



## OFFICE FOR LEASE

### LEASE OVERVIEW

**LEASE PRICE** | \$3,000 BASE RENT PER MONTH

**SQUARE FEET** | 2,480 +/- SF

**LEASE TYPE** | NNN

**AVAILABLE** | IMMEDIATELY

**ZONING** | GENERAL COMMERCIAL (GC)

Single-tenant building available for lease, offering approximately 2,480 +/- SF of flexible space on S Sandhills Blvd near the intersection with Hwy 5. Priced at \$3,000 per month base rent plus TICAMs, this property features a prominent pylon sign and boasts a high visibility location next to a Marathon gas station with an impressive 27,500 AADT (Average Annual Daily Traffic). The building includes a spacious open interior with a drop ceiling, convenient storage in the rear, and a delivery door for easy access. Ideal for retail use.

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

**CAROLINA SUMMIT GROUP**  
115 W Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@CSGNC.COM





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**RETAIL MAP**



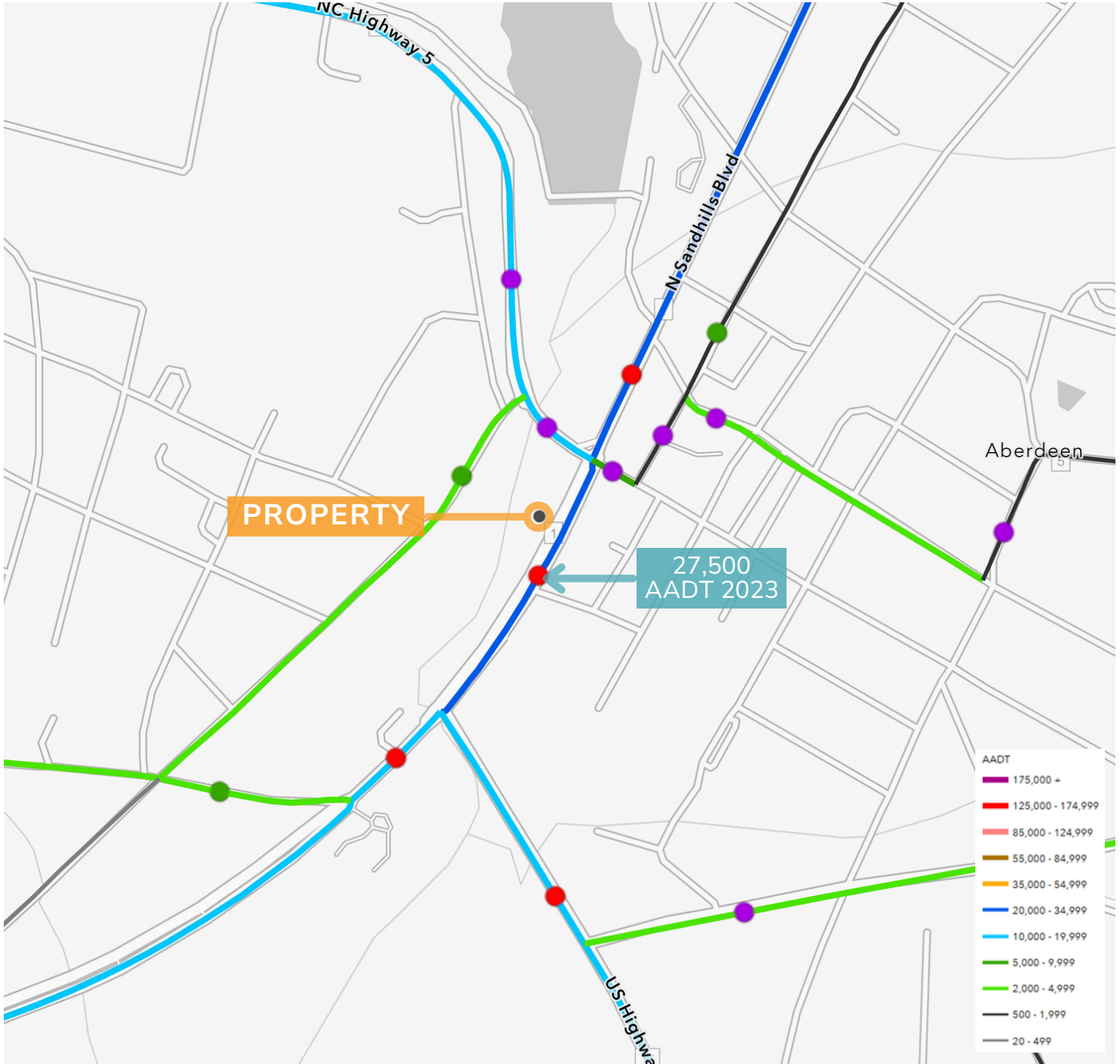
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**TRAFFIC MAP**

