



## COMMERCIAL BUILDING FOR LEASE

### LEASE OVERVIEW

**AVAILABLE | ENTIRE BUILDING**

**LEASE PRICE | \$12 PER SF**

**LEASE TYPE | MODIFIED GROSS**

**SQUARE FEET | 8,000 +/- SF**

**ZONING | B-2 & HIGHWAY OVERLAY  
URBAN TRANSITION US 1**

Now available for lease: a versatile +/- 8,000 SF commercial building with prime visibility from US-1 (27,500 AADT) and access from both US-1 and Younds Road. This two-level property includes a basement with a drive-in door, 10+ offices, 2 restrooms, a breakroom, and abundant storage. The main floor features 18 offices, 2 conference rooms, a breakroom, and 2 restrooms with showers. Additional highlights include a rear deck with ramp access and an on-site fiber line for high-speed internet—ideal for businesses needing space, connectivity, and convenience.

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

**CAROLINA SUMMIT GROUP**  
390 SW Broad Street, Suite B  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

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



## PHOTOS



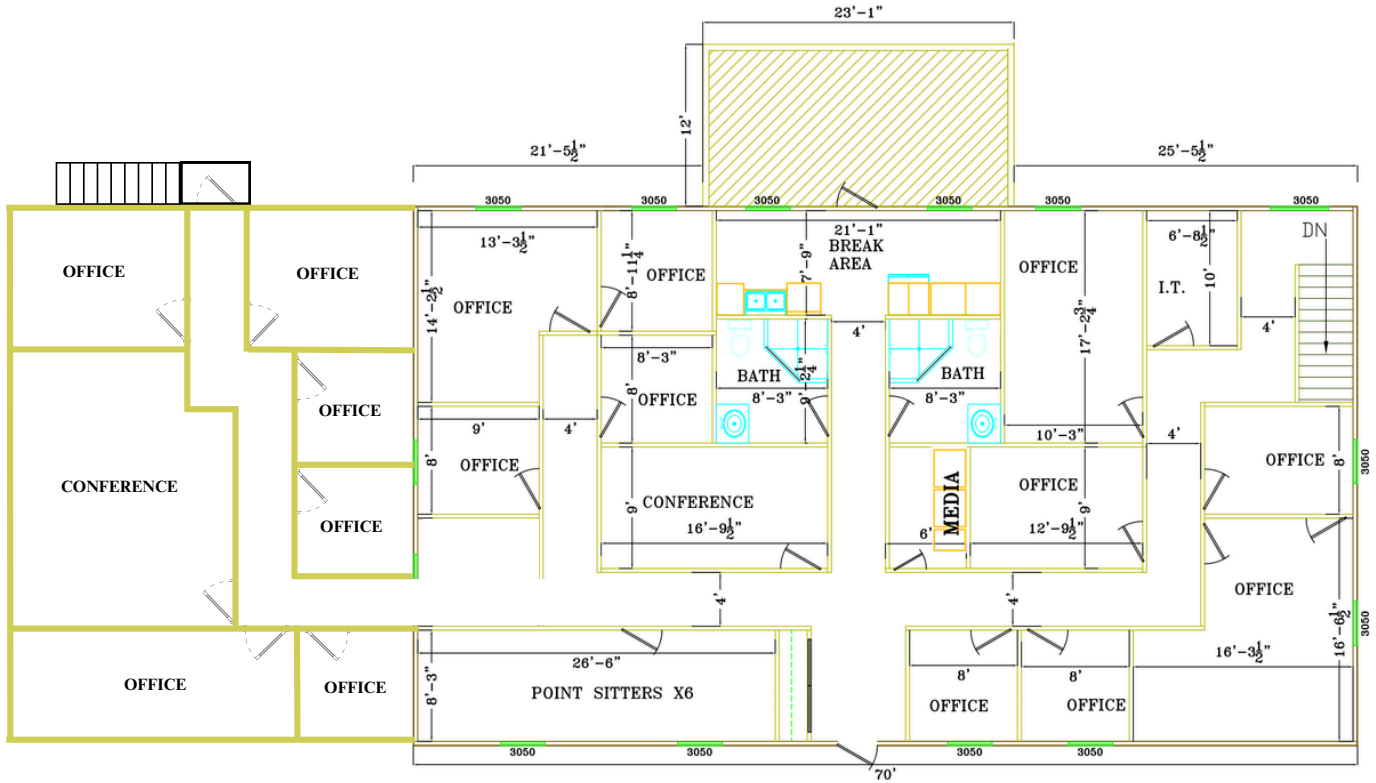
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[GEORGE@CSGNC.COM](mailto:GEORGE@CSGNC.COM)

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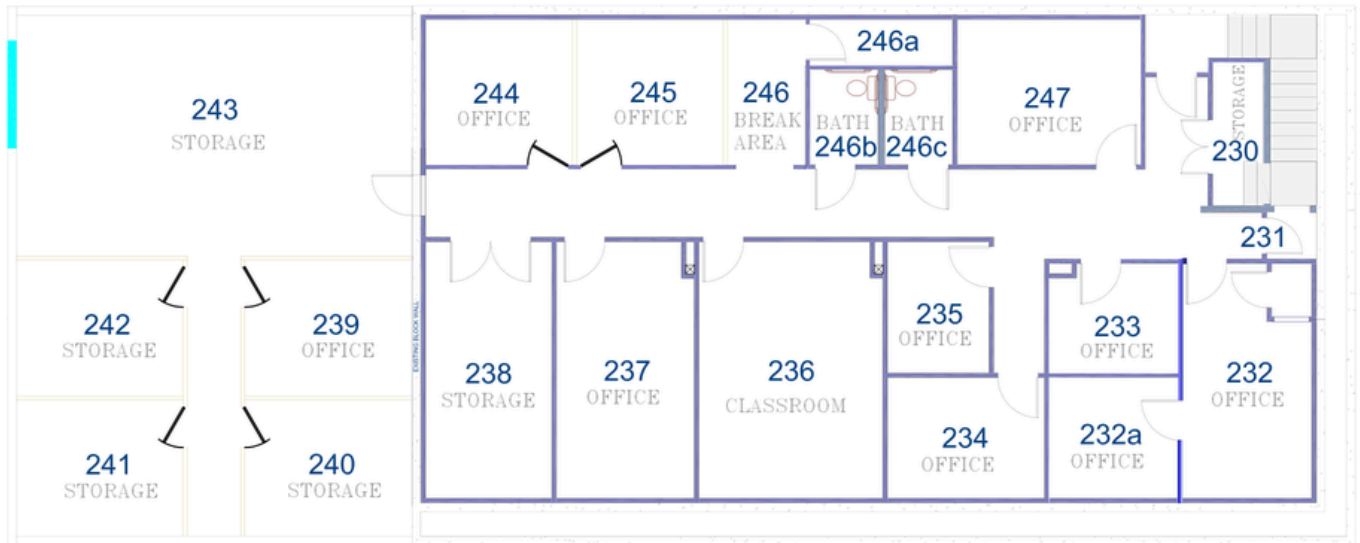
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# MAIN FLOOR



# BASEMENT



NOTE: Floor plan is for illustrative purposes only.  
Actual dimensions & details may vary.

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HOLLY@CSGNC.COM

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.  
Any information of special interest should be obtained through independent verification.



## LOCATION MAP



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

**CAROLINA SUMMIT GROUP**  
390 SW Broad Street, Suite B  
Southern Pines, NC 28387  
910.684.5353  
carolinasmittgroup.com

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