



PROPERTY

Location

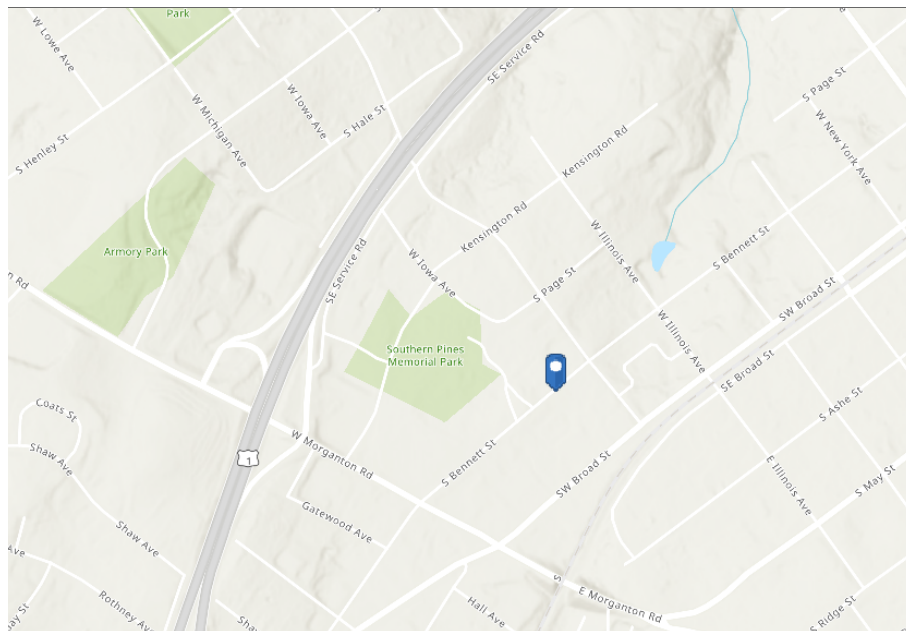
- Unit #1 Canaday Business Park
- Southern Pines
- Close Proximity to Rite Aide
- Property is accesible from (2) entrances off S. Bennet Street.
- Located on the end-cap at the second entrance into the business park

US 1 South to W. Morganton Road.
Left on S. Bennett Street
Canaday Business Park is on the Right.
Property is located closest to Bennett Street on the left.

Availability

For sale

List Price \$240,000



Description

End Unit Office Condominium with visibility from Bennet Street. Open Space with two private offices and restroom. Ample Parking.

- Built in 2003
- Zoned Central Business
- Use: Office
- Square Feet: 1750

For more info, please contact:

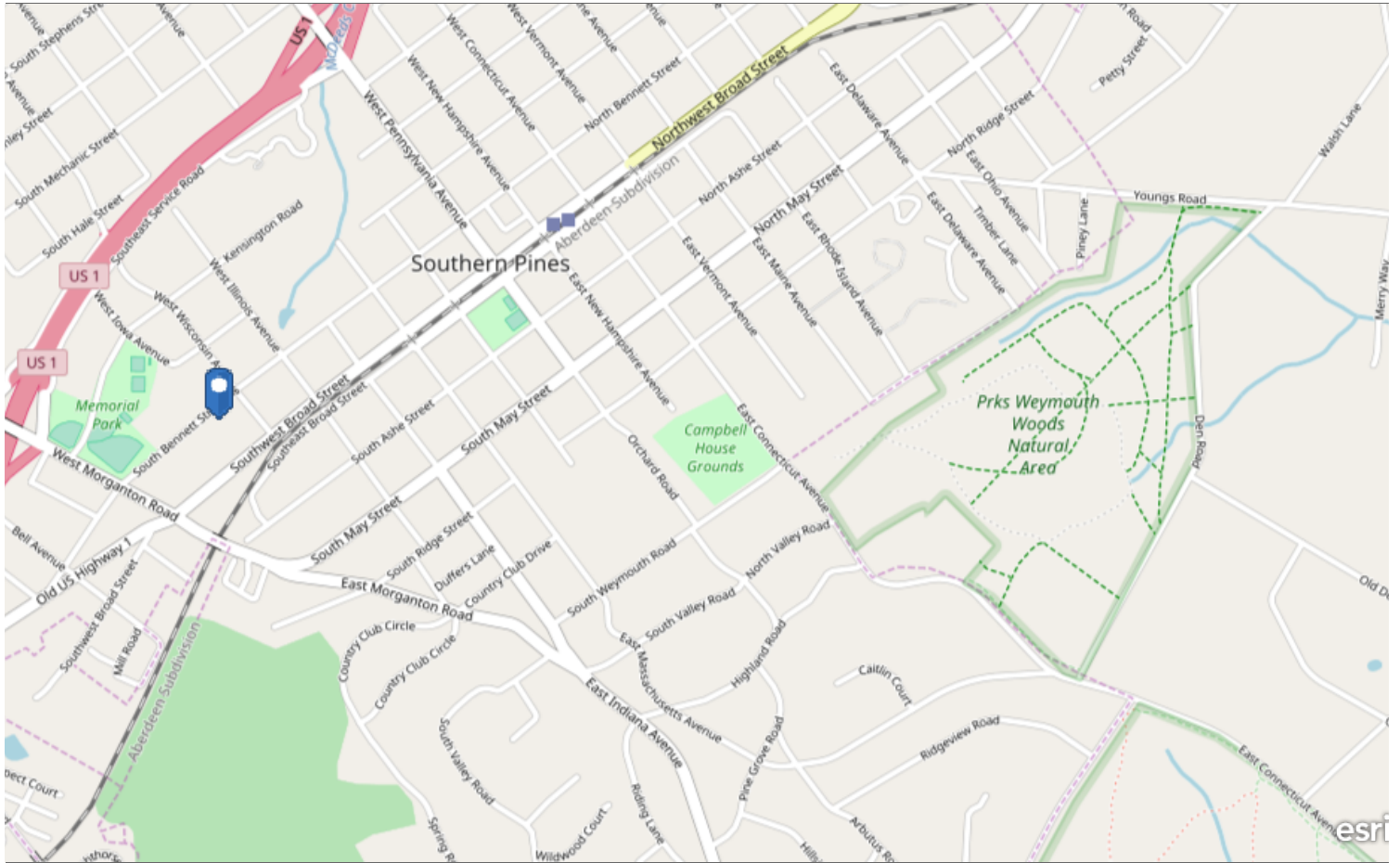
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Synergy Commercial Properties, LLC

