



# 130 TURNBERRY WAY

PINEHURST, NC 28374

7,910 +/- SQUARE FOOT OFFICE FOR SALE OR LEASE

## CONTACTS



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## PROPERTY DETAILS

130 Turnberry Way, Pinehurst, NC 28374

**\$1,900,000**

Sale Price

**\$18/SF**

Lease Price

**7,910 +/- SF**

Square Feet

**NNN**

Lease Type

**OS**

Zoning

## PROPERTY SUMMARY

Discover an exceptional opportunity within Turnberry Wood Office Park. This two-story office building, now available for sale or lease, offers a strategic location, professional appeal, and versatile amenities.

Step into a welcoming main floor featuring a reception area, 9 private offices, 2 conference rooms, an open work area with cubicles, 3 restrooms, and 2 kitchenettes. Upstairs, discover 4 additional private offices and an open work area, providing ample space for productivity and collaboration.

Ideal for IT infrastructure or record storage, the climate-controlled basement ensures your operational needs are met. Ample parking is available for both clients and employees, enhancing accessibility and convenience.

Updates include a roof replacement in 2015. Surrounding businesses include attorneys, contractors, medical practices, including Southern Pines Women's Clinic, Henry Orthodontics, Fred Ridge Dental Practice, First Health of the Carolinas Foundation, and Wells Fargo wealth management. Furniture negotiable.

