



COMMERCIAL FOR LEASE

LEASE OVERVIEW

SUITE | 115 W ILLINOIS AVENUE

LEASE PRICE | \$30 PER SF

LEASE TYPE | NNN

SQUARE FEET | +/- 2,023 SF

PARCEL ID | 99000274

ZONING | CB & DOWNTOWN OVERLAY

Located in the heart of downtown Southern Pines, this ±2,023 SF retail space at 115 W Illinois Avenue is available for lease within a prominent multi-tenant building at 490 SW Broad Street, positioned at the corner of SW Broad Street and W Illinois Avenue. Formerly occupied by Hatchet Brewing Co., the proposed layout includes a front showroom with a glass storefront and 9'7" wide overhead door, a separate rear room, a private restroom with shower, and a rear door. The property offers on-site parking and is zoned CB (Central Business) with the Downtown Overlay, making it well suited for a variety of retail or commercial uses. Offered at \$30.00/SF NNN.

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PHOTOS



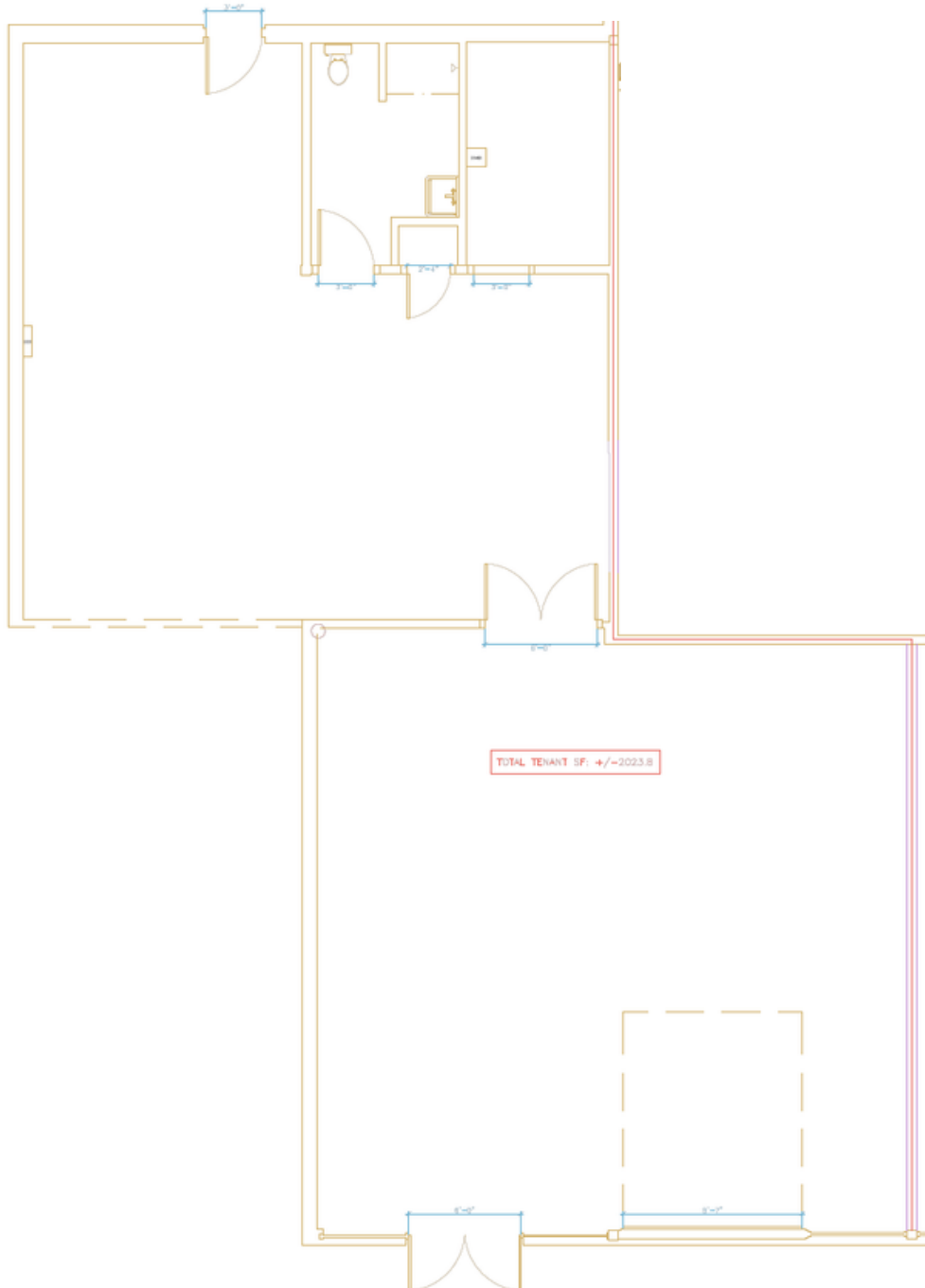
Building Exterior on SW Broad Street

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FLOOR PLAN - AVAILABLE UNIT



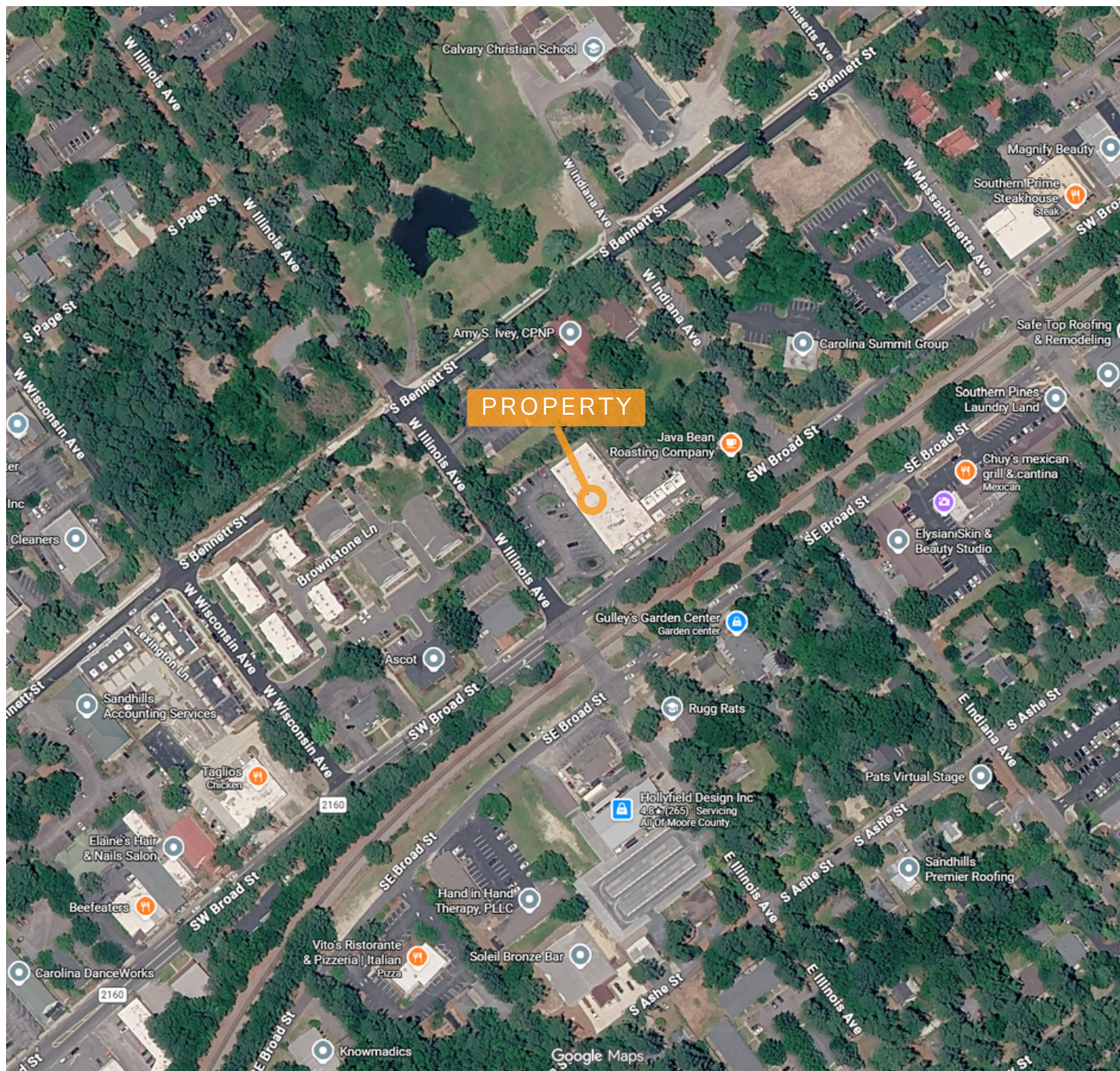
NOTE: Floor plan is for illustrative purposes only.
Actual dimensions & details may vary.

