



## SOUTHERN PINES

OFFICE & RETAIL SPACE FOR LEASE  
650 SW BROAD STREET, SOUTHERN PINES NC 28387

# THE SPACE

|          |   |
|----------|---|
| Location | 650 SW Broad Street<br>Southern Pines, NC 28387 |
| County   | Moore   |
| APN      | 8581-09-06-6917                                 |

# HIGHLIGHTS

- Convenient sought after downtown location on Broad St.
- Close to retail & restaurants. Easy access to surrounding retail & restaurants and minutes from US Hwy 1
- Executive Suites offer single offices with large windows, high ceilings, tiled floors and coded locks.
- Flexible month to month lease terms available for Executive Suites
- The Office Suite offers a direct entrance, restroom, 8 private offices, storage room and common area.
- The Retail Suite offers an entrance off of SW Broad St, 2 large private offices, large kitchen/break room, 2 private restrooms or 2 private storage rooms, waiting area and multiple areas for cubicles.



| Suite     | Tenant | Floor | Square Feet | Rent Per Month | Lease Type | Notes  |
|-----------|--------|-------|-------------|----------------|------------|--|
| 650       | Vacant | 1     | +/- 4,377   | \$18           | NNN        | Entire Building  |
| 650 R     | Vacant | 1     | +/- 2,377   | \$18           | NNN        | Retail Space. Currently configured as salon/spa.                                       |
| 650 B1-B8 | Vacant | 1     | +/- 2,000   | \$18           | NNN        | Office Suite   |
| 650 B1    | Vacant | 1     | 150         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |

| Suite  | Tenant | Floor | Square Feet | Rent Per Month | Lease Type | Notes  |
|--------|--------|-------|-------------|----------------|------------|--|
| 650 B2 | Vacant | 1     | 160         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B3 | Vacant | 1     | 160         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B4 | Vacant | 1     | 150         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B5 | Vacant | 1     | 150         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B6 | Vacant | 1     | 160         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B7 | Vacant | 1     | 160         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |
| 650 B8 | Vacant | 1     | 160         |                |            | Monthly Rent \$475. Utilities, Taxes, Insurance, etc are included in the monthly rent. |

### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 4,364     | 21,843    | 42,665    |

### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$95,984  | \$115,601 | \$120,399 |

### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,240     | 10,270    | 19,375    |

## PROPERTY FEATURES

|                   |       |
|-------------------|-------|
| GLA (SF)          | 4,780 |
| LAND SF           | 9,148 |
| LAND ACRES        | .21   |
| YEAR BUILT        | 1945  |
| ZONING TYPE       | CB    |
| BUILDING CLASS    | C     |
| NUMBER OF STORIES | 1     |