## DEMOGRAPHICS 10-MILE RADIUS

130 Turnberry Way, Pinehurst, NC 28374

**77,056**

Total Daytime  
Population

**\$73,986**

Median Household  
Income

**\$368,765**

Median Home  
Value

**50.6**

Median  
Age

**31,403**

Civilian Labor  
Force

**HOLLY BELL**

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# PHOTOS

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# PHOTOS

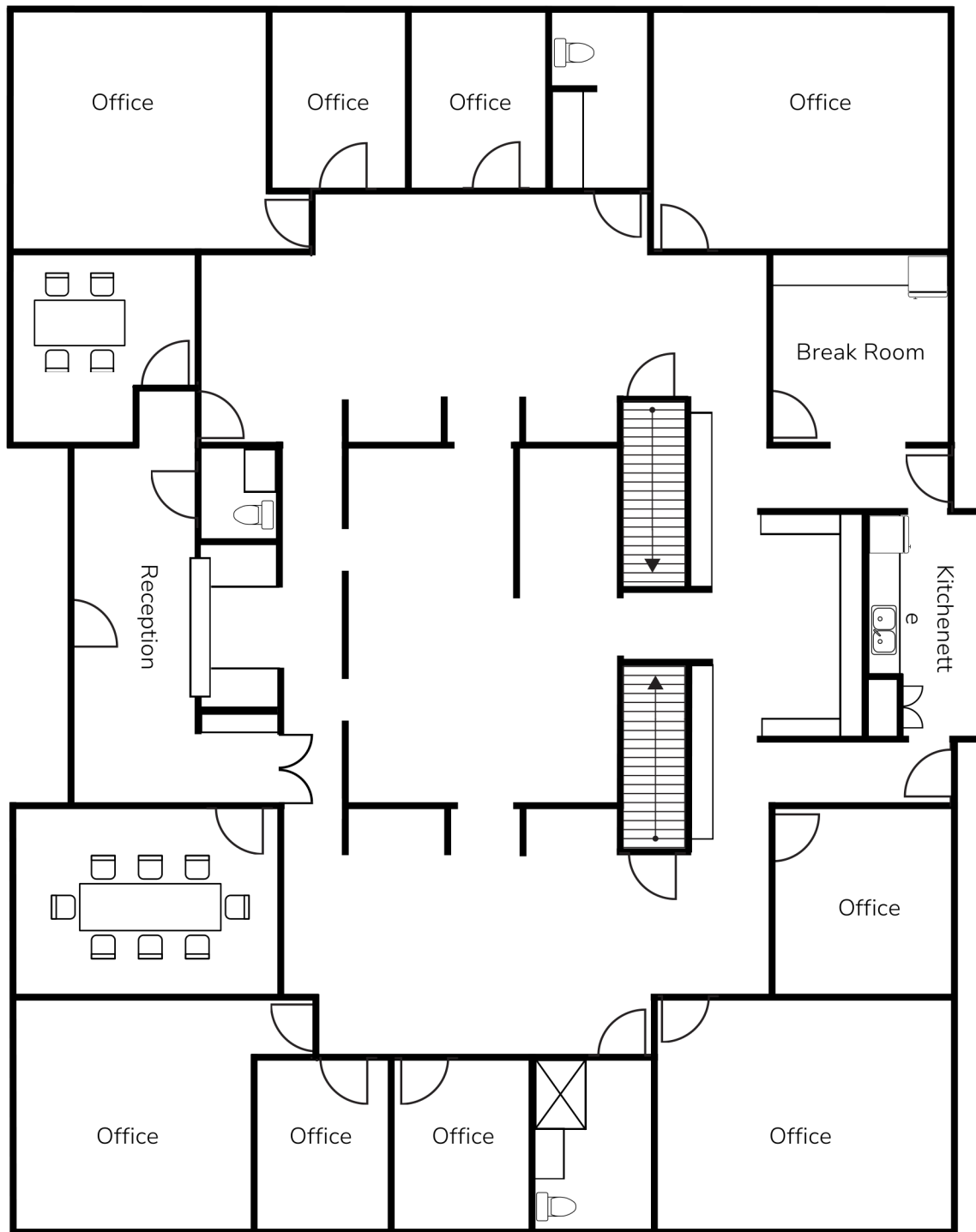
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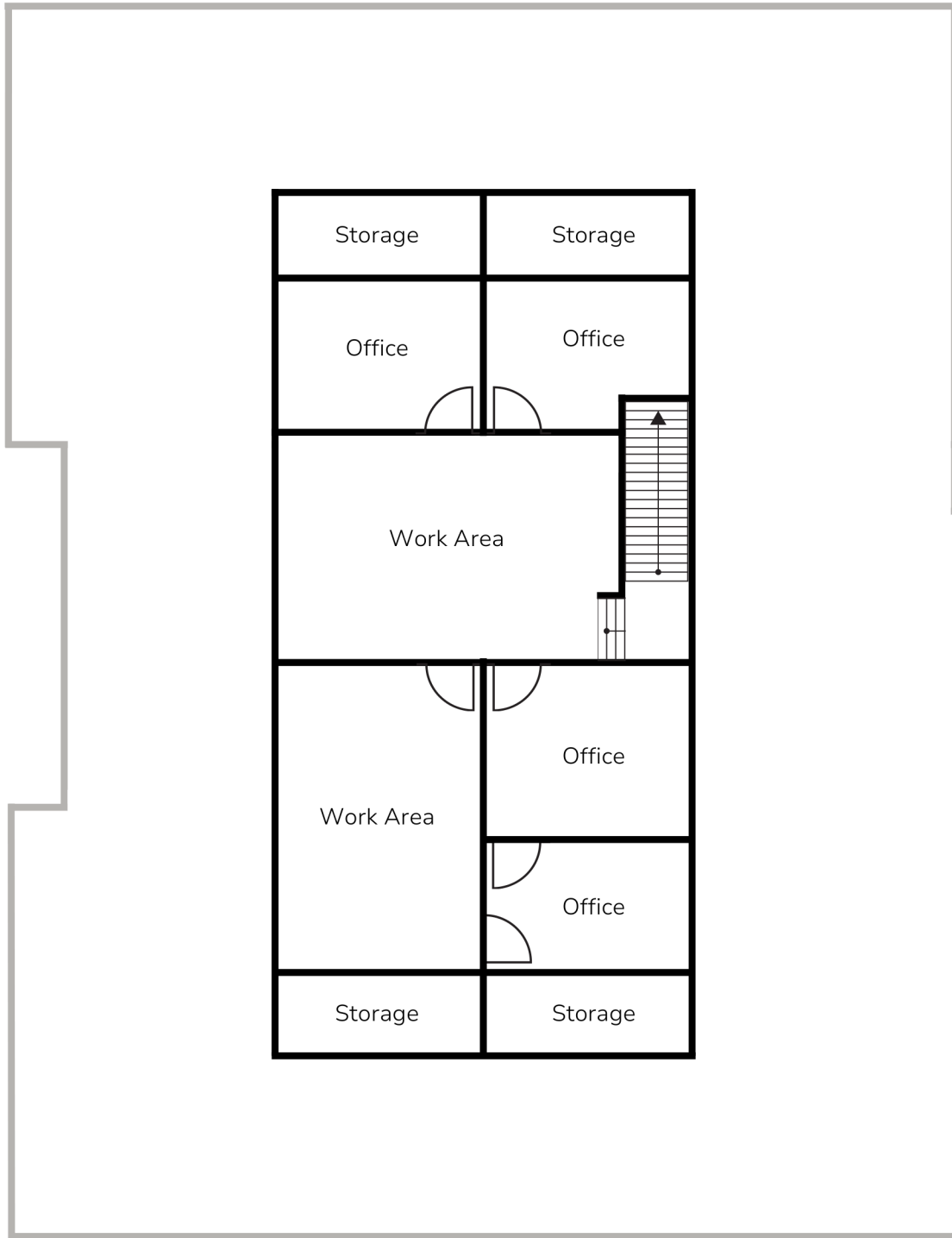


