

FOR LEASE

TYLER'S RIDGE PHASE II

370 CAPITAL ROAD SOUTHERN PINES, NC 28387



PROPERTY OVERVIEW

Introducing a prime leasing opportunity in Southern Pines, NC — a 4,000 SF building boasting General Business zoning. This strategically located property offers unparalleled access to key amenities, including proximity to Moore County Airport, Sandhills Community College, and First Health Moore Regional Hospital, situated a mere 3 miles away. Embrace the potential of this prime location within Southern Pines, perfectly suited for a range of commercial pursuits. With its versatile space and coveted zoning, this property presents an exceptional opportunity for businesses seeking an ideal, high-traffic location with ample potential for success.

PROPERTY HIGHLIGHTS

- - 4,000 SF building

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,000 SF
Lot Size:	0.59 Acres
Zoning:	General Business
Market:	Southern Pines

Janice M. Dixon, CCIM
Principal/Broker-in-Charge
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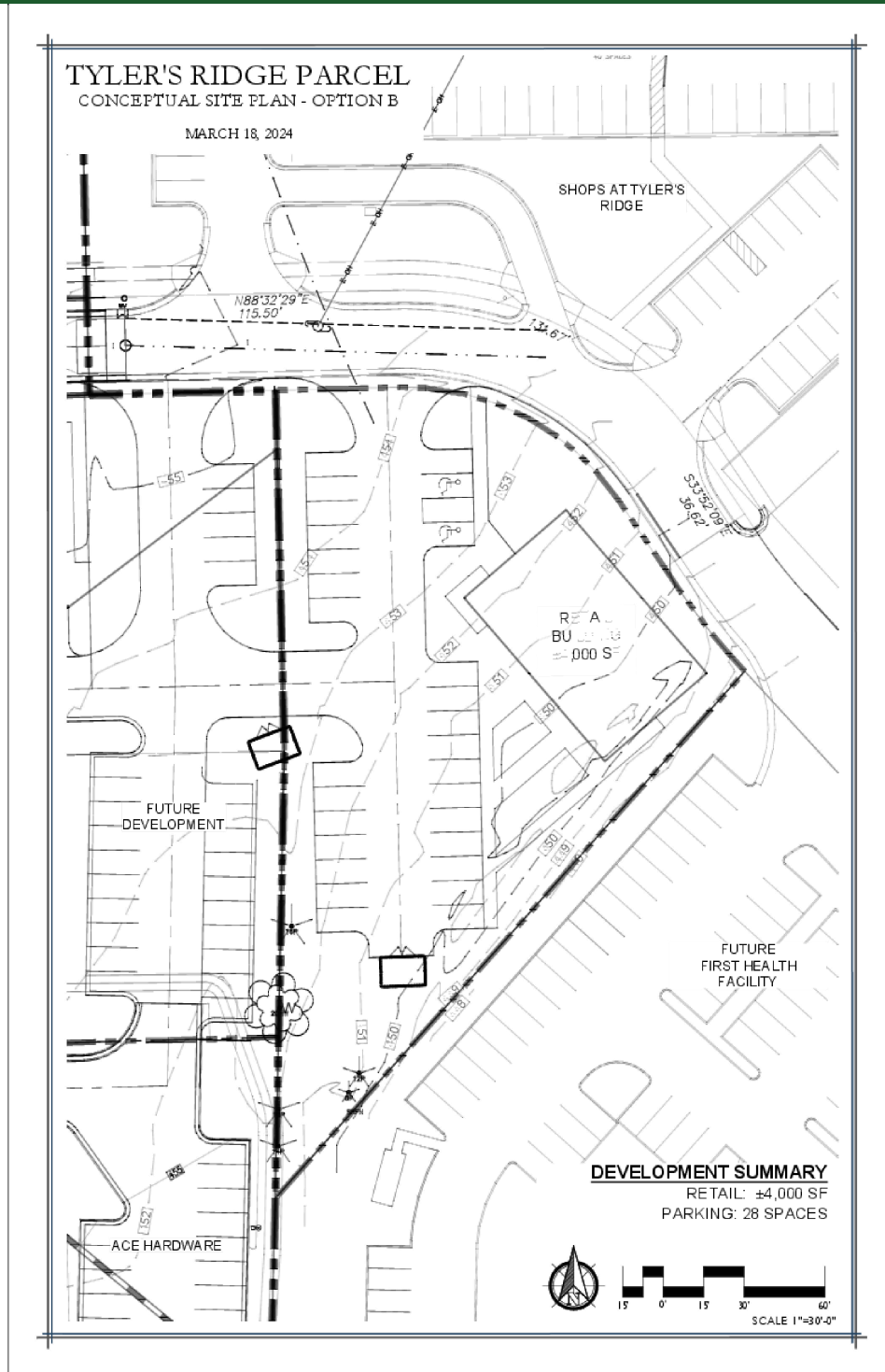
Synergy Commercial Properties
2212 Midland Road Suite #2, Pinehurst, NC 28374
910.295.1801
synergy-commercial.com