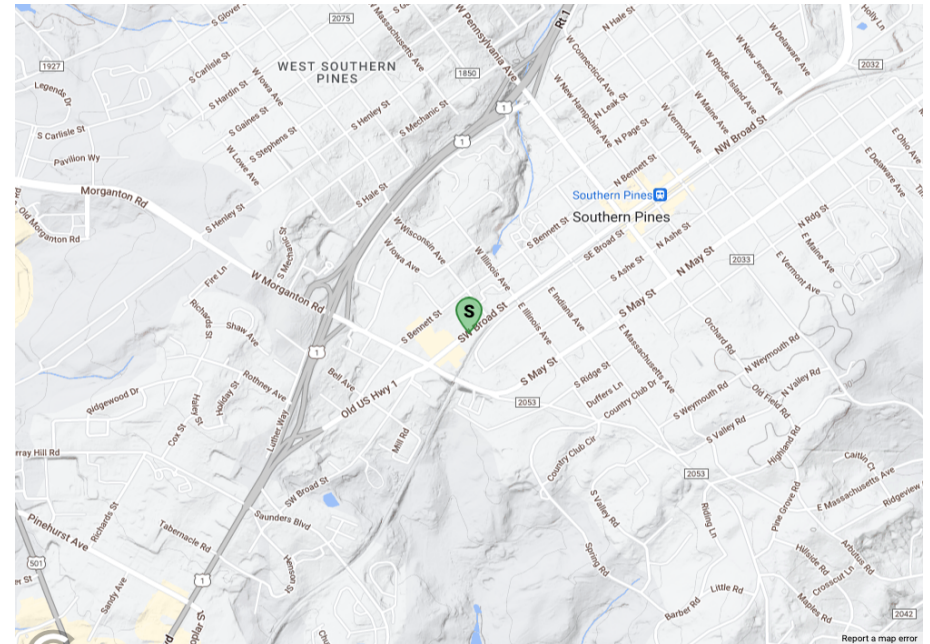
## Property Description

- The building offers a range of flexible spaces to suit various business needs. The Executive Suites feature single offices with expansive windows, high ceilings, tiled floors, and secure coded locks for privacy. The Office Suite includes a direct entrance, a bathroom, eight private offices, a storage room, and a common area for shared use. For retail purposes, the Retail Suite is accessible from SW Broad Street and includes two large private offices, a spacious kitchen/break room, two private bathrooms, or alternatively, two storage rooms. Additionally, it offers a waiting area and multiple zones suitable for cubicles, accommodating diverse operational requirements.
- The building is convenient to established restaurants, a new brewery, coffee and the entire downtown commercial district. The front section of the building is currently leased as a salon.

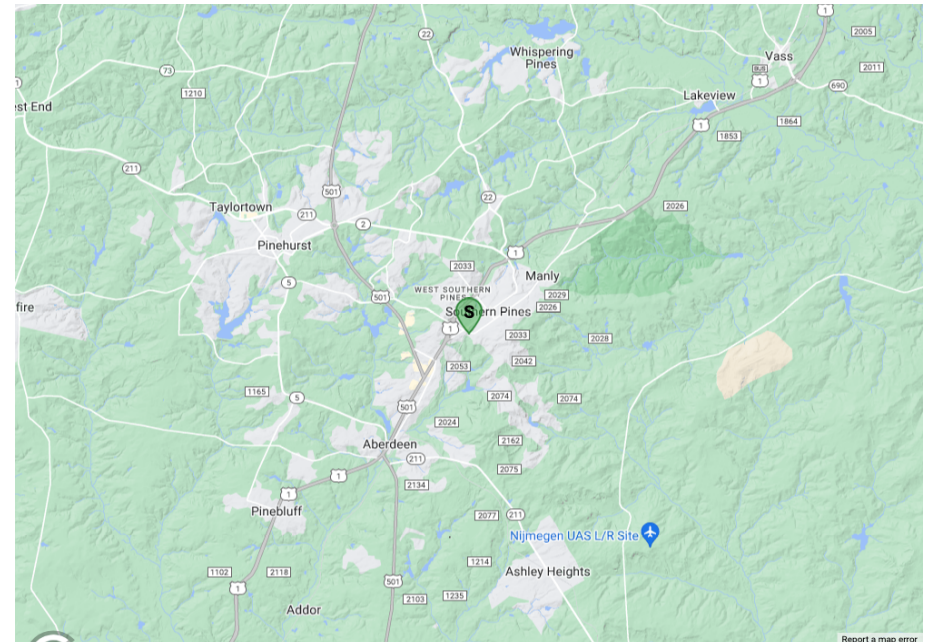
## About Southern Pines, NC

- 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.

