

OFFICE & RETAIL SPACE FOR LEASE

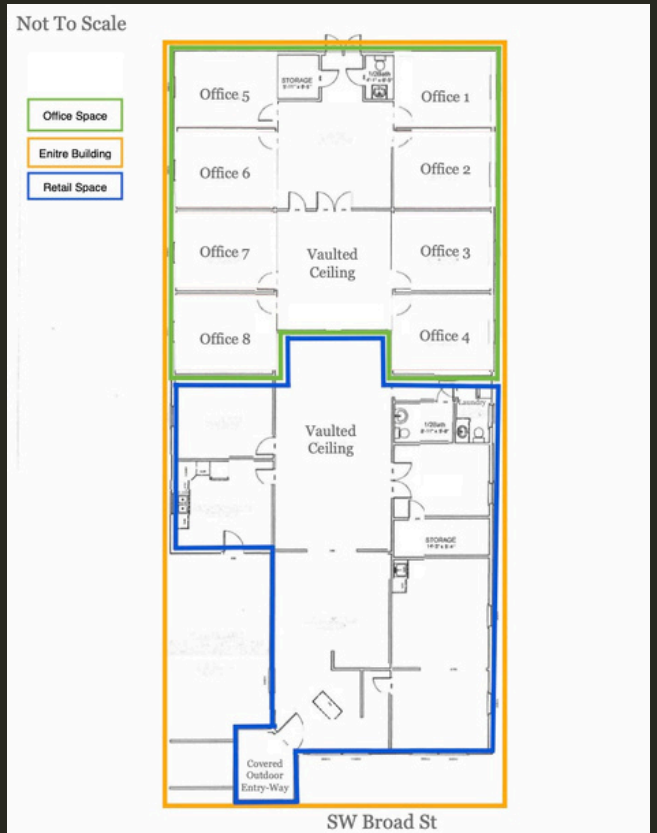


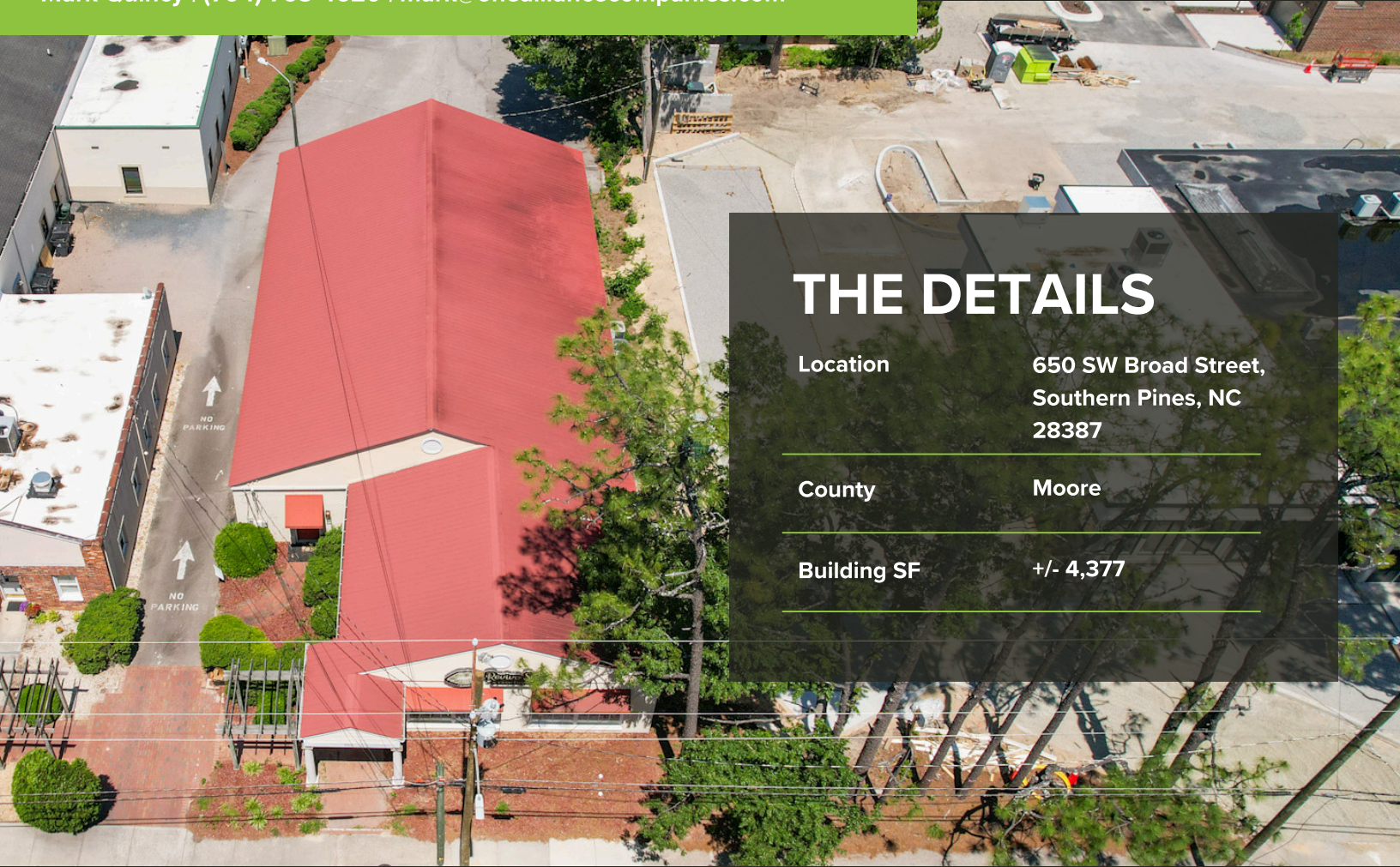
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ABOUT THE PROPERTY

