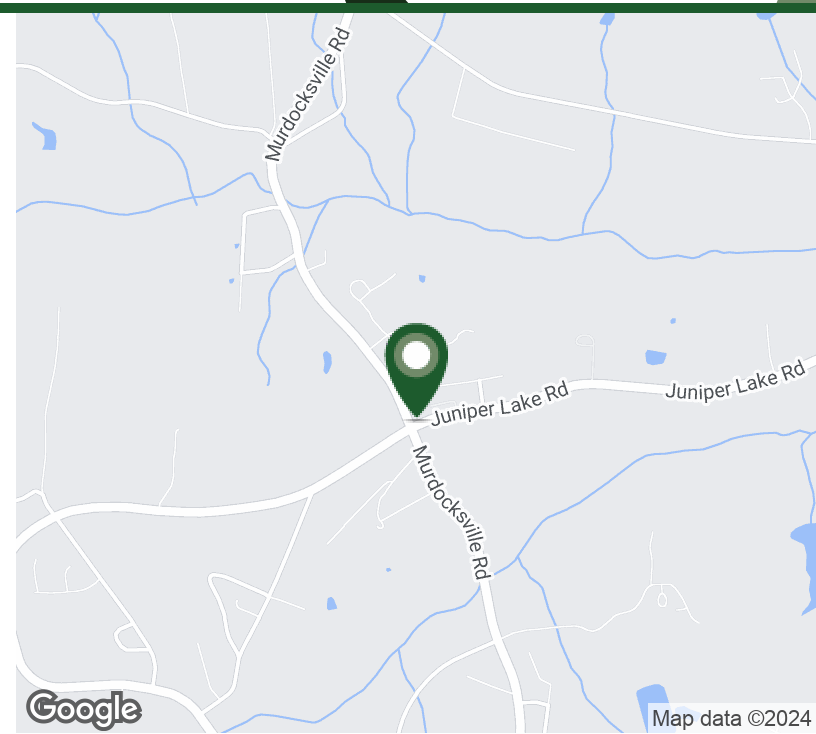


FOR SALE

# JUNIPER LAKE-MURDOCKSVILLE

3625 MURDOCKSVILLE ROAD WEST END, NC 27376



## PROPERTY OVERVIEW

Introducing a prime investment opportunity at 3625 Murdocksville Road, West End, NC. This 11,000 SF property features 9 units, offering a versatile industrial/flex space ideal for investors. Built in 1946 and renovated in 2005, this commercial zoned property in Moore County boasts 100% occupancy, ensuring immediate ROI potential. With an established rental history and a strategic location, this property presents a compelling opportunity for both seasoned and aspiring investors in the industrial real estate segment.

## PROPERTY HIGHLIGHTS

- 11,540 SF industrial/flex space with 9 units
- Built in 2005
- Zoned commercial for diverse usage
- Prime Moore County location
- 100% occupancy for immediate returns

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	11,540 SF
Lot Size:	1.18 Acres
Number of Units:	9
Price / SF:	\$136.36
Cap Rate:	7.03%
NOI:	\$105,512
Year Built:	2005
Zoning:	Commercial
Market:	Moore County
Submarket:	Pinehurst

**Janice M. Dixon, CCIM**  
Principal/Broker-in-Charge  
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**Synergy Commercial Properties**  
281 W. Pennsylvania Avenue, Southern Pines, NC 28387  
910.295.1801  
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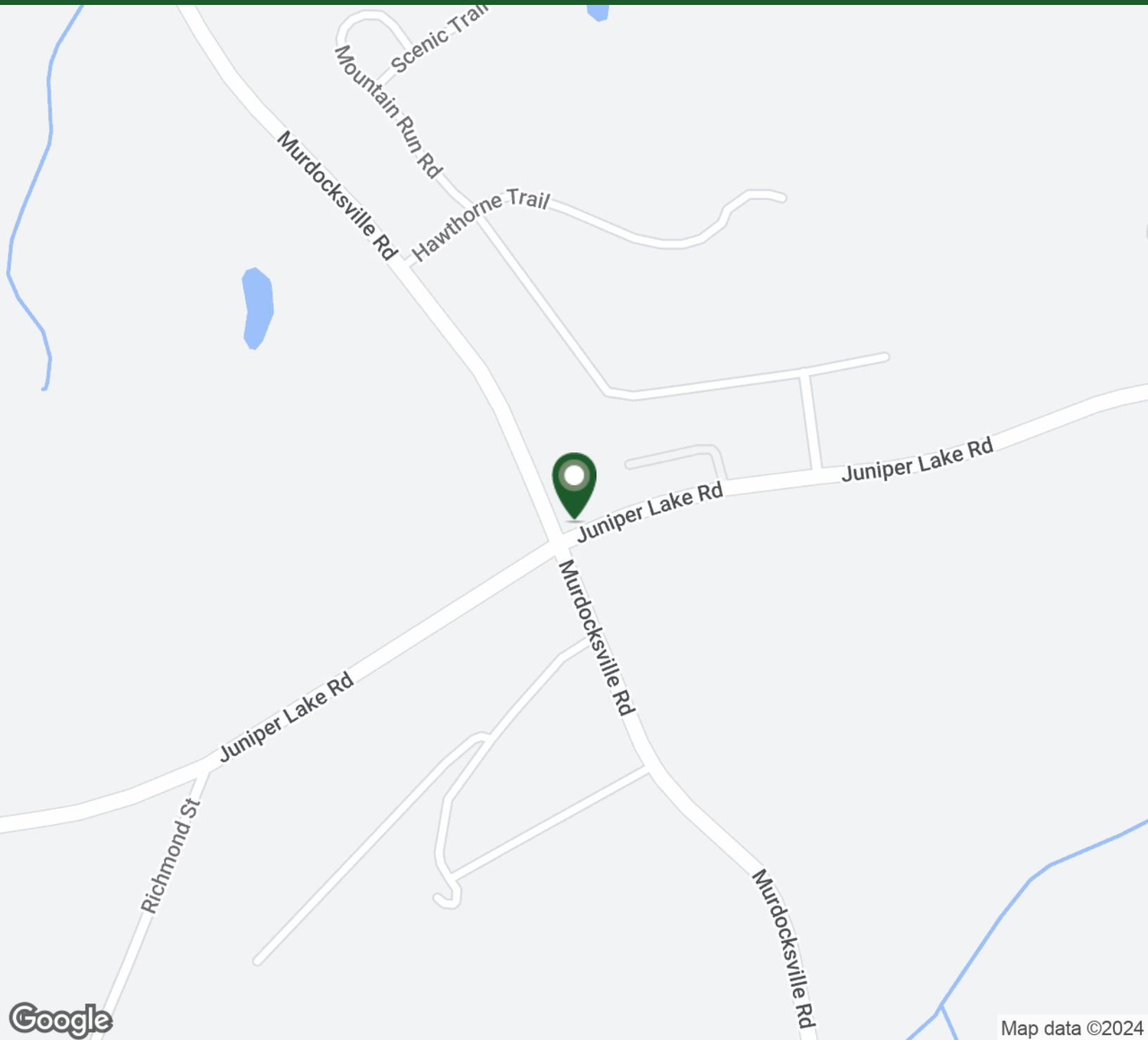