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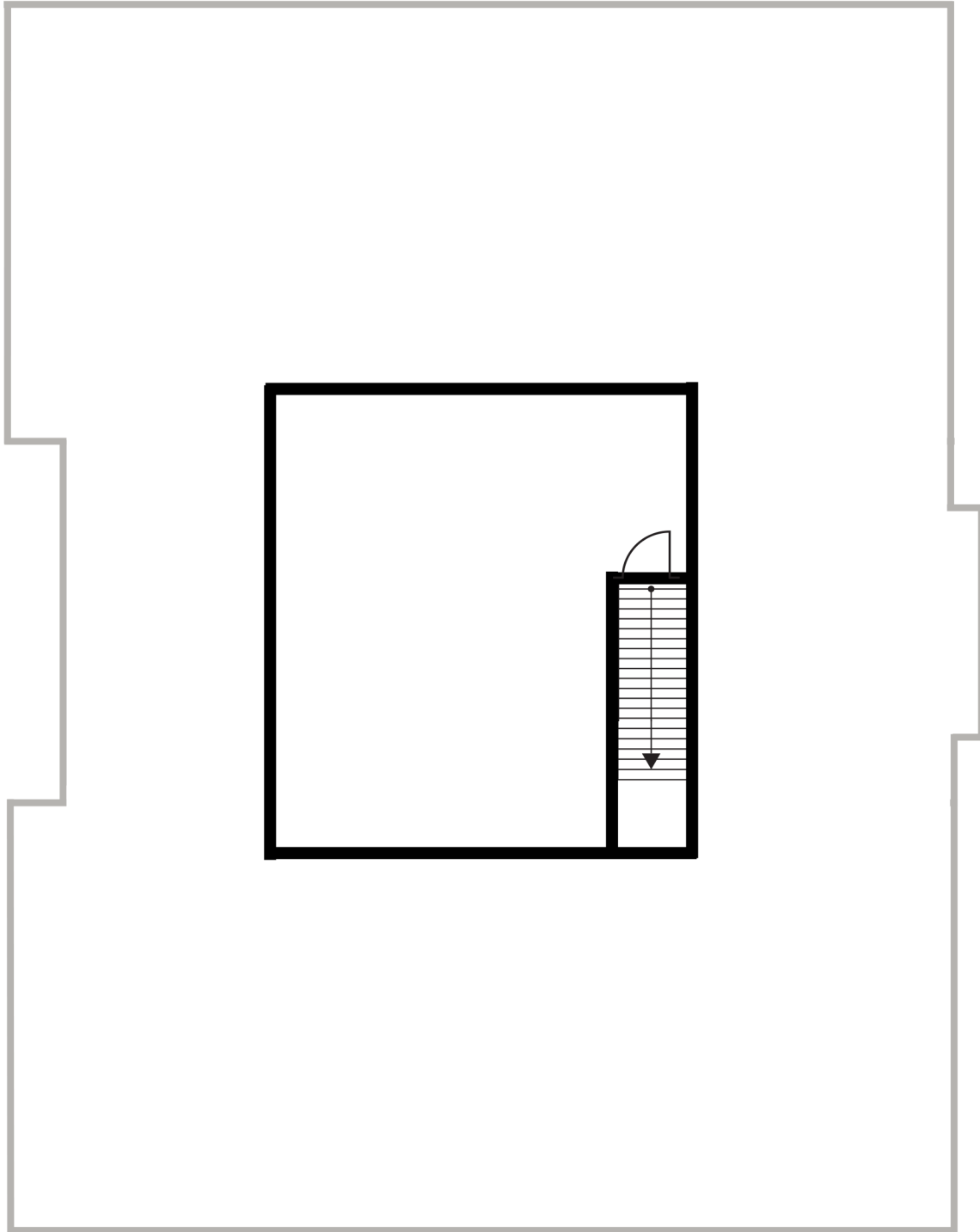


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## COMMUNITY PROFILE

**Welcome to Pinehurst, NC** | Discover a place where business thrives amidst the tranquility of lush green fairways and the prestige of golf legends.

**Central Location** | Situated in the heart of North Carolina's Sandhills, Pinehurst offers easy access to major cities like Raleigh and Charlotte, perfect for business networking and opportunities.

**Golf at Your Doorstep** | With over 40 golf courses, including the renowned Pinehurst No. 2, your business can host clients and corporate events at the "Home of American Golf".

