

COMMERCIAL LAND FOR SALE

PROPERTY OVERVIEW

PRICE | \$750,000

PARCEL ID | 00047137 & 00047139

ACREAGE | 1.124 +/-

ZONING | OI (OFFICE & INSTITUTIONAL)

zoned OI (Office & Institutional), allowing for a range of commercial and professional uses. Prospective buyers should review NCDOT's planned improvements to N Sandhills Blvd, including a raised median and reduced conflict intersections, which will impact site.

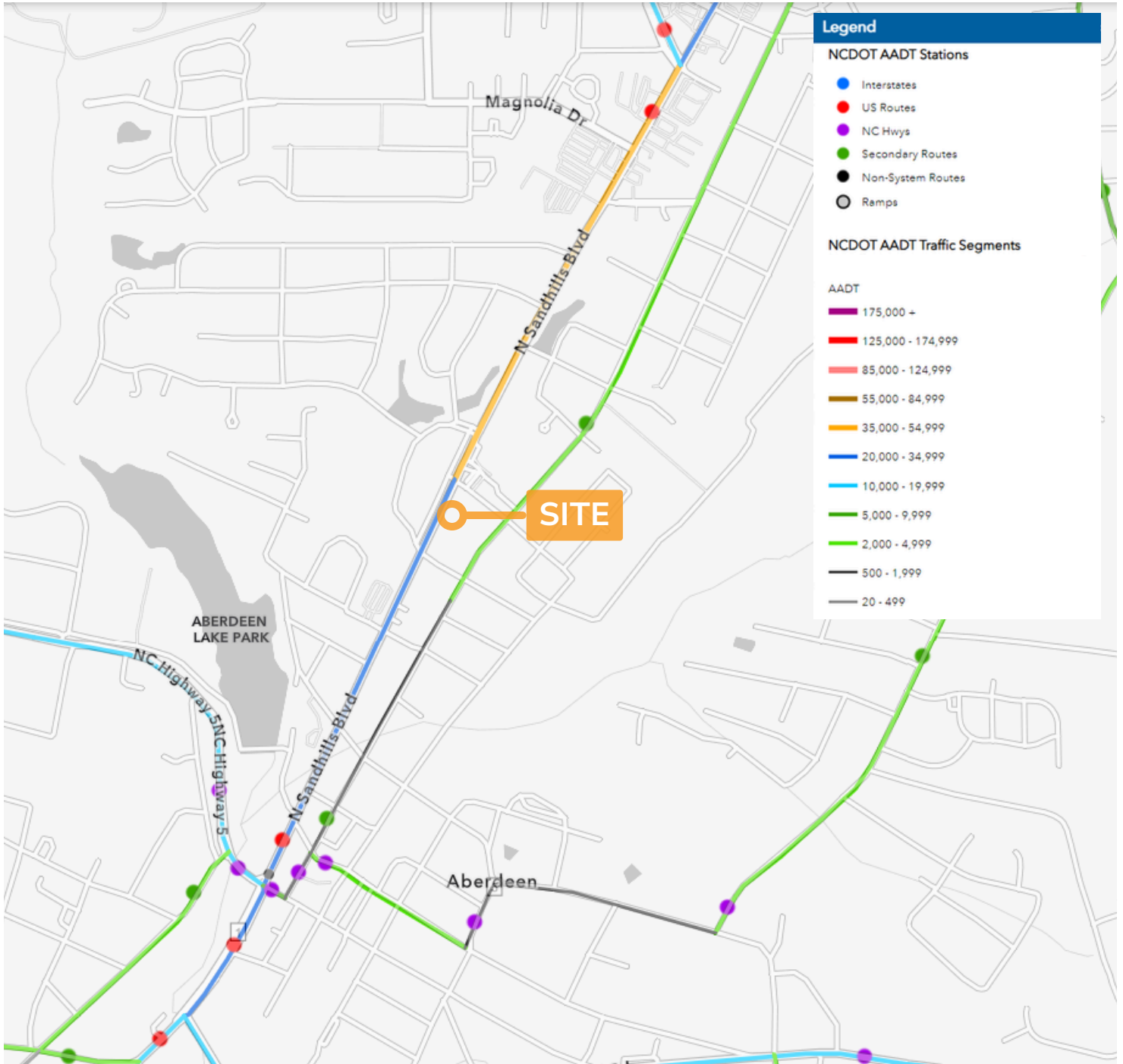
Prime commercial land opportunity on N Sandhills Blvd/US 1 in Aberdeen, NC, just south of the intersection with Peach Avenue. This offering includes two parcels totaling approximately +/- 1.124 acres, strategically positioned along the main corridor between Southern Pines and Aberdeen with excellent visibility and access. Boasting an average daily traffic count of 32,000, the site is near the Aberdeen Public Safety Complex and is