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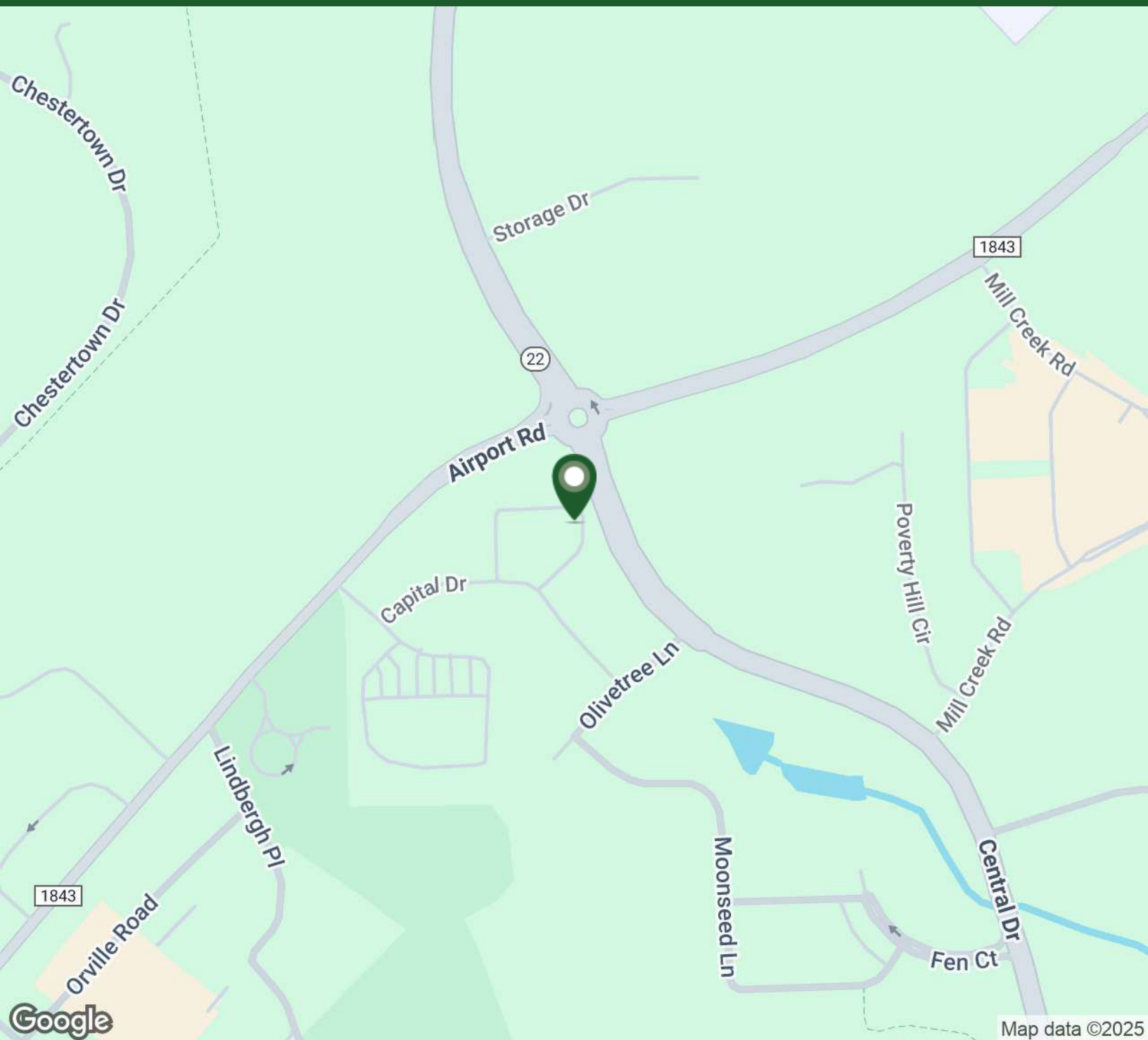
