



RETAIL SPACE FOR LEASE IN SOUTHERN PINES

LEASE OVERVIEW

SUITE | 490 SW BROAD STREET

LEASE PRICE | \$30 PER SF

LEASE TYPE | NNN

SQUARE FEET | +/- 2,976 SF

PARCEL ID | 99000274

ZONING | CB & DOWNTOWN OVERLAY

Retail space for lease in downtown Southern Pines featuring a large, open floor plan with a glass storefront, exposed ceilings, and an existing bar area. The space includes two patron restrooms, a separate staff restroom, a rear room, multiple storage areas, and a rear entrance. Roll-up windows open to the exterior, with a patio along SW Broad Street providing additional outdoor space. The existing layout offers flexibility for retail, restaurant, brewery, or other commercial uses, subject to applicable approvals and regulations. The property offers on-site parking and is zoned CB (Central Business) with the Downtown Overlay.

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

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

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

PHOTOS



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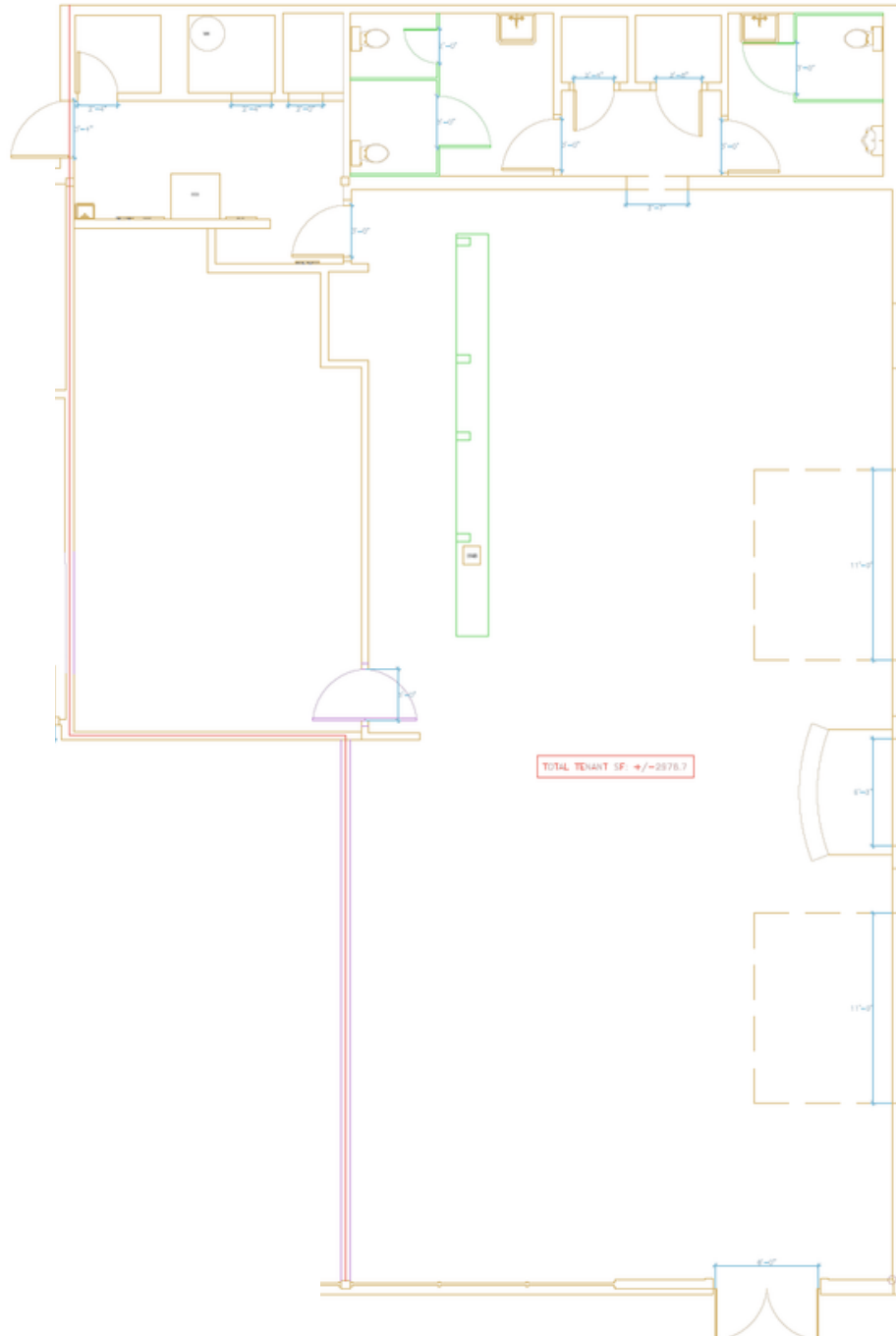


