



## RETAIL FOR LEASE IN DOWNTOWN

### PROPERTY OVERVIEW

**LEASE PRICE** | \$3,000 - \$12,400

**LEASE TYPE** | MODIFIED GROSS

**SQUARE FEET** | UP TO 6,672 +/- SF

**ZONING** | CENTRAL BUSINESS &  
HISTORIC DISTRICT

Seize the chance to lease three interconnected units in the vibrant heart of Downtown Southern Pines, offering a total of 6,672 +/- SF. These units can be leased individually or together, providing flexibility to meet your needs. At 110 E Connecticut Ave, two units with prominent storefront windows ensure excellent visibility, each available for \$3,000. At 150 E Connecticut Ave, one spacious unit is divided into three sections ideal for retail or office use and includes off-street parking and a rear awning for added convenience, available for \$6,400. The total lease price for all units combined is \$12,400. Don't miss this opportunity to establish your business in downtown Southern Pines.

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**PHOTOS | 110 E Connecticut Ave, Unit A**



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**PHOTOS | 110 E Connecticut Ave, Unit B**



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**PHOTOS | 150 E Connecticut Ave**

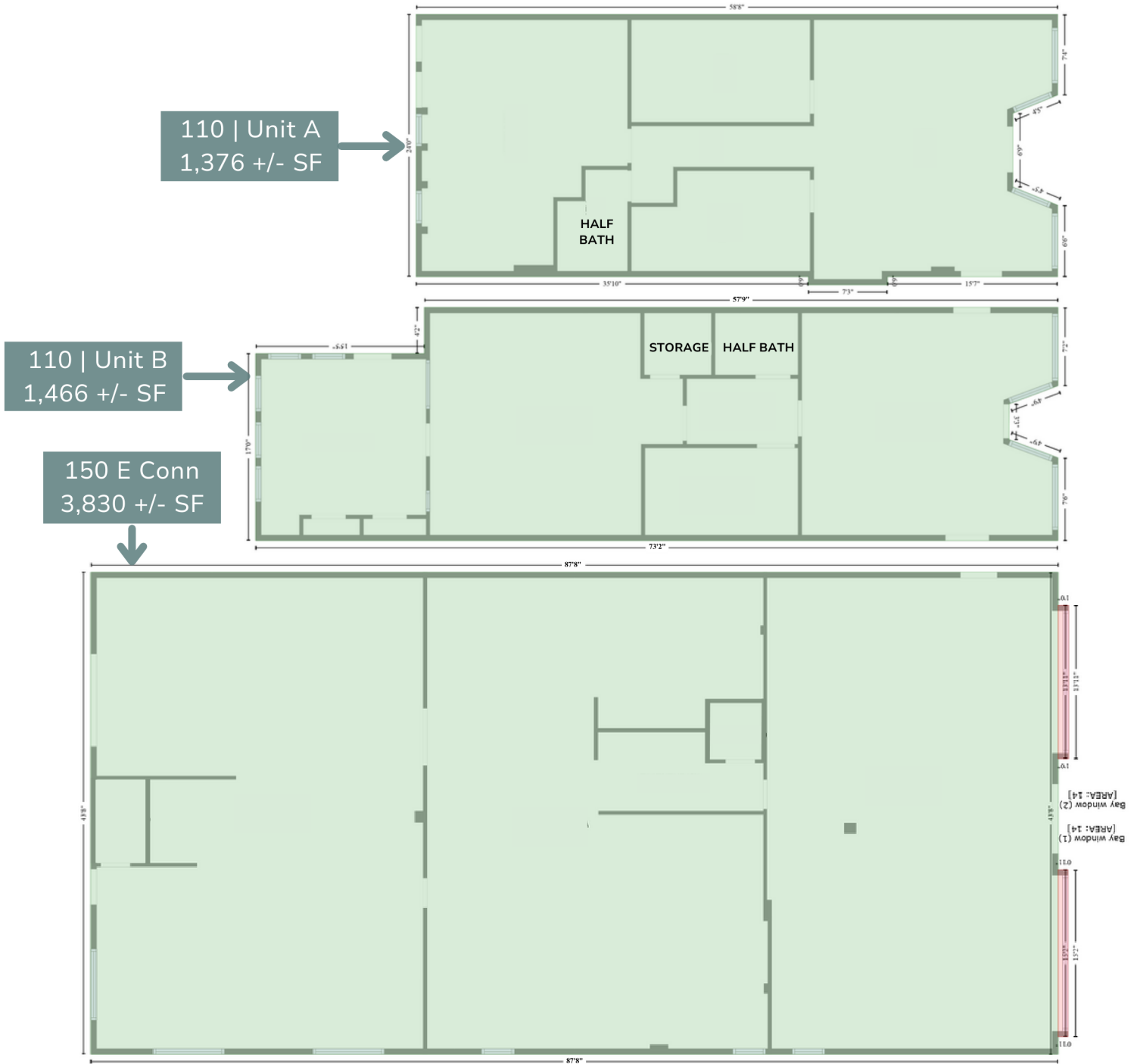


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**FLOOR PLANS**



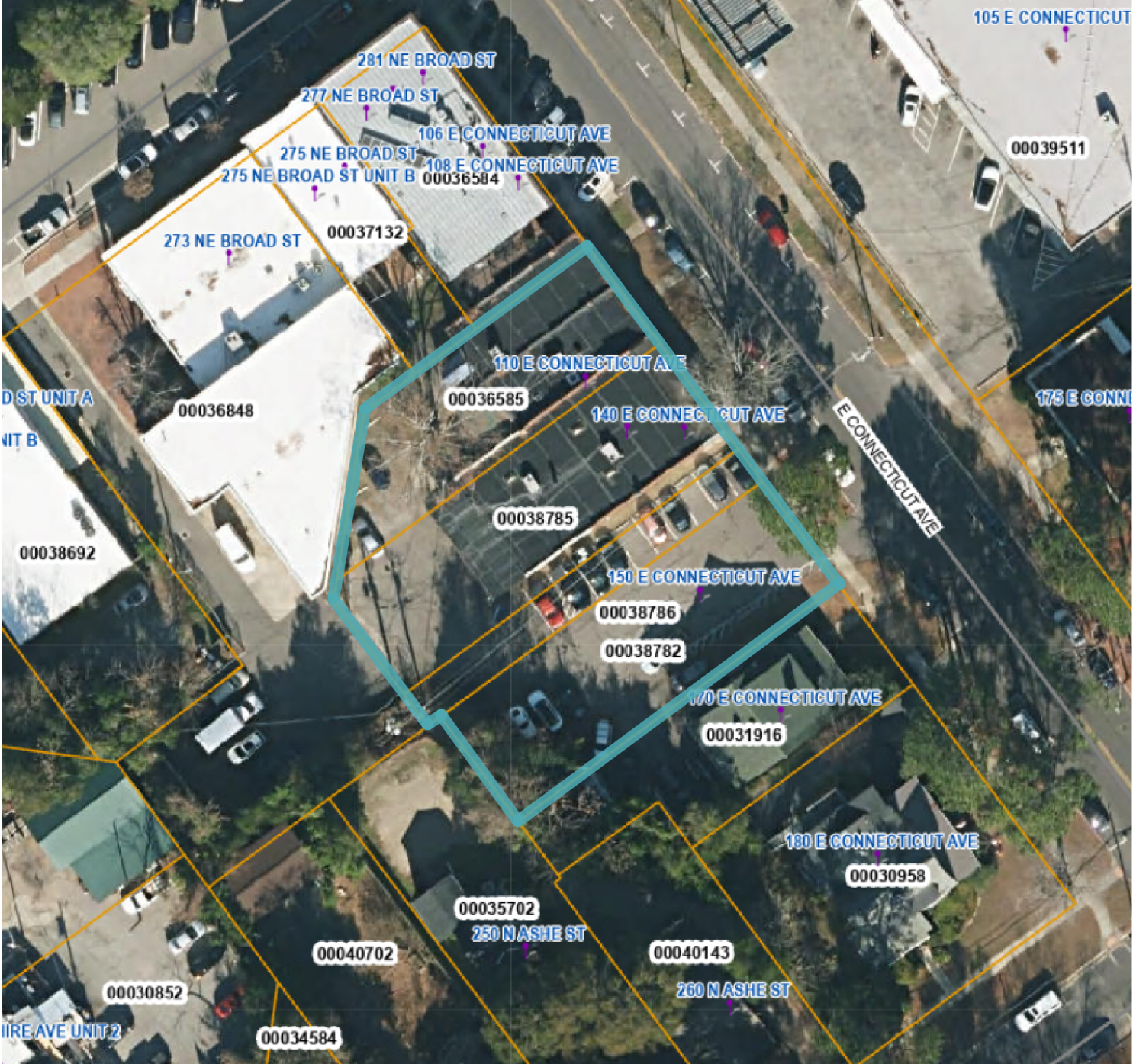
NOTE: Floor plans are for illustrative purposes only.  
 Actual dimensions & details may vary. Not to scale.