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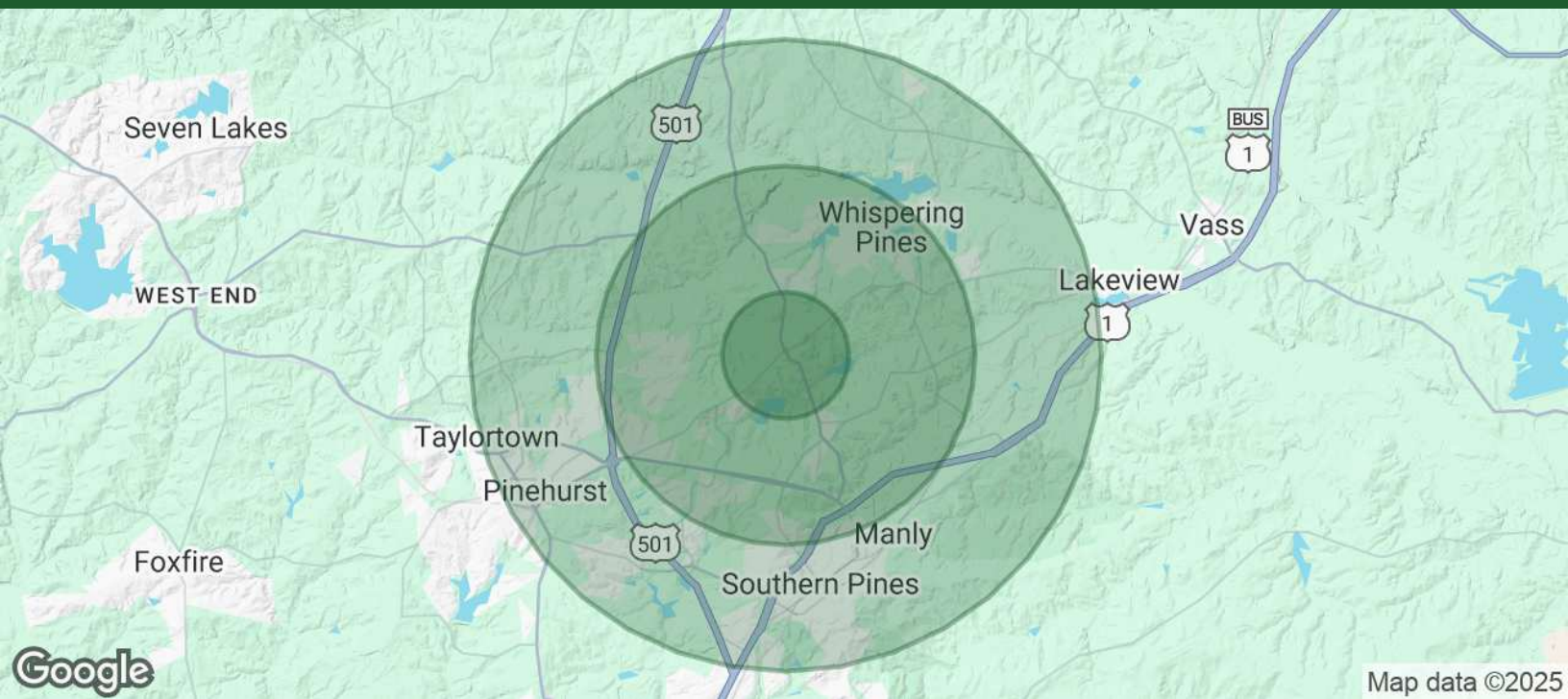


