

OFFICE BUILDING FOR SALE

409 E 2nd St

Lumberton, NC 28358



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$525,000
Lot Size:	13,695 SF
Year Built:	1970
Building Size:	7,030 SF
Zoning:	B2
Price / SF:	\$74.68
Market:	Lumberton

property description

Presenting a great investment opportunity in Lumberton, NC: a 7,030 SF office building, built in 1970, with the advantage of being zoned B2 and hosting major long-term tenants. This property is strategically located in the bustling Lumberton area, making it an ideal prospect for office building investors. With well-established tenants and a solid foundation, this center offers a promising opportunity for investors seeking a stable and thriving commercial asset. Don't miss the chance to secure a valuable investment with lasting potential in the heart of Lumberton.

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PROPERTY DESCRIPTION

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Presenting a great investment opportunity in Lumberton, NC: a 7,030 SF office building, built in 1970, with the advantage of being zoned B2 and hosting three long-term tenants. This property is strategically located in the downtown Lumberton area, making it an ideal prospect for office building investors. With well-established tenants and a solid foundation, this center offers a promising opportunity for investors seeking a stable and thriving commercial asset. Don't miss the chance to secure a valuable investment with lasting potential in the heart of Lumberton. Contact Susan Evans 919-920-2140 for lease details.

LOCATION DESCRIPTION

Lumberton is the largest city in Robeson County and is the County Seat. It is ideally situated on Interstate 95 in southeastern North Carolina, just 20 minutes north of the South Carolina border. To many travelers, who stop along the I-95 corridor, Lumberton is the midpoint between New York and Florida. Just south of the city, east-west Interstate 74 intersects with Interstate 95. Situated at the crossroads of these two major interstates, Lumberton is sometimes referred to as the "Gateway to Southeastern North Carolina" and "The Main Street of the East Coast."



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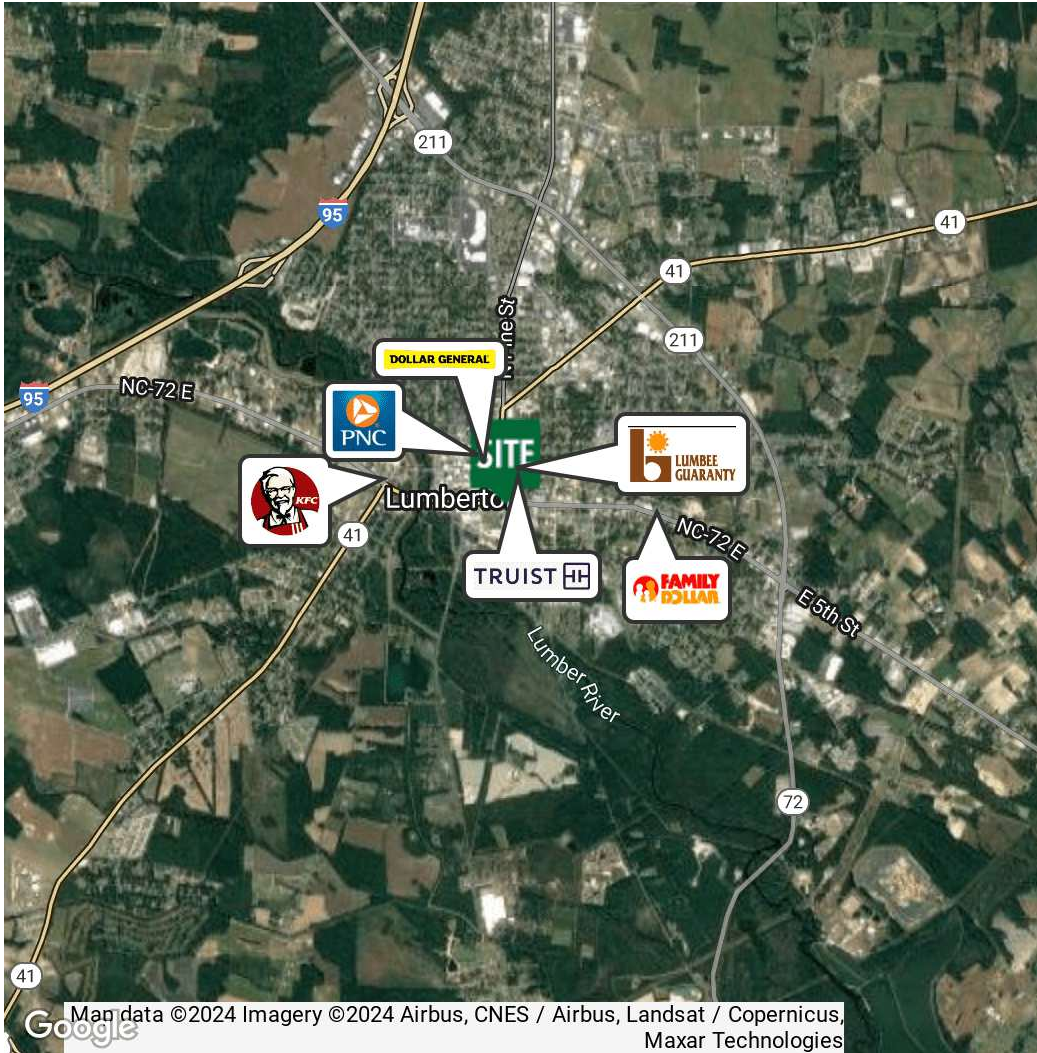
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	863	5,175
Average Age	42	40	41
Average Age (Male)	42	39	39
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	335	2,110
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,682	\$45,488	\$47,052
Average House Value	\$167,830	\$144,445	\$124,539

Demographics data derived from AlphaMap



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