



RETAIL SPACE AVAILABLE ON US 1 IN SOUTHERN PINES

LEASE OVERVIEW

AVAILABLE | UNITS 3 & 4

LEASE PRICE | \$25 PER SF

LEASE TYPE | NNN

SQUARE FEET | +/- 2,500 SF

ZONING	GENERAL BUSINESS URBAN VILLAGE HIGHWAY CORRIDOR
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Position your business in the heart of Moore County's primary retail corridor. This approximately 2,500 SF storefront is located along US 1/Sandhills Boulevard, the primary route connecting Aberdeen and Southern Pines, with approximately 33,500 vehicles passing daily. The space features storefront windows and ample on-site parking, with neighboring tenants including Golf Augusta, The Cigar Box – Southern Pines, and Alpha Health Southern Pines. The location offers excellent exposure for a variety of retail and commercial uses.

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PHOTOS

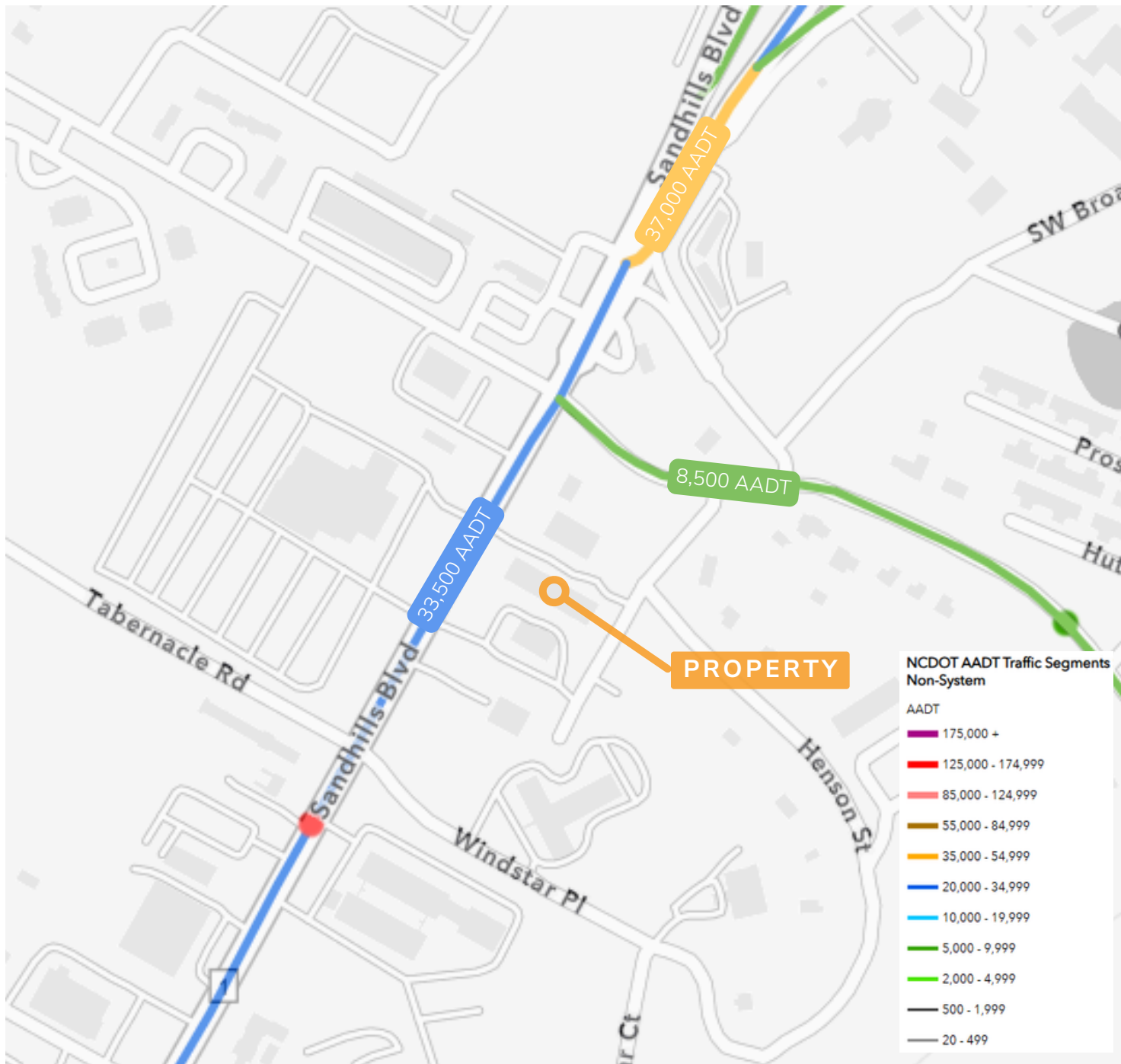


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TRAFFIC COUNTS

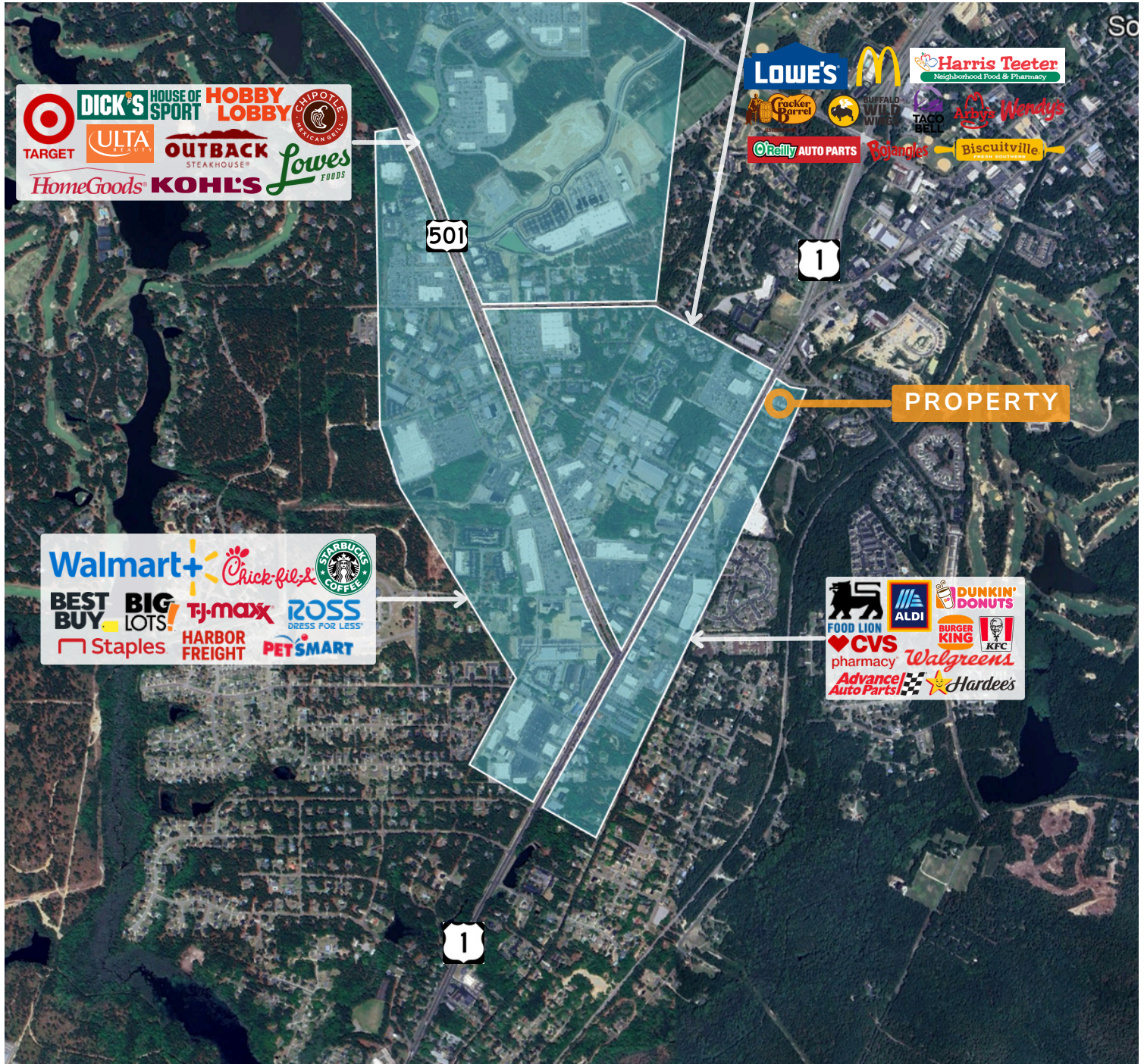


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RETAIL MAP

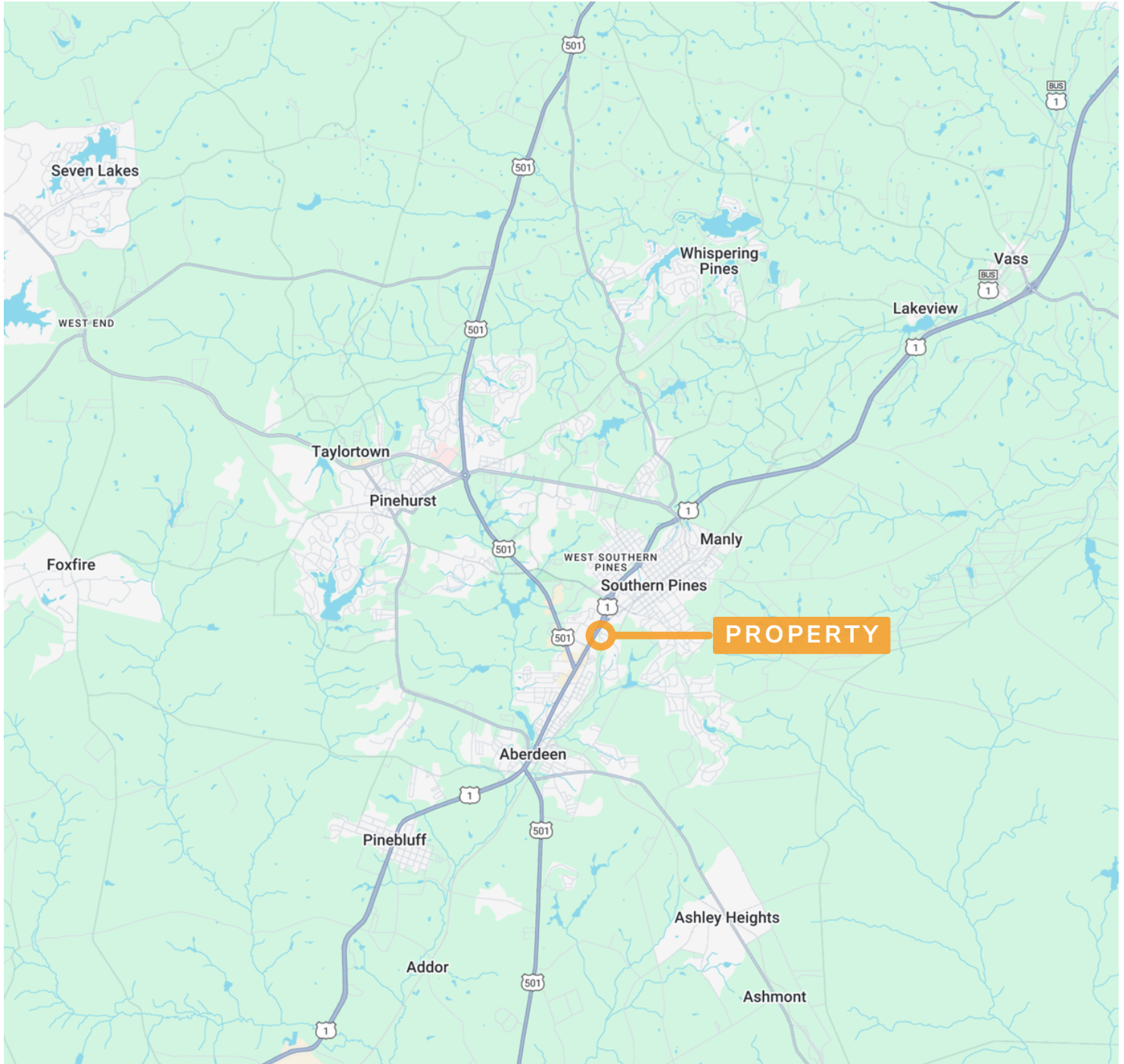


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LOCATION MAP



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