

770 NW Broad Street
Southern Pines, NC 28387



For Sale | Office Space | \$400,000



Building Attributes

Total SF 4,000
Zoning Commercial
Parcel ID 00031745
DB 4221/Page 370

Features

Upstairs

- Reception Area
- Server Room
- Private Offices
- Open Room/Bullpen
- Conference Room
- Bathroom with Shower & two additional bathrooms
- Kitchenette
- Ample Storage

Downstairs

- Open Bullpen Offices with a private office
- Two Bathrooms
- Secured Key Card Access from Separate Staircase

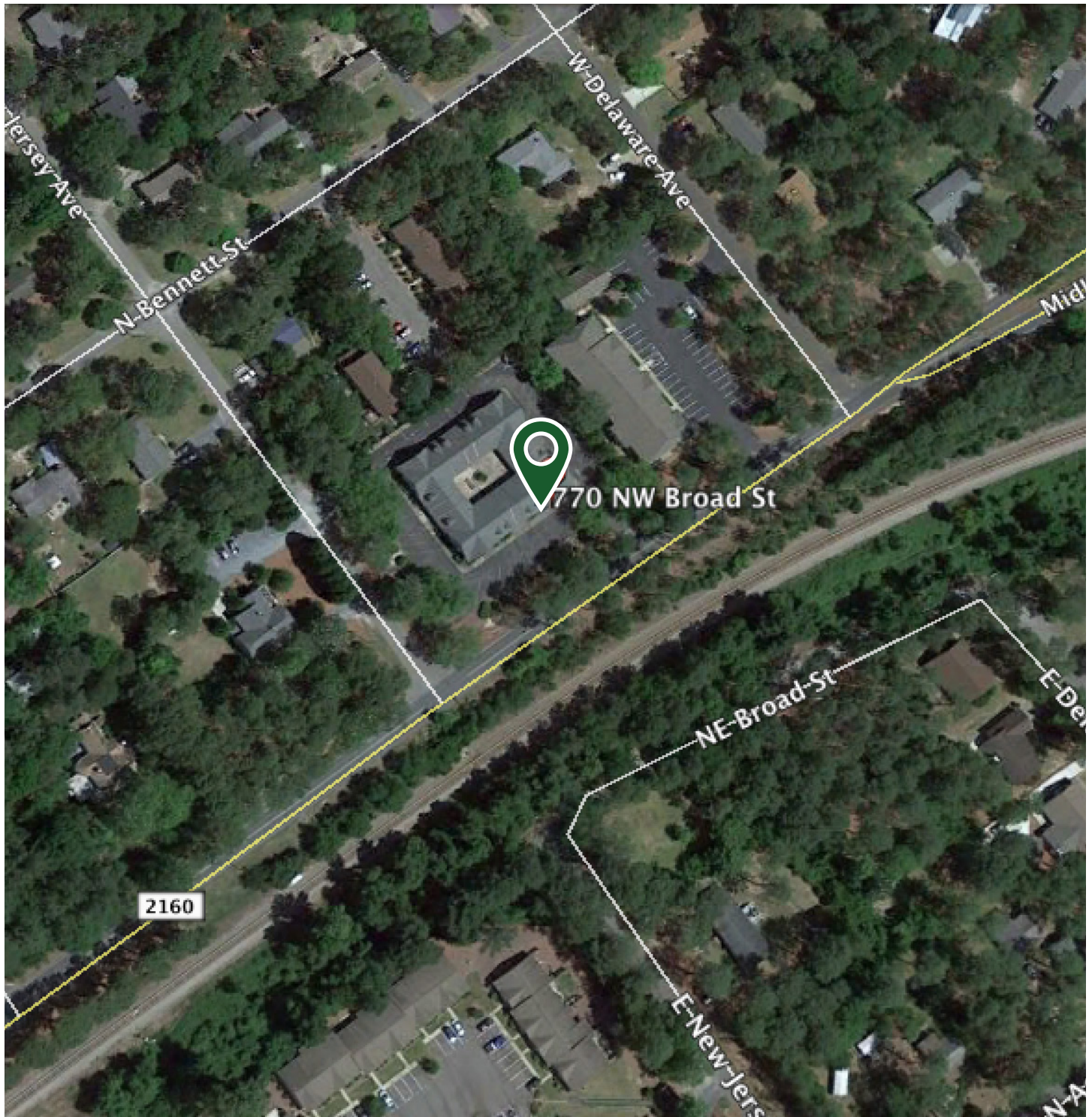
Janice M. Dixon, CCIM

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Synergy Commercial Properties, LLC