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PROPOSED FLOOR PLAN - INTERIOR



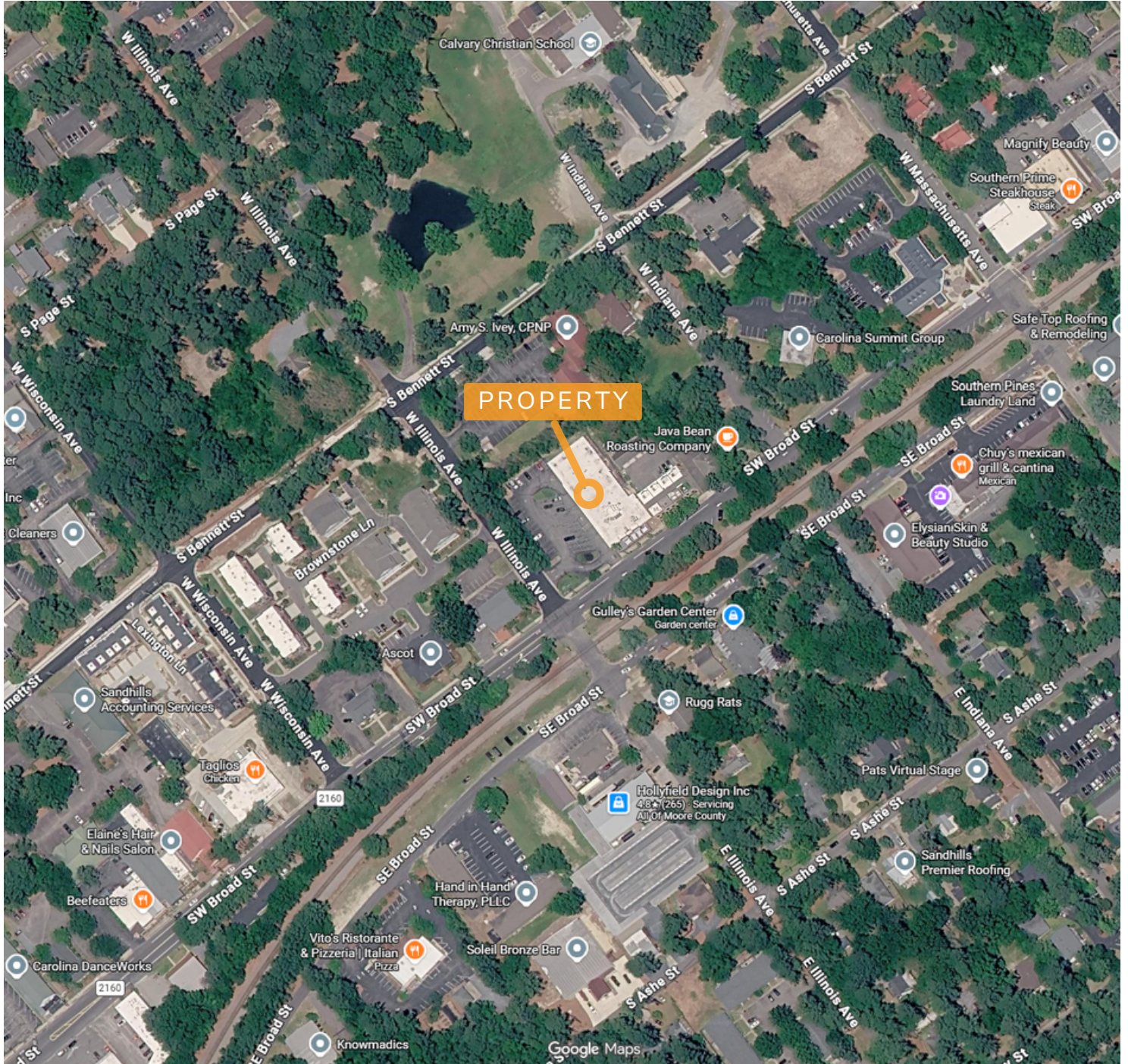
NOTE: Floor plan is for illustrative purposes only.
Actual dimensions & details may vary.

