



## PROFESSIONAL OFFICE SUITE FOR LEASE

### LEASE OVERVIEW

**AVAILABLE | SUITE 13B**

**LEASE PRICE | \$1,200 (MONTHLY)**

**SQUARE FEET | +/- 500 SF**

**LEASE TYPE | GROSS**

**AVAILABLE | JANUARY 2027**

**ZONING | GENERAL BUSINESS**

Yadkin Plaza is a multi-tenanted building for professional office use with over 25,000 +/- square feet that faces Commerce Avenue and Byrd Street with close proximity to US Hwy 15-501, the main retail corridor in Moore County. Suite 13B features 500 +/- square feet with a front waiting area, 2 offices separate from the waiting area, kitchenette, and private restroom. The suite has individual temperature control. Lease includes TICAM, semi-annual HVAC contract, water, electric, termite inspection, and trash removal. Ample parking for staff and clients.

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**PHOTOS**

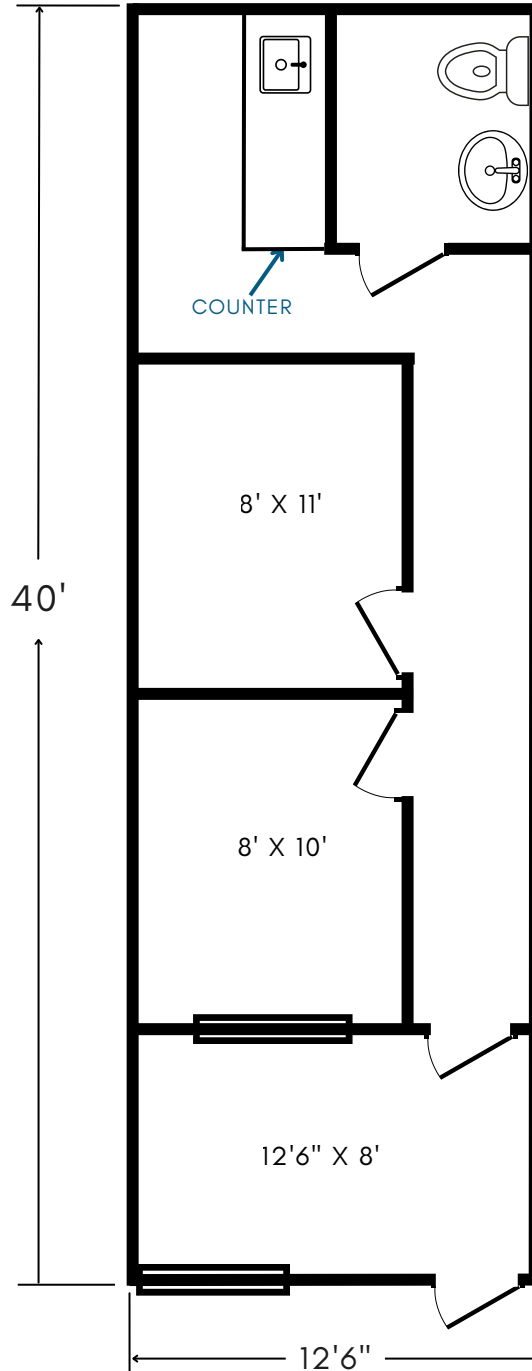


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**PROPOSED FLOOR PLAN | STE 13B**



NOTE: Floor Plans are for illustrative purposes only. Actual dimensions & details may vary

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This aerial map of the Southern Middle School area in Southern Pines, North Carolina, displays a variety of commercial establishments and local landmarks. The map is oriented with North at the top. Key streets shown include Long St, Murray Hill Rd, Pinehurst Ave, Johnson St, and N Poplar St. A yellow line with an arrow points to a specific location labeled 'PROPERTY' near the intersection of Pinehurst Ave and Johnson St. Numerous business logos are overlaid on the map, including Toyota, Wells Fargo, IHOP, Lowe's, Panera, FedEx, Walmart+, Chick-fil-A, Staples, Starbucks, Sonic, Best Buy, Bed Bath & Beyond, Ross, PetSmart, First Watch, Truist, McDonald's, Dunkin' Donuts, Wendy's, Bojangles, Burger King, Food Lion, Arby's, Buffalo Wild Wings, and Harris Teeter. Other labels include 'SOUTHERN MIDDLE SCHOOL', 'DOWNTOWN SOUTHERN PINES', and 'BLUE'S CROSSING APARTMENTS'.

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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.