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Southern Pines, NC 28387
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synergy-commercial.com



Locator Map



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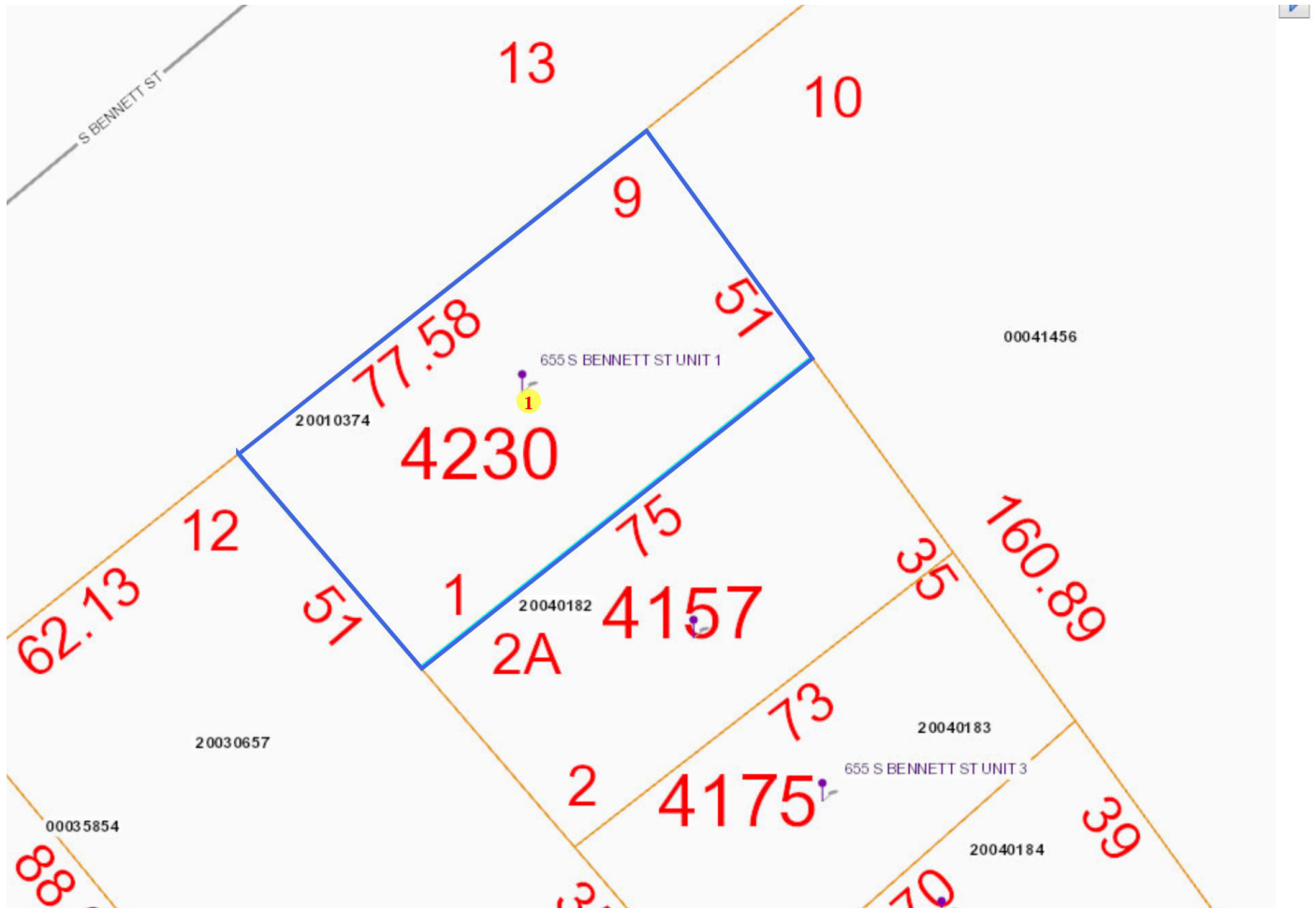
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Tax Map



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