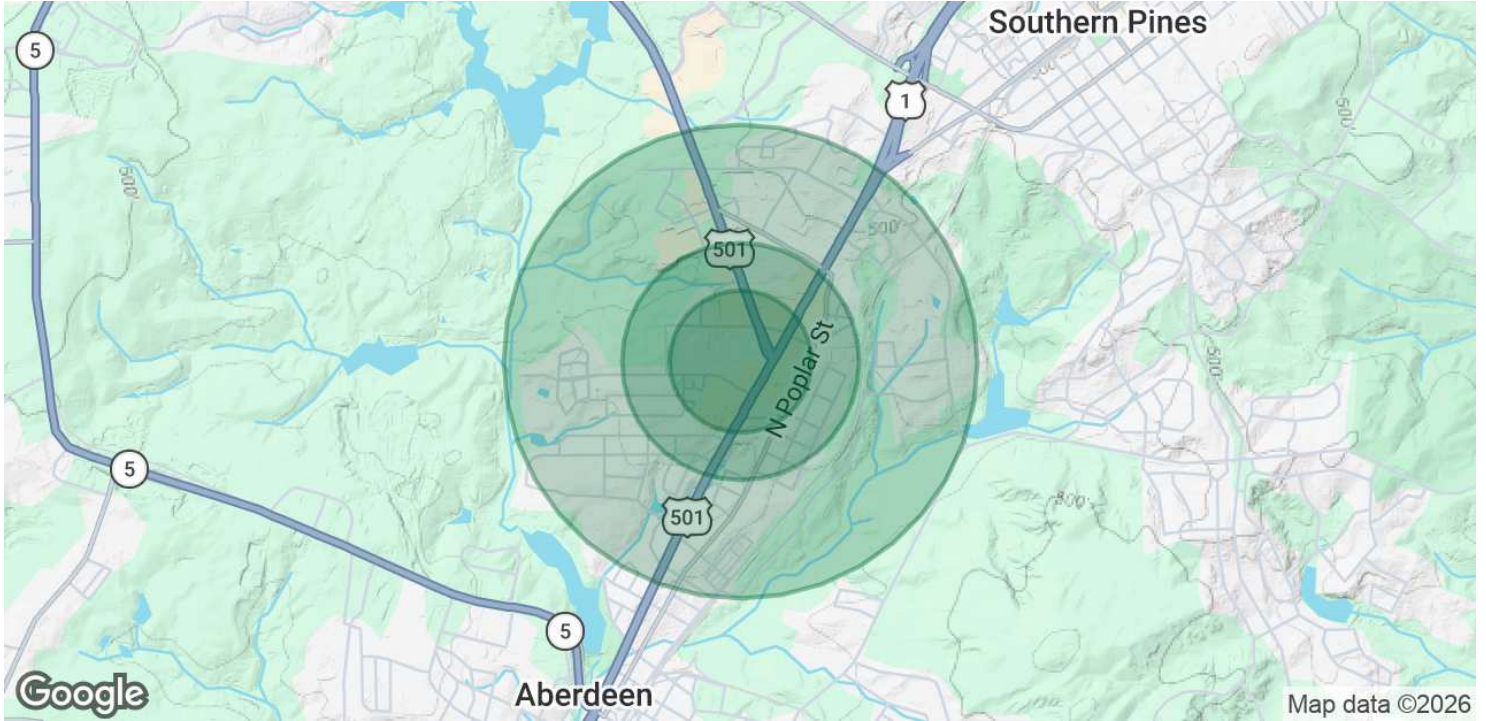


*for more information*

**ROGER MARX**  
 Broker  
 O: 910.829.1617  
 C: 910.222.3832  
[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



DEMOGRAPHICS MAP & REPORT



**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	270	966	4,611
Average Age	40	40	40
Average Age (Male)	37	37	37
Average Age (Female)	42	42	42

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	102	408	2,054
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$89,040	\$82,361	\$78,504
Average House Value	\$327,923	\$327,315	\$325,971

2020 American Community Survey (ACS)

for more information

**ROGER MARX**  
 Broker  
 O: 910.829.1617  
 C: 910.222.3832  
[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)