**Top-Notch Healthcare** | Benefit from a region that prioritizes health with leading healthcare providers and state-of-the-art medical facilities, ensuring the well-being of your team.

**The Pinehurst Advantage** | Utilize the Village of Pinehurst's comprehensive guide to doing business, designed to streamline the municipal process for your enterprise.

**Invest in Lifestyle** | Attract top talent by offering a lifestyle that balances work with the pleasure of golf, cultural events, and a vibrant small-town charm.

**Economic Growth** | Pinehurst has seen a rise in job opportunities, especially in healthcare, hospitality, tourism, and retail, making it a promising location for business expansion.

**Investment Potential** | Pinehurst's growing economy and development projects present numerous investment opportunities for businesses looking to establish or expand their presence.

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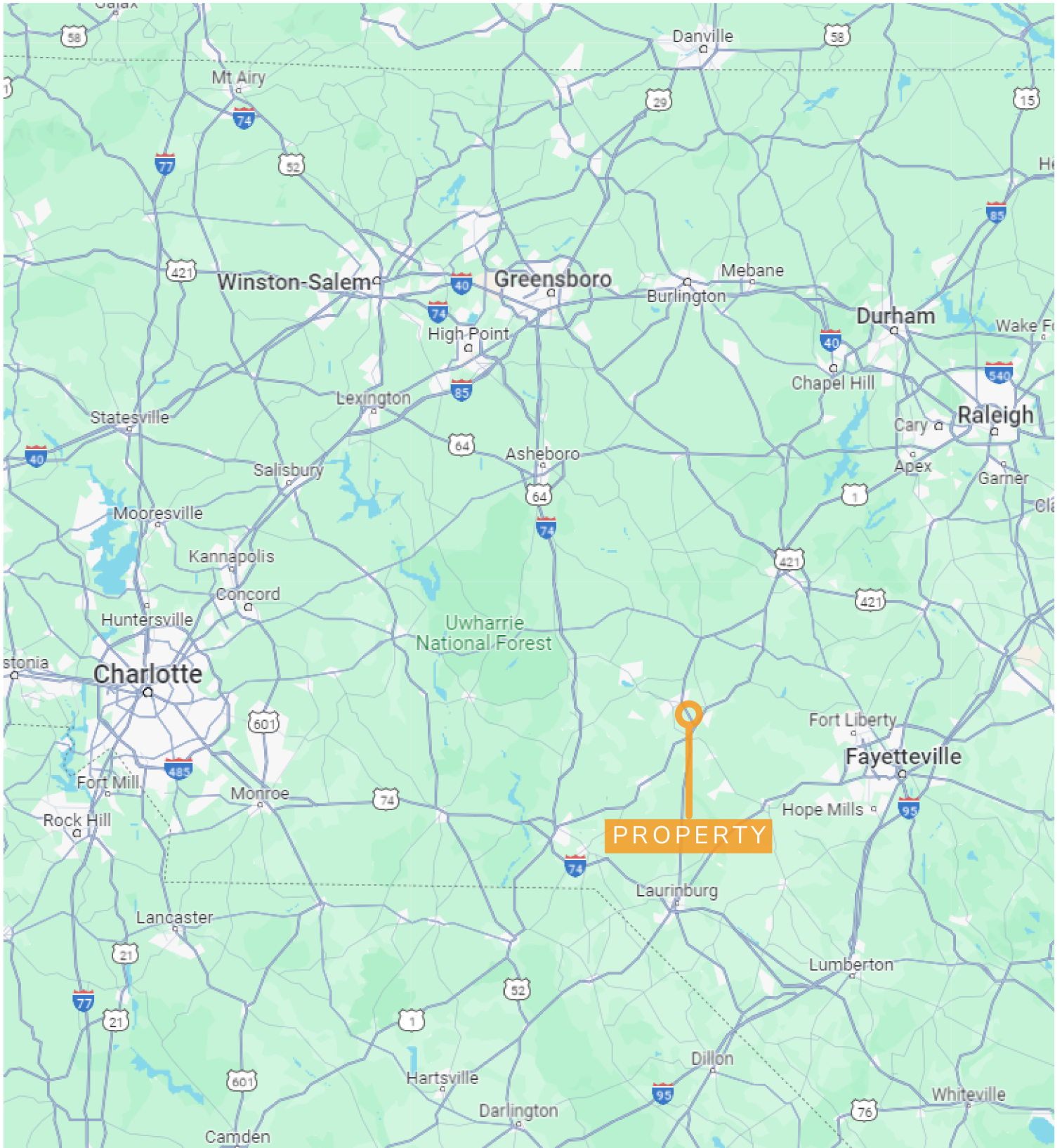
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# LOCATION MAP

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