

FOR SALE

JUNIPER LAKE-MURDOCKSVILLE

3625 MURDOCKSVILLE ROAD WEST END, NC 27376



PROPERTY OVERVIEW

Discover an exceptional investment opportunity in this prime 11,600 SF industrial/flex space property with 9 units. Built in 1946 and thoughtfully renovated in 2005, this commercial property offers diverse usage options within its commercial zoning. Located in sought-after Moore County, the property boasts full occupancy, delivering immediate returns for discerning investors. With a strong track record and a strategic location, this property represents a compelling opportunity to capitalize on the thriving industrial/flex space market.

PROPERTY HIGHLIGHTS

- 11,540 SF industrial/flex space with 9 units
- Built -1946/Renovated -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:	\$129.31
Cap Rate:	7.03%
NOI:	\$105,512
Year Built:	1946
Renovated:	2005
Zoning:	Commercial
Market:	Moore County
Submarket:	Pinehurst

Janice M. Dixon, CCIM
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Synergy Commercial Properties
2212 Midland Road Suite #2, Pinehurst, NC 28374
910.295.1801
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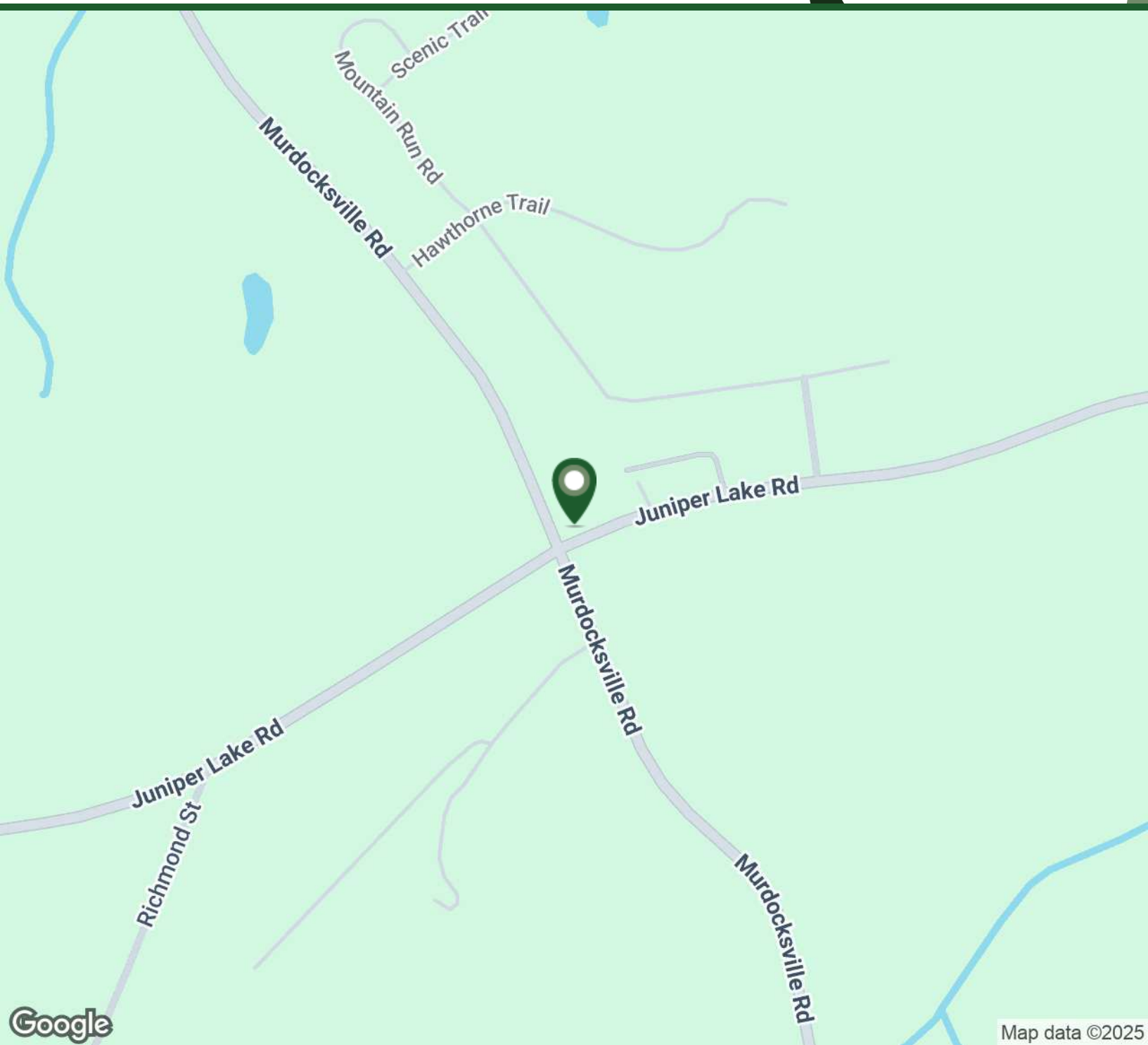
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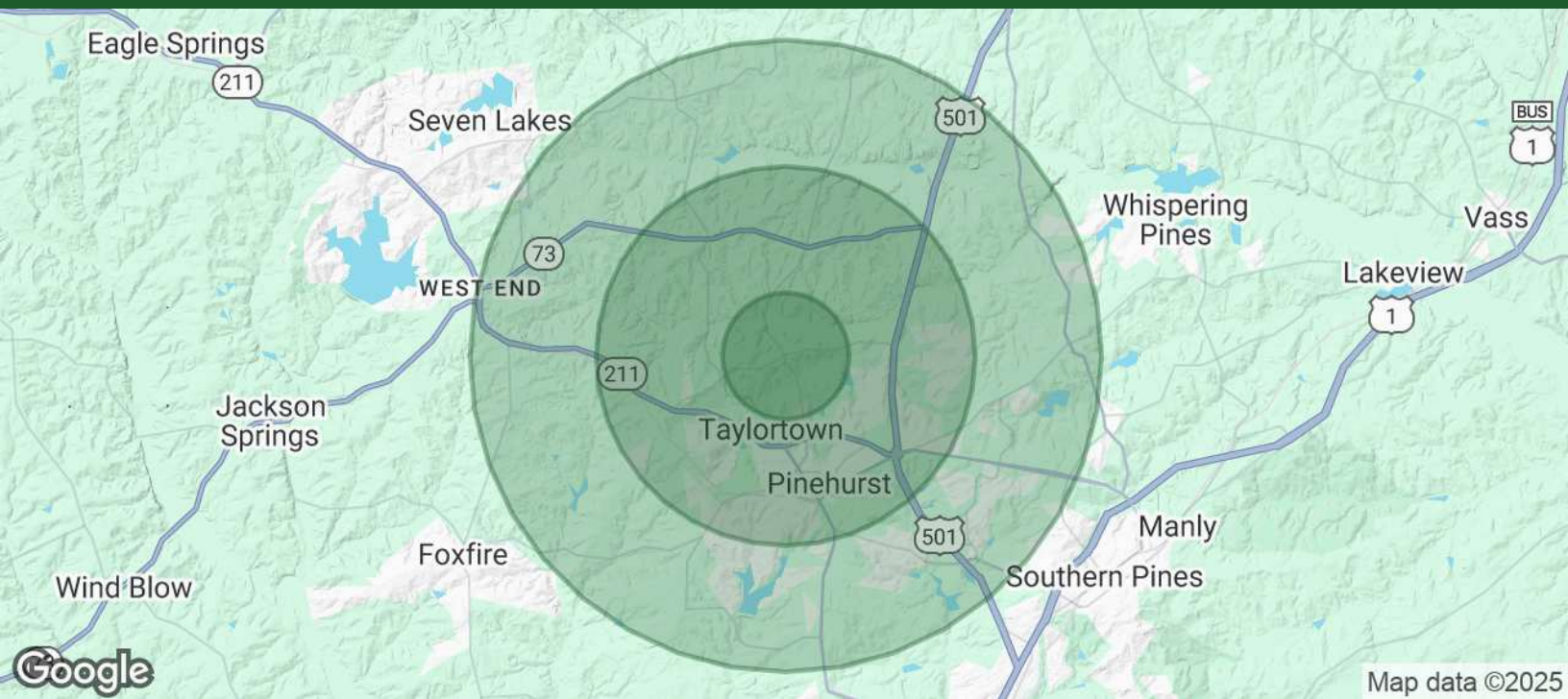


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,112	15,684	31,286
Average Age	43	50	50
Average Age (Male)	42	49	49
Average Age (Female)	44	51	51

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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