



## COMMERCIAL PROPERTY FOR LEASE

### PROPERTY OVERVIEW

**LEASE PRICE | \$2,000**

**LEASE TYPE | ABSOLUTE NET**

**PIN | 841402965969**

**ACREAGE | 0.61 +/- ACRES**

**SQUARE FEET | 1,876 +/- SF**

**ZONING | HIGHWAY COMMERCIAL**

Commercial property for lease located at the U.S. Highway 1 and State Highway 177 intersection and less than a mile from Rockingham Speedway and Rockingham Dragway. Perfect for a convenience store and fuel station. The site consists of 0.61 acres, a 1,876 +/- square foot building with direct frontage and access along U.S. Highway 1 and State Highway 177. Traffic counts from 2021 show 10,500 AADT.

**LARRY BERGIN**  
NC BROKER  
C: 910.633.7215  
LARRY@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@CSGNC.COM

**PHOTOS**

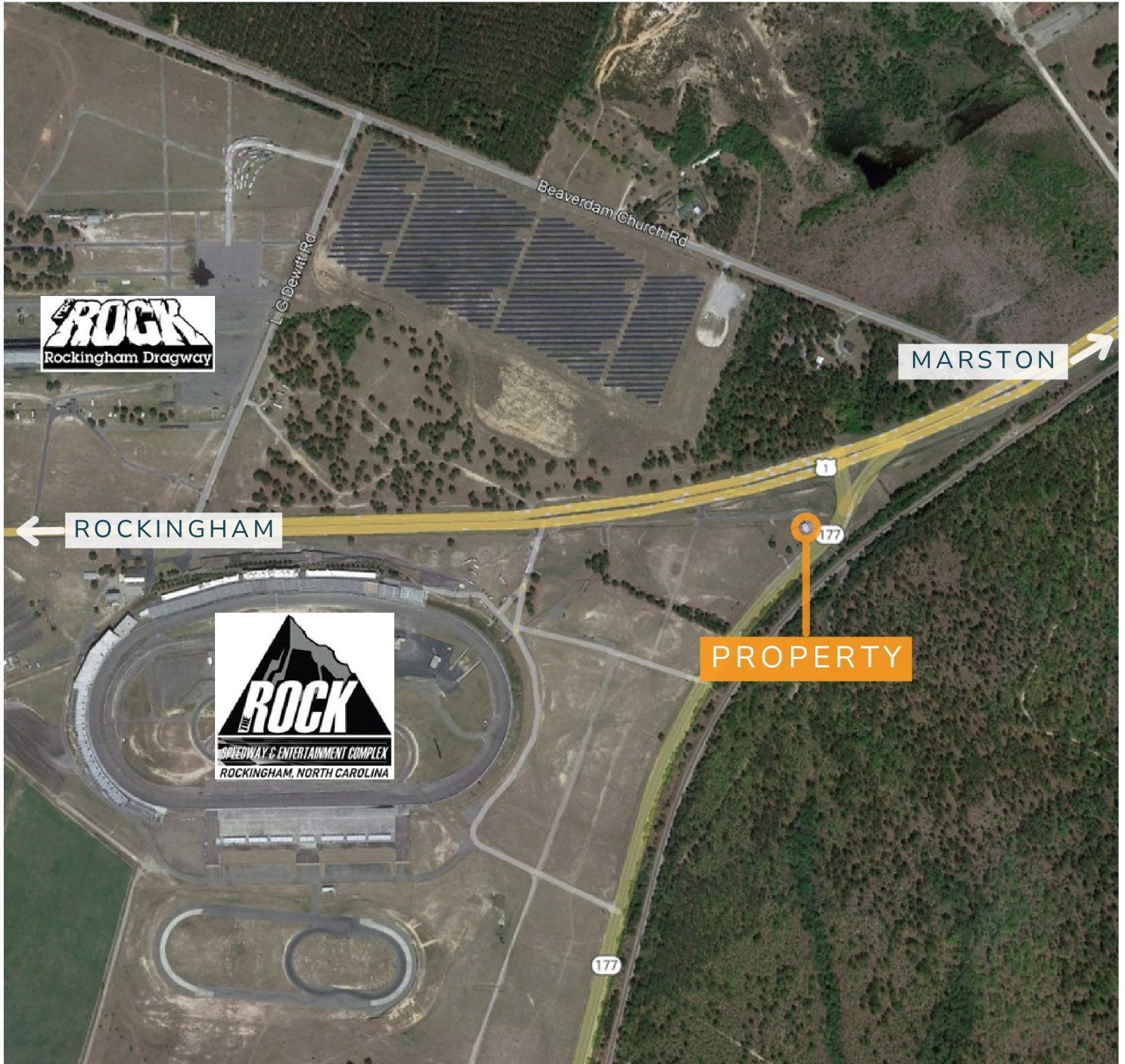


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**AERIAL MAP**

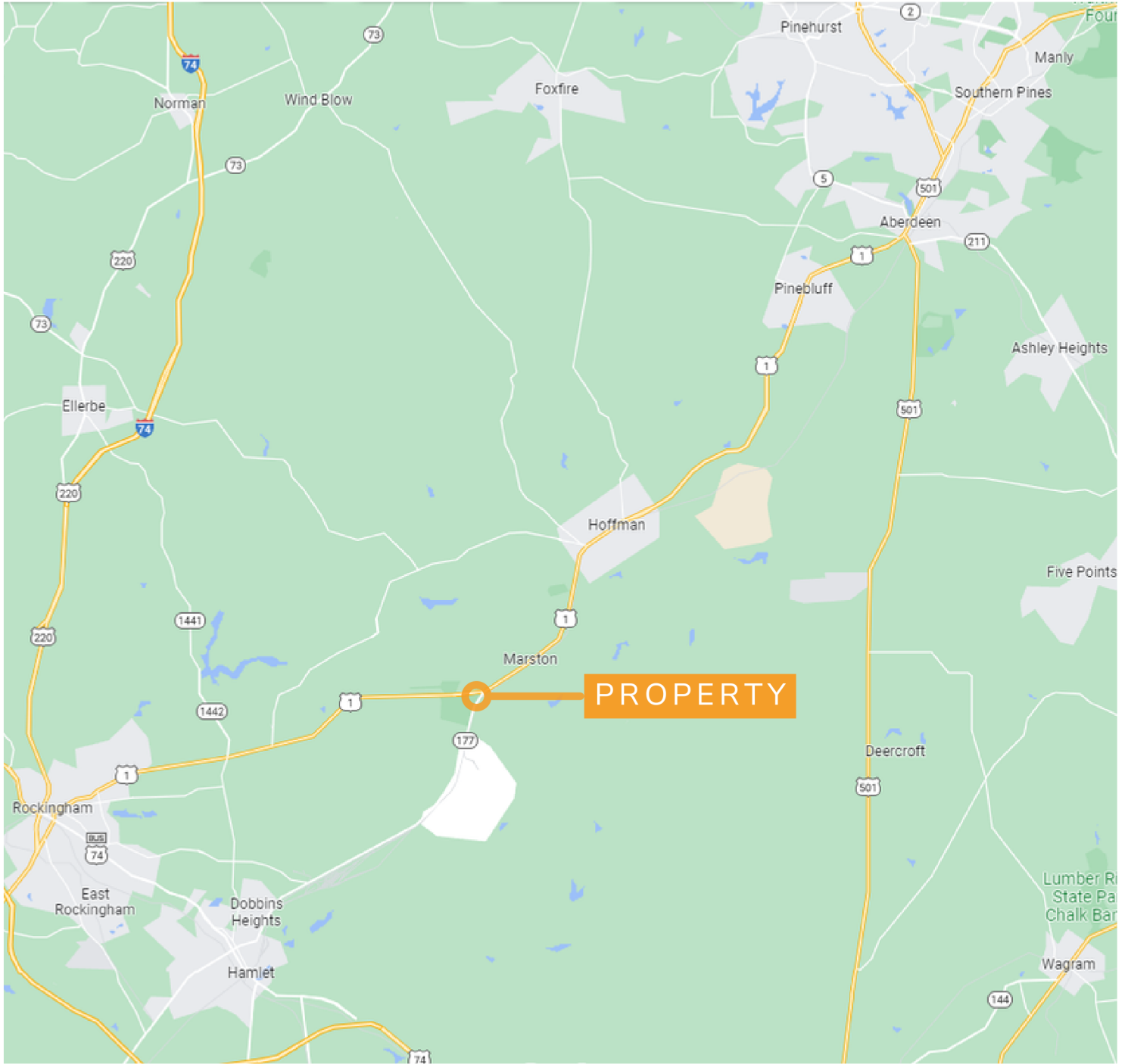


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**LOCATION MAP**



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