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LOCAL AREA MAP

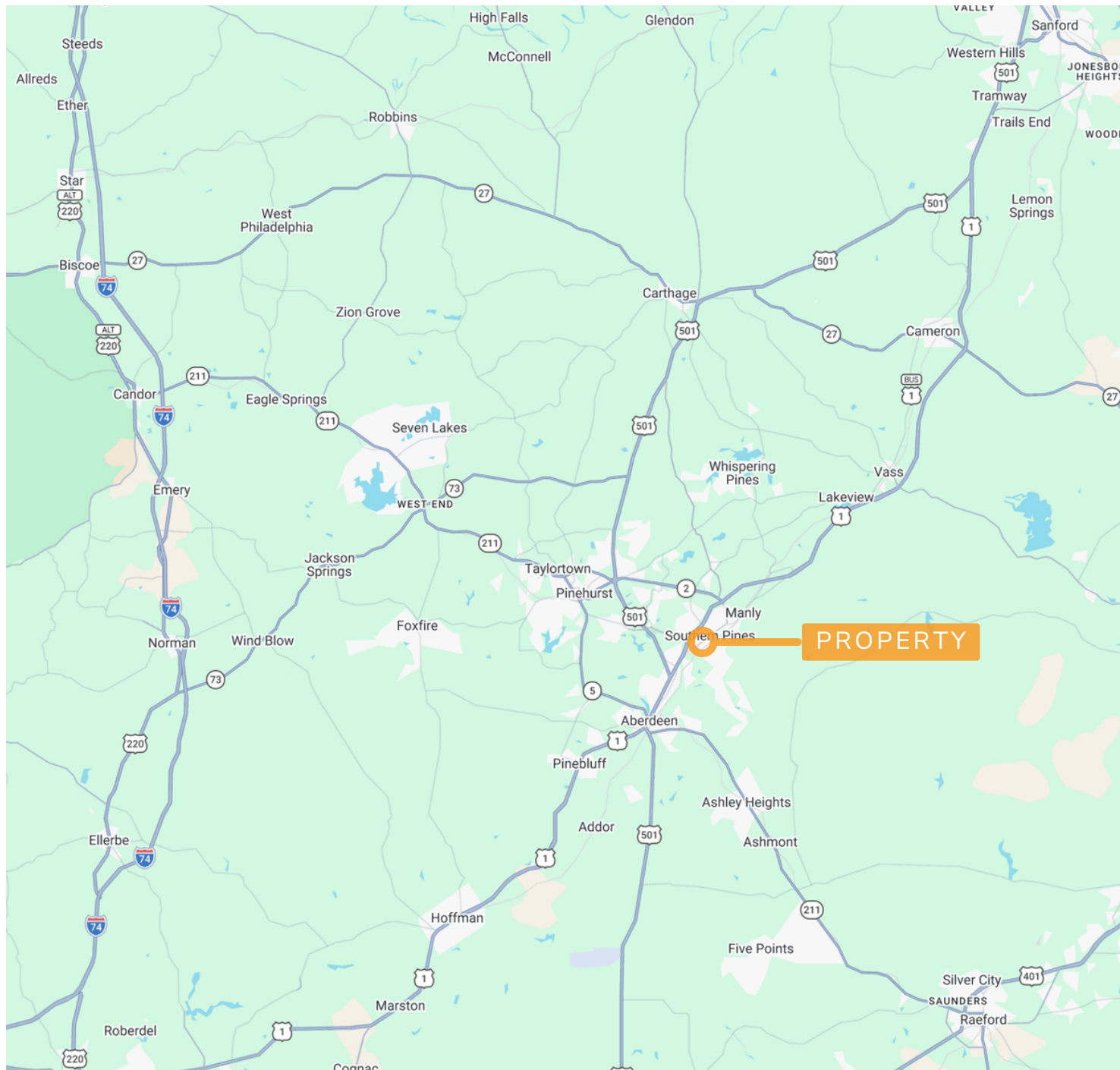


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LOCATION MAP



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