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TRAFFIC COUNTS

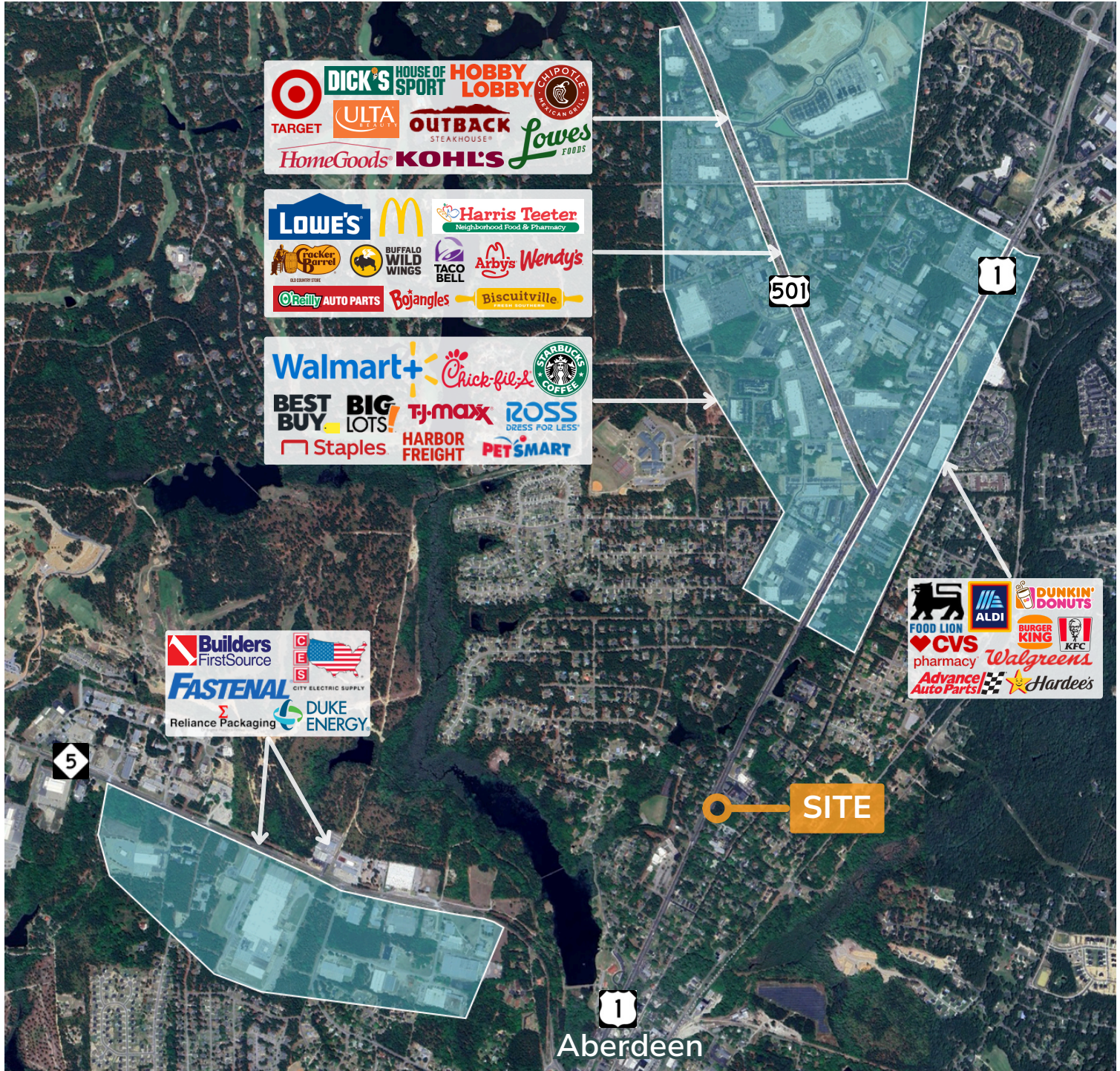


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RETAIL MAP