OFFICE & RETAIL SPACE FOR LEASE

- Convenient sought after downtown location on SW Broad Street.
- Close proximity to retail & restaurants. Minutes from US Hwy 1.
- 24 hour building access; onsite and street parking
- The Office Suite offers a direct entrance, private restroom, 8 offices, storage room and common area. All offices have large windows.
- The Retail Suite offers 2 entrances off of SW Broad Street, 2 large offices, kitchen/break room, 2 private restrooms, waiting area and spacious open area.
- Potential exterior patio area
- Building signage available



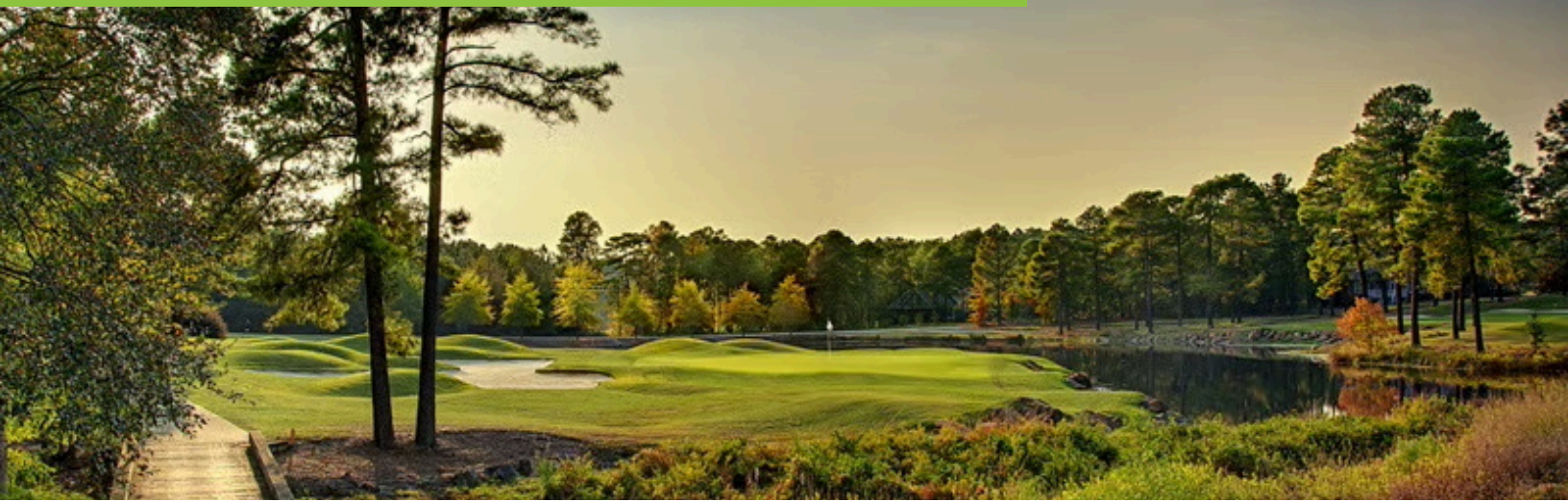


THE DETAILS

Location	650 SW Broad Street, Southern Pines, NC 28387
County	Moore
Building SF	+/- 4,377

AVAILABLE SPACE

Suite 650	+/- 4,377 SF	1 st Floor	NNN Lease	Rent: \$18/SF	Entire Building
Suite 650-1	+/- 2,377 SF	1 st Floor	NNN Lease	Rent: \$18/SF	Retail Space
Suite 650-2	+/- 2,000 SF	1 st Floor	NNN Lease	Rent: \$18/SF	Office Space with 8 Individual Offices



ABOUT THE AREA

SOUTHERN PINES, NC

Southern Pines is located in the heart of North Carolina's Sandhills region, making it conveniently situated between Raleigh, Durham, and Fayetteville.

This strategic location provides easy access to major markets, transportation hubs, and a skilled labor pool. The region is home to several excellent educational institutions, including Sandhills Community College and nearby universities like UNC Chapel Hill and North Carolina State University.

Southern Pines is a popular tourist destination due to its proximity to Pinehurst, a renowned golf destination, and the nearby Uwharrie National Forest. Southern Pines is served by Moore Regional Hospital, which is recognized for its medical services and facilities.

Southern Pines is located near Fort Bragg, one of the largest military installations in the United States. The presence of Fort Bragg has had a significant impact on the local economy and community.

Southern Pines, North Carolina, is a thriving, business-friendly town known for its vibrant community, historic charm, and strategic location in the heart of the Sandhills region. With a growing population and a strong local economy supported by tourism, military presence from nearby Fort Liberty, and a robust healthcare and education sector, Southern Pines offers a stable and diversified customer base.

The downtown area is bustling with foot traffic thanks to its walkable streets, boutique shops, restaurants, and regular community events that foster high local engagement. Business owners benefit from the town's commitment to economic development, including streamlined permitting processes and support from local chambers and business organizations.

Additionally, Southern Pines' quality of life—marked by excellent schools, golf courses, parks, and a welcoming small-town feel—makes it easy to attract and retain both employees and clientele. With its blend of charm, opportunity, and supportive infrastructure, Southern Pines is an ideal place to lease commercial space and grow a thriving business.