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**AERIAL**

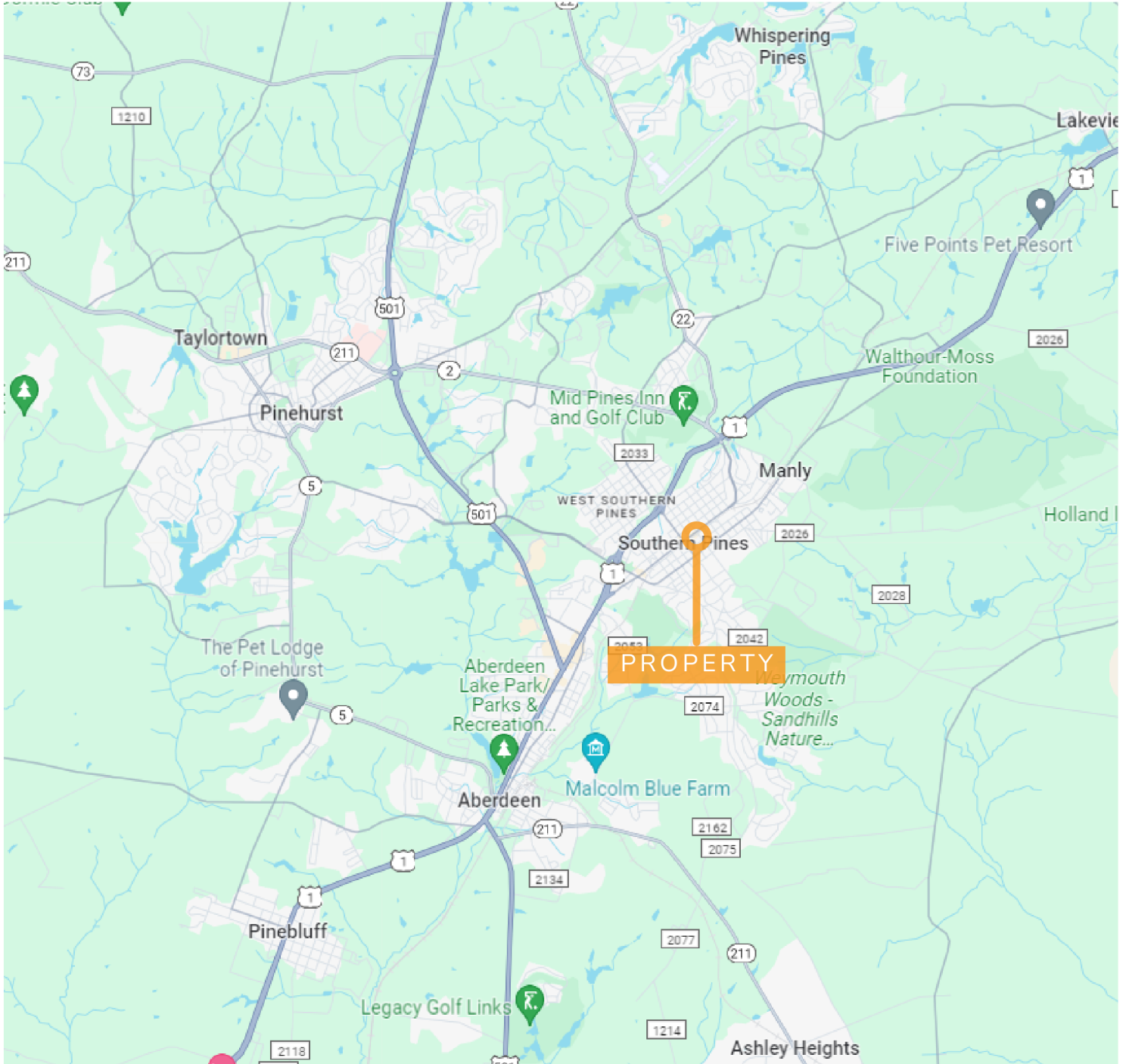


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**LOCATION MAP**



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