Locator Map



Regional Map

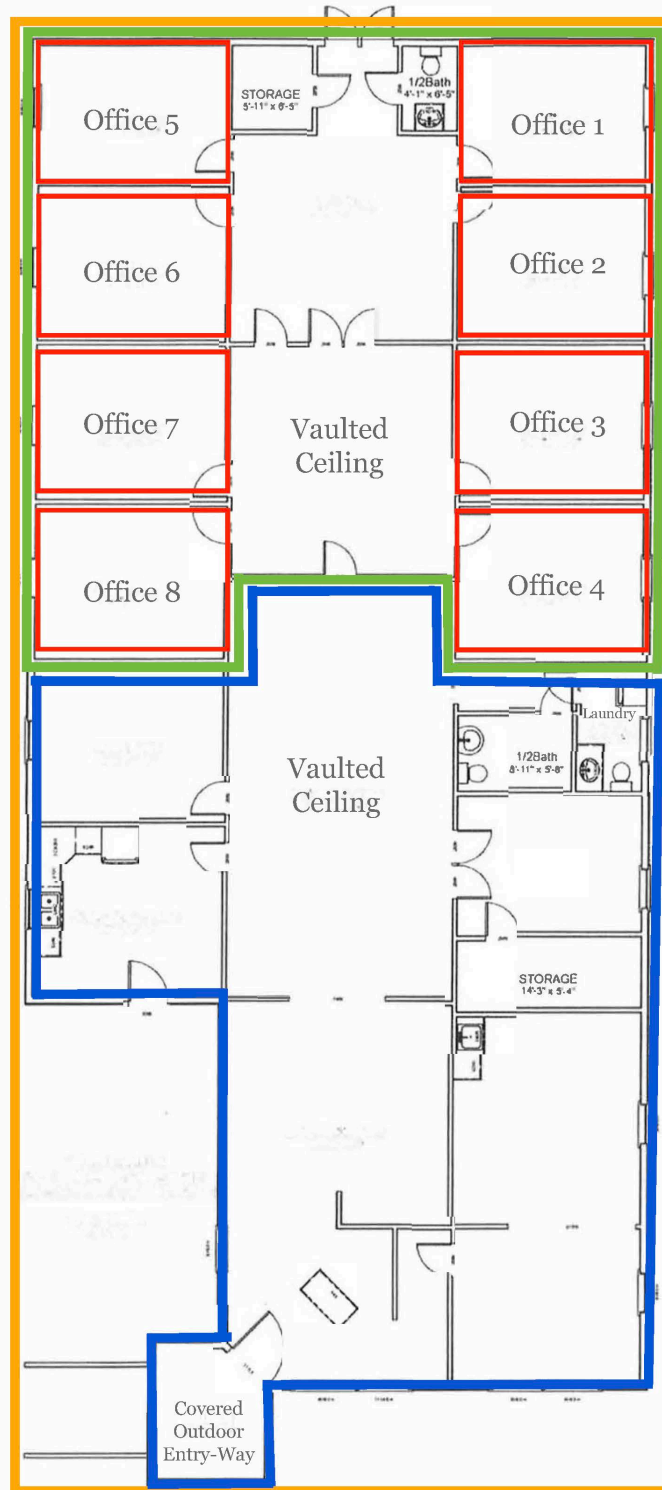




[Report a map error](#)

Not To Scale

- Executive Suites
- Office Space
- Entire Building
- Retail Space



SW Broad St





| <b>POPULATION</b>                         | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|---|---------------|---------------|---------------|
| <b>2000 Population</b>                    | 3,949         | 14,731        | 27,531        |
| <b>2010 Population</b>                    | 4,013         | 17,686        | 34,049        |
| <b>2023 Population</b>                    | 4,364         | 21,843        | 42,665        |
| <b>2028 Population</b>                    | 4,423         | 22,242        | 43,847        |
| <b>2023-2028: Population: Growth Rate</b> | 1.35%         | 1.80%         | 2.75%         |
| <b>2023 HOUSEHOLD INCOME</b>              | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
| <b>less than \$15,000</b>                 | 342           | 1,047         | 1,652         |
| <b>\$15,000-\$24,999</b>                  | 175           | 698           | 1,229         |
| <b>\$25,000-\$34,999</b>                  | 221           | 879           | 1,418         |
| <b>\$35,000-\$49,999</b>                  | 197           | 897           | 1,733         |
| <b>\$50,000-\$74,999</b>                  | 381           | 1,940         | 3,842         |
| <b>\$75,000-\$99,999</b>                  | 203           | 1,117         | 2,163         |
| <b>\$100,000-\$149,999</b>                | 247           | 1,222         | 2,377         |
| <b>\$150,000-\$199,999</b>                | 301           | 1,133         | 2,407         |
| <b>\$200,000 or greater</b>               | 174           | 1,338         | 2,553         |
| <b>Median HH Income</b>                   | \$59,866      | \$69,348      | \$73,275      |
| <b>Average HH Income</b>                  | \$95,984      | \$115,601     | \$120,399     |