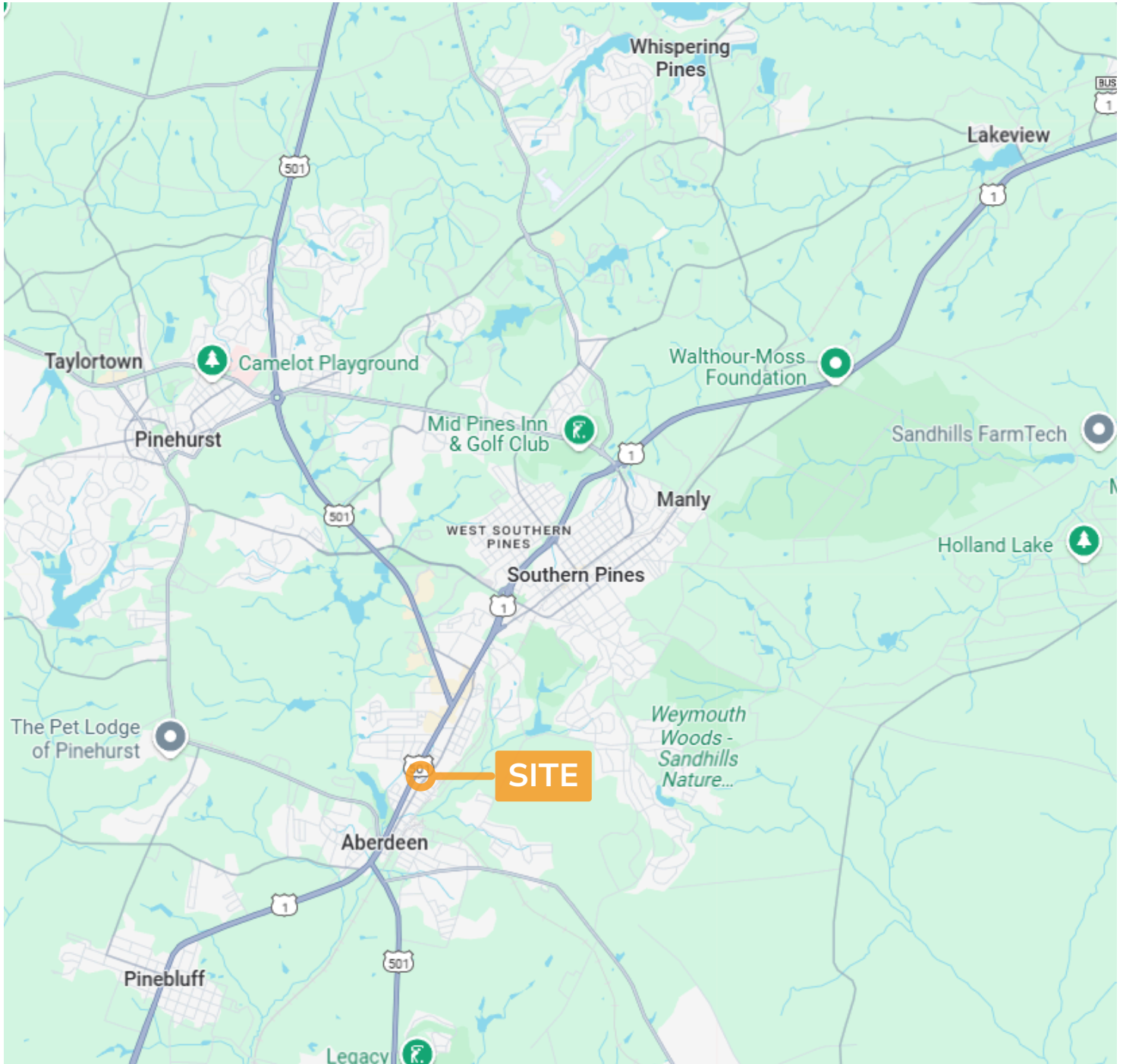


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LOCATION MAP



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