Brokerage, Management & Consulting
281 W. Pennsylvania Avenue
Southern Pines, NC 28387
T 910-295-1801 | F 877-255-7990

Aerial Map



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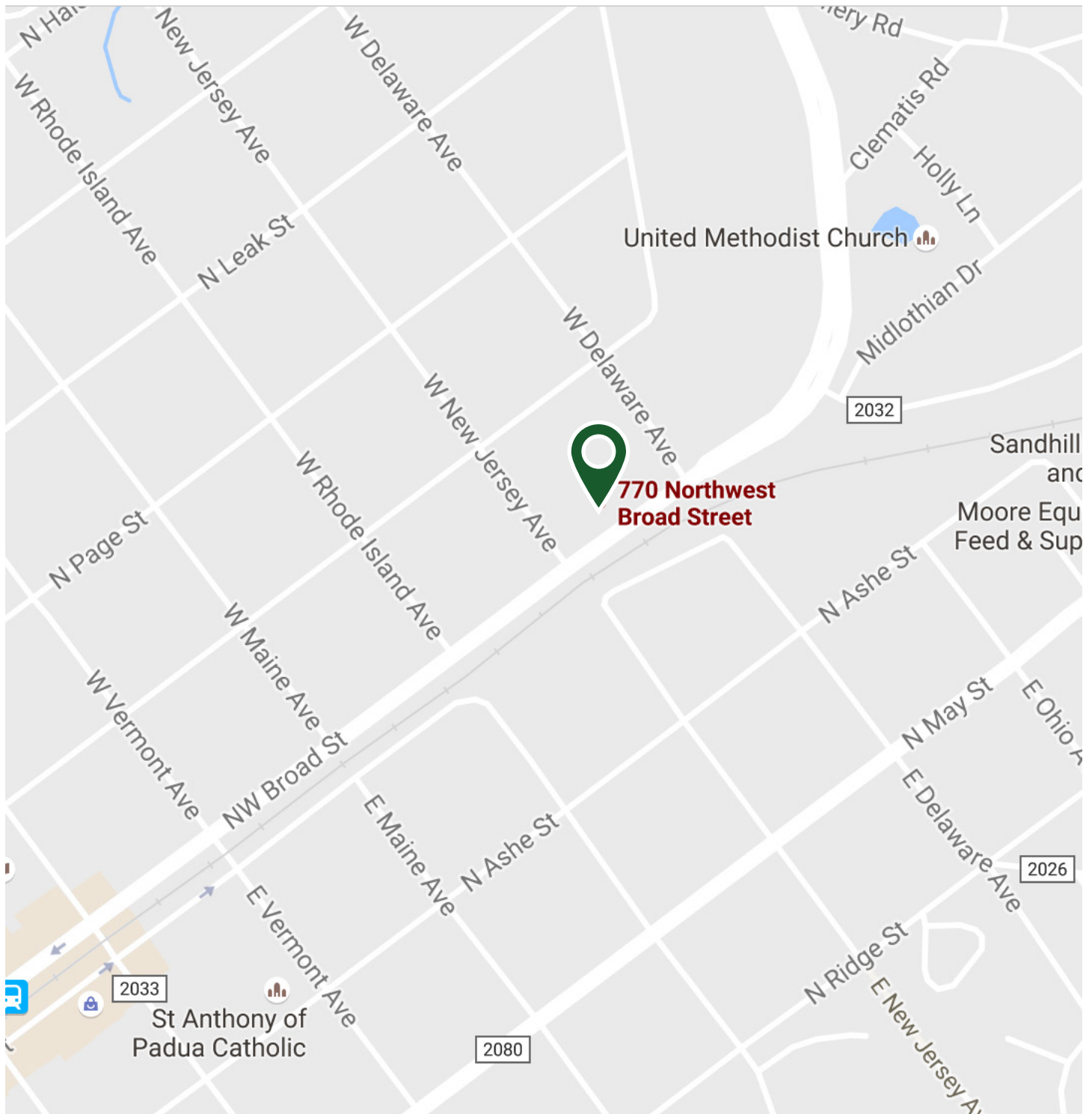
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Locator Map