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LOCAL AREA MAP

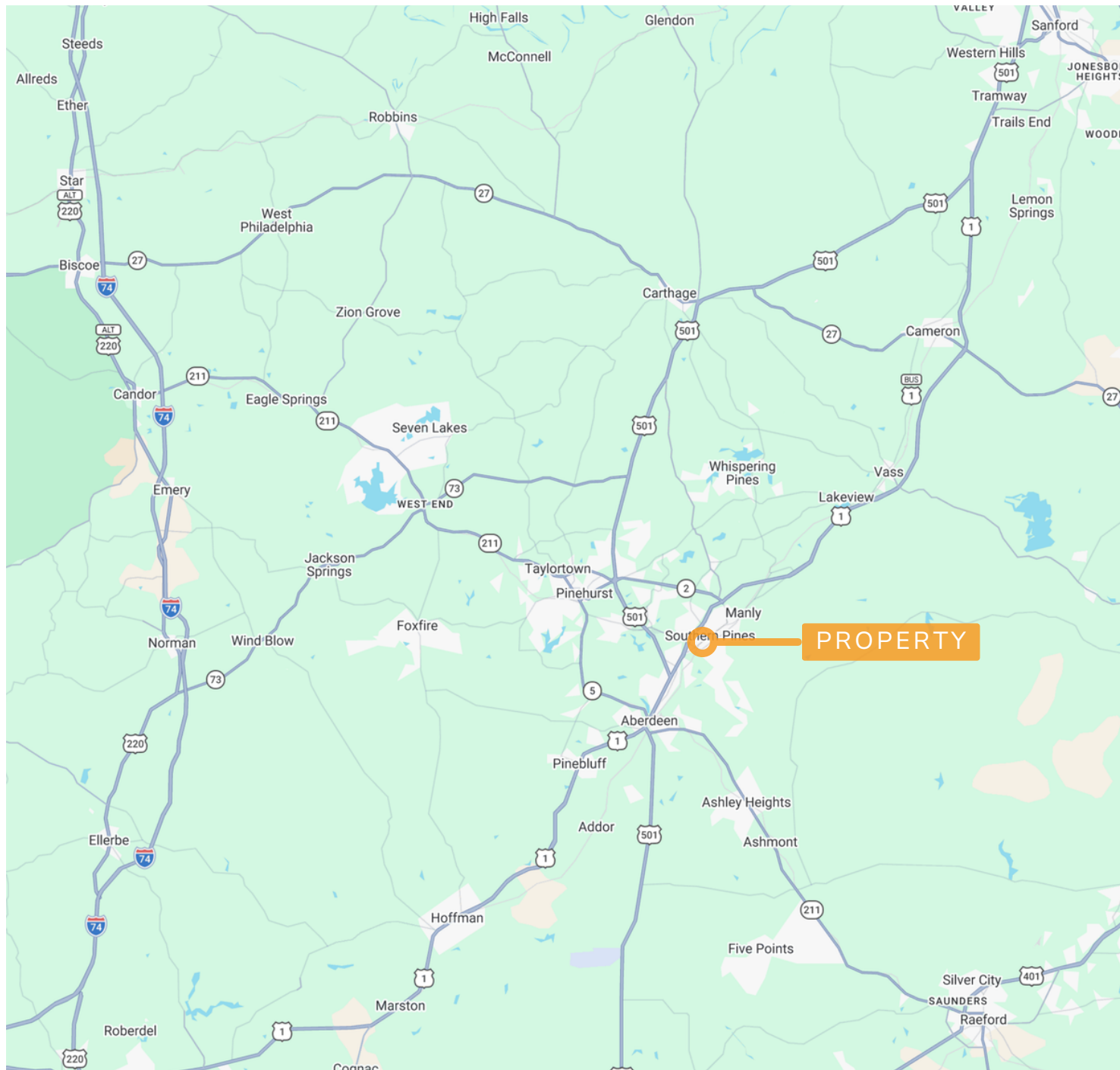


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LOCATION MAP



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