SYNERGY
commercial properties

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,734	16,737	38,256
Average Age	48	47	46
Average Age (Male)	46	46	44
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	765	7,127	16,609
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$133,883	\$125,461	\$118,018
Average House Value	\$477,995	\$476,935	\$464,510

Demographics data derived from AlphaMap

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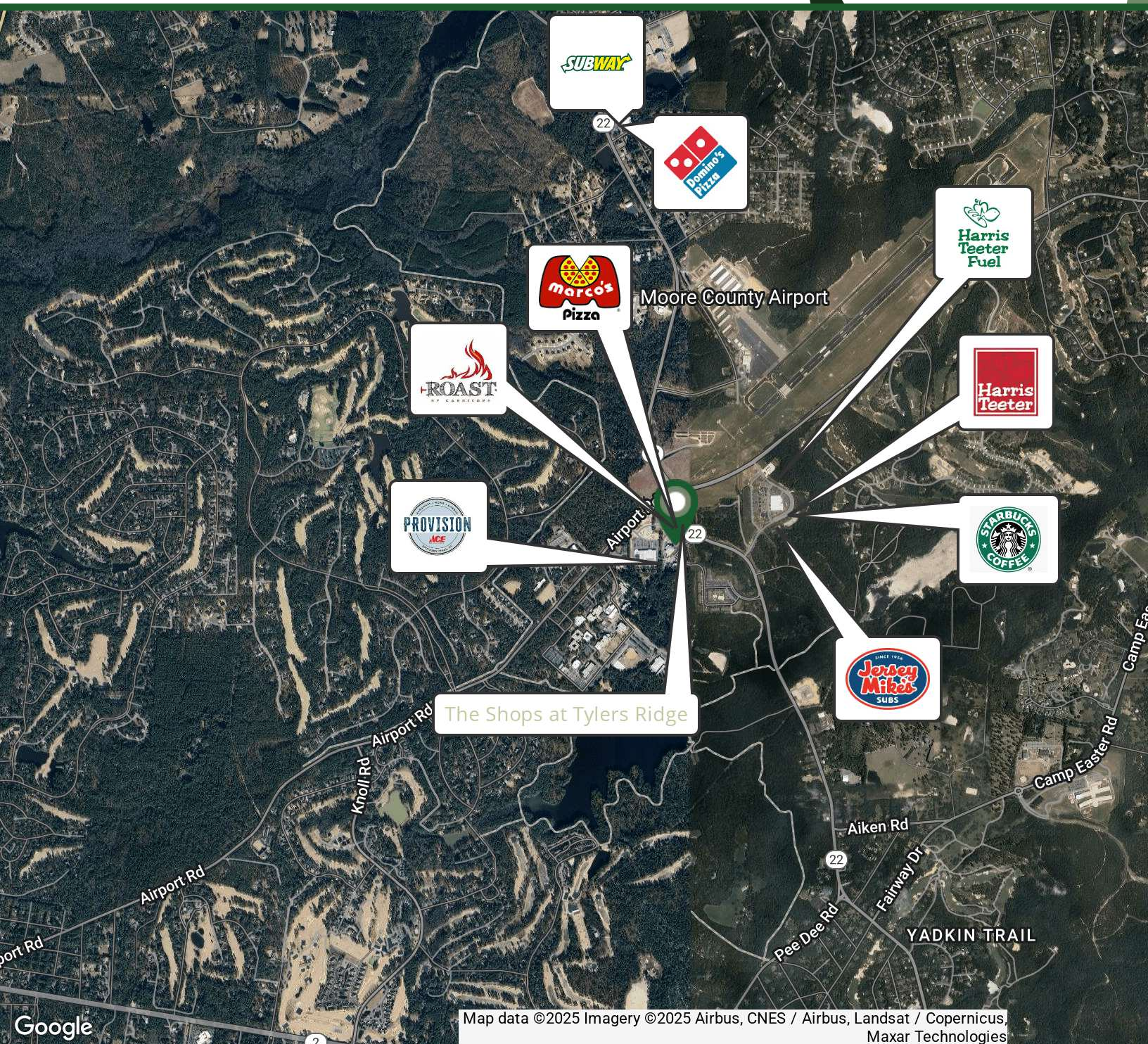
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