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Map data ©2024

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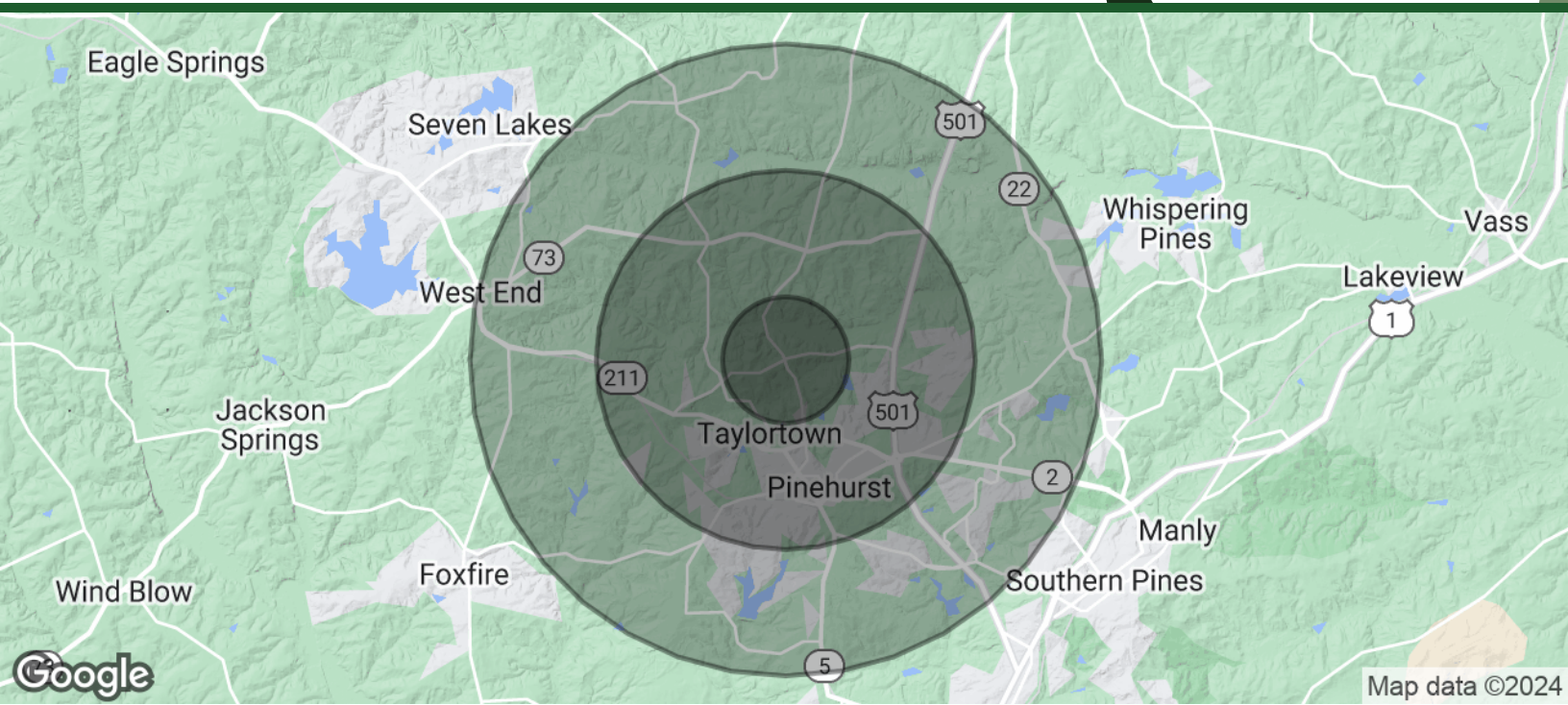


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,112	15,684	31,286
Average Age	43	50	50
Average Age (Male)	42	49	49
Average Age (Female)	44	51	51

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	480	6,856	13,822
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,742	\$122,264	\$126,883
Average House Value	\$343,043	\$509,811	\$509,491

Demographics data derived from AlphaMap

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