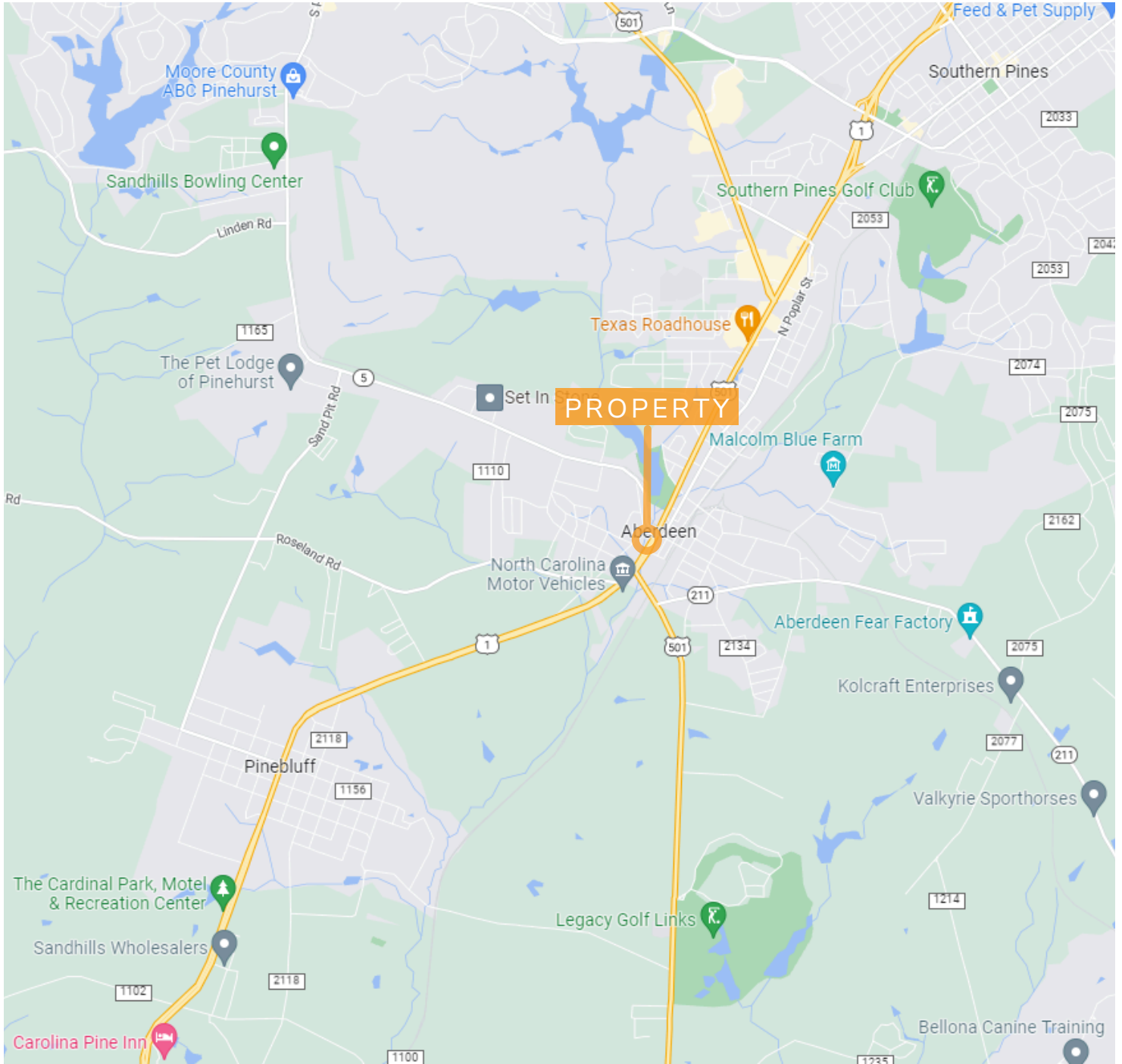


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**LOCATION MAP**



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