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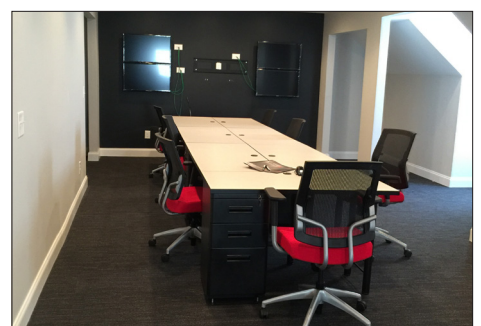
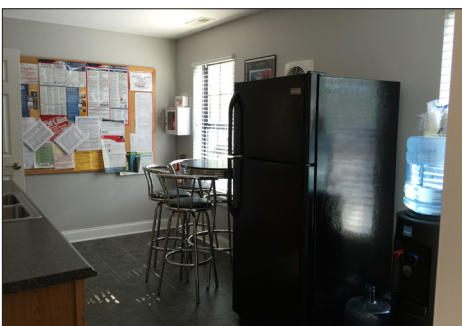
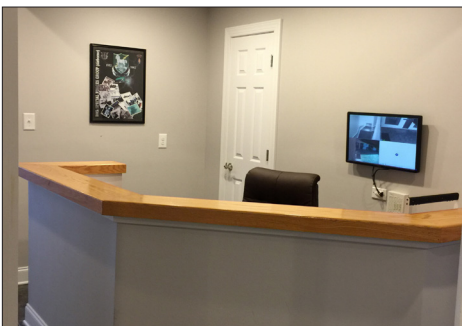
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Property Photos

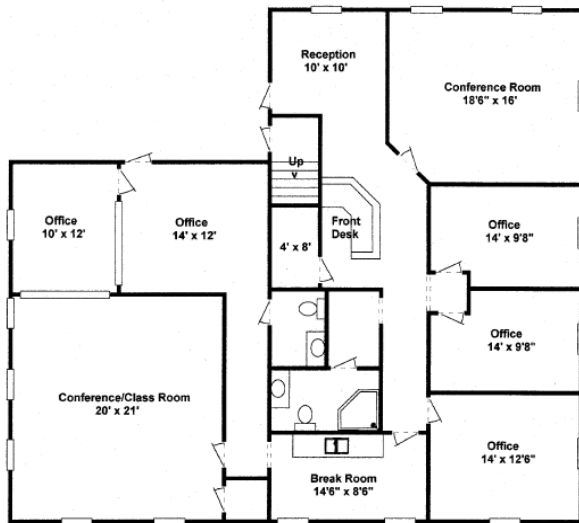


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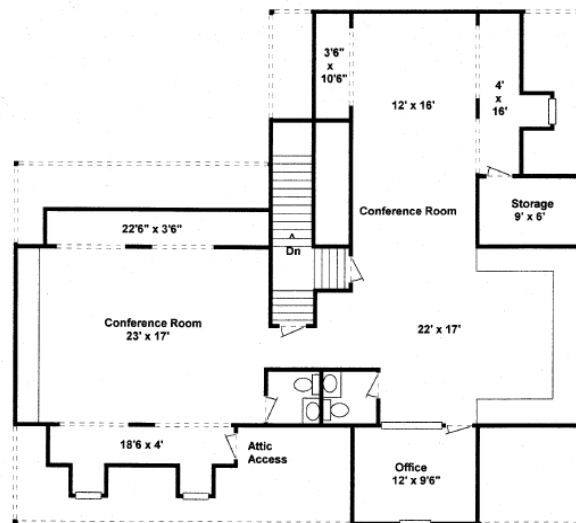
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Floor Plan

770 NW Broad Street
Lower Level
2,400 Sq. Ft.



770 NW Broad Street
Upper Level
1,600 Sq. Ft.



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Demographics

Population	1 Mile	3 Miles	5 Miles
2016	3,872	16,547	34,485
Total Households	1 Mile	3 Miles	5 Miles
2016	2,079	8,344	16,246
Average Household Income	1 Mile	3 Miles	5 Miles
2016	\$57,972	\$64,462	\$72,243

- This property consists of two Office Condominiums that were remodeled into one large 4,000 square foot office.
- All Four Bathrooms were remodeled and updated, a shower was added to the downstairs bathroom
- New Trim/Woodwork with coffered ceilings
- Freshly painted
- All lighting was replaced with recessed and LED lights
- Alarm systems were added as well as security cameras
- Over 7 miles of cabling for TV's, internet and phones.
- Exterior Doors with security film
- Kitchenette added with refrigerator and microwave/installed extractor fan
- Replaced two hollow core doors with glass and walls.
- (5) New HVAC systems
- Upstairs sound dampening system
- Roof replaced in 2010
- Association Dues \$1400 per year
- Ample Parking
- This property may be divided and lease or sold as two units.
- Sound Dampening System

The information contained herein was given to Synergy Commercial Properties by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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