| <b>HOUSEHOLDS</b>                         | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|---|---------------|---------------|---------------|
| <b>2000 Total Housing</b>                 | 2,125         | 7,379         | 14,162        |
| <b>2010 Total Households</b>              | 2,008         | 8,314         | 15,648        |
| <b>2023 Total Households</b>              | 2,240         | 10,270        | 19,375        |
| <b>2028 Total Households</b>              | 2,296         | 10,561        | 20,067        |
| <b>2023 Average Household Size</b>        | 1.91          | 2.09          | 2.17          |
| <b>2000 Owner Occupied Housing</b>        | 984           | 4,293         | 8,886         |
| <b>2000 Renter Occupied Housing</b>       | 860           | 2,150         | 3,178         |
| <b>2023 Owner Occupied Housing</b>        | 1,032         | 5,723         | 12,636        |
| <b>2023 Renter Occupied Housing</b>       | 1,208         | 4,547         | 6,739         |
| <b>2023 Vacant Housing</b>                | 256           | 1,201         | 2,844         |
| <b>2023 Total Housing</b>                 | 2,496         | 11,471        | 22,219        |
| <b>2028 Owner Occupied Housing</b>        | 1,077         | 6,007         | 13,335        |
| <b>2028 Renter Occupied Housing</b>       | 1,220         | 4,553         | 6,731         |
| <b>2028 Vacant Housing</b>                | 246           | 1,157         | 2,757         |
| <b>2028 Total Housing</b>                 | 2,542         | 11,718        | 22,824        |
| <b>2023-2028: Households: Growth Rate</b> | 2.50%         | 2.80%         | 3.50%         |



Source: esri

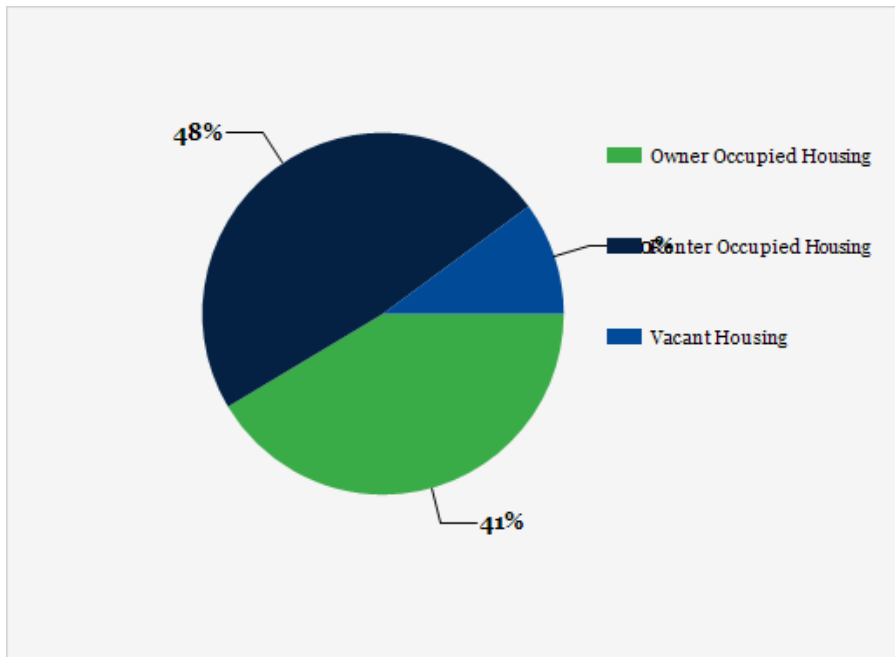
| 2023 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 277    | 1,120  | 1,854  |
| 2023 Population Age 35-39 | 290    | 1,143  | 2,108  |
| 2023 Population Age 40-44 | 265    | 1,194  | 2,296  |
| 2023 Population Age 45-49 | 234    | 1,093  | 2,189  |
| 2023 Population Age 50-54 | 258    | 1,221  | 2,416  |
| 2023 Population Age 55-59 | 262    | 1,323  | 2,681  |
| 2023 Population Age 60-64 | 280    | 1,599  | 3,249  |
| 2023 Population Age 65-69 | 275    | 1,694  | 3,458  |
| 2023 Population Age 70-74 | 248    | 1,641  | 3,465  |
| 2023 Population Age 75-79 | 191    | 1,269  | 2,760  |
| 2023 Population Age 80-84 | 139    | 978    | 2,007  |
| 2023 Population Age 85+   | 171    | 1,154  | 2,266  |
| 2023 Population Age 18+   | 3,477  | 17,968 | 35,259 |
| 2023 Median Age           | 43     | 50     | 52     |

| 2023 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$57,728  | \$64,631  | \$70,034  |
| Average Household Income 25-34 | \$87,118  | \$99,761  | \$106,904 |
| Median Household Income 35-44  | \$84,169  | \$95,809  | \$101,587 |
| Average Household Income 35-44 | \$114,140 | \$137,590 | \$140,210 |
| Median Household Income 45-54  | \$88,132  | \$102,382 | \$106,147 |
| Average Household Income 45-54 | \$121,764 | \$148,146 | \$150,870 |
| Median Household Income 55-64  | \$61,535  | \$80,447  | \$88,722  |
| Average Household Income 55-64 | \$100,910 | \$132,186 | \$139,348 |
| Median Household Income 65-74  | \$57,422  | \$71,326  | \$76,413  |
| Average Household Income 65-74 | \$96,877  | \$117,510 | \$123,948 |
| Average Household Income 75+   | \$69,789  | \$87,869  | \$89,419  |

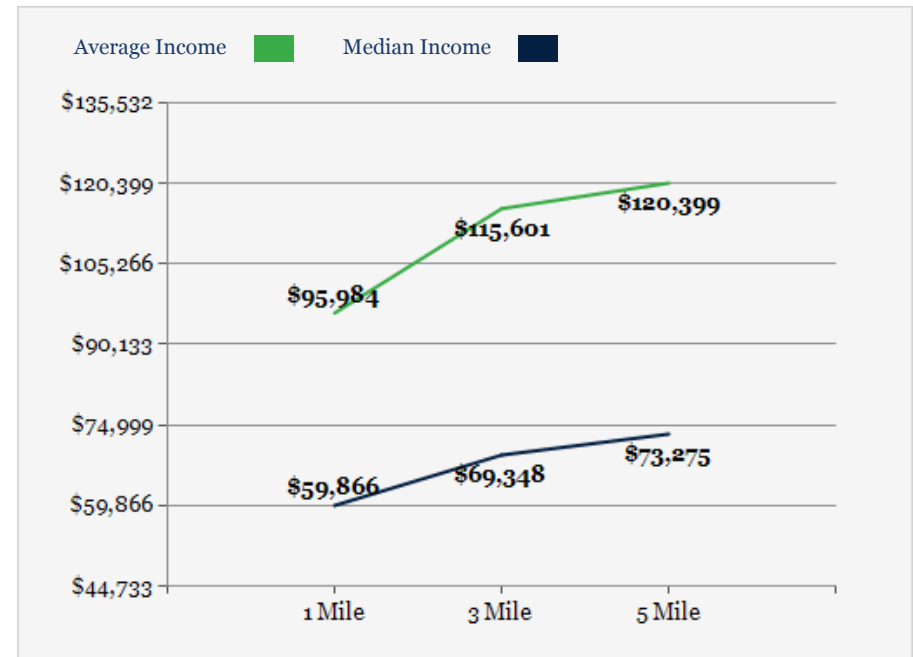
| 2028 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2028 Population Age 30-34 | 241    | 1,089  | 1,965  |
| 2028 Population Age 35-39 | 270    | 1,121  | 1,922  |
| 2028 Population Age 40-44 | 289    | 1,170  | 2,186  |
| 2028 Population Age 45-49 | 271    | 1,219  | 2,365  |
| 2028 Population Age 50-54 | 240    | 1,116  | 2,277  |
| 2028 Population Age 55-59 | 266    | 1,315  | 2,658  |
| 2028 Population Age 60-64 | 257    | 1,383  | 2,975  |
| 2028 Population Age 65-69 | 271    | 1,666  | 3,575  |
| 2028 Population Age 70-74 | 260    | 1,738  | 3,571  |
| 2028 Population Age 75-79 | 219    | 1,546  | 3,290  |
| 2028 Population Age 80-84 | 175    | 1,255  | 2,562  |
| 2028 Population Age 85+   | 189    | 1,351  | 2,617  |
| 2028 Population Age 18+   | 3,554  | 18,448 | 36,535 |
| 2028 Median Age           | 44     | 51     | 54     |

| 2028 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$61,939  | \$69,816  | \$77,844  |
| Average Household Income 25-34 | \$96,373  | \$112,556 | \$120,583 |
| Median Household Income 35-44  | \$93,480  | \$107,543 | \$114,945 |
| Average Household Income 35-44 | \$123,977 | \$151,168 | \$156,327 |
| Median Household Income 45-54  | \$108,847 | \$120,900 | \$122,243 |
| Average Household Income 45-54 | \$136,091 | \$164,596 | \$165,937 |
| Median Household Income 55-64  | \$71,979  | \$94,756  | \$106,410 |
| Average Household Income 55-64 | \$114,871 | \$148,934 | \$157,547 |
| Median Household Income 65-74  | \$65,317  | \$81,669  | \$88,392  |
| Average Household Income 65-74 | \$109,317 | \$134,142 | \$142,408 |
| Average Household Income 75+   | \$79,641  | \$103,600 | \$105,006 |

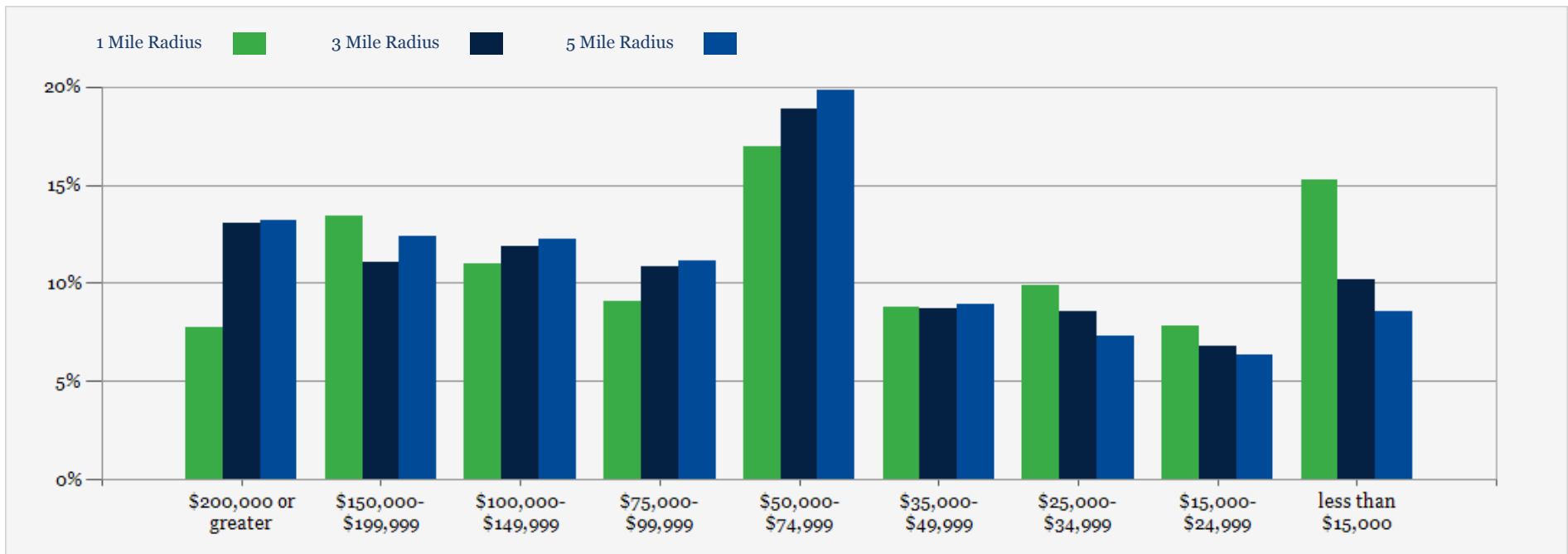
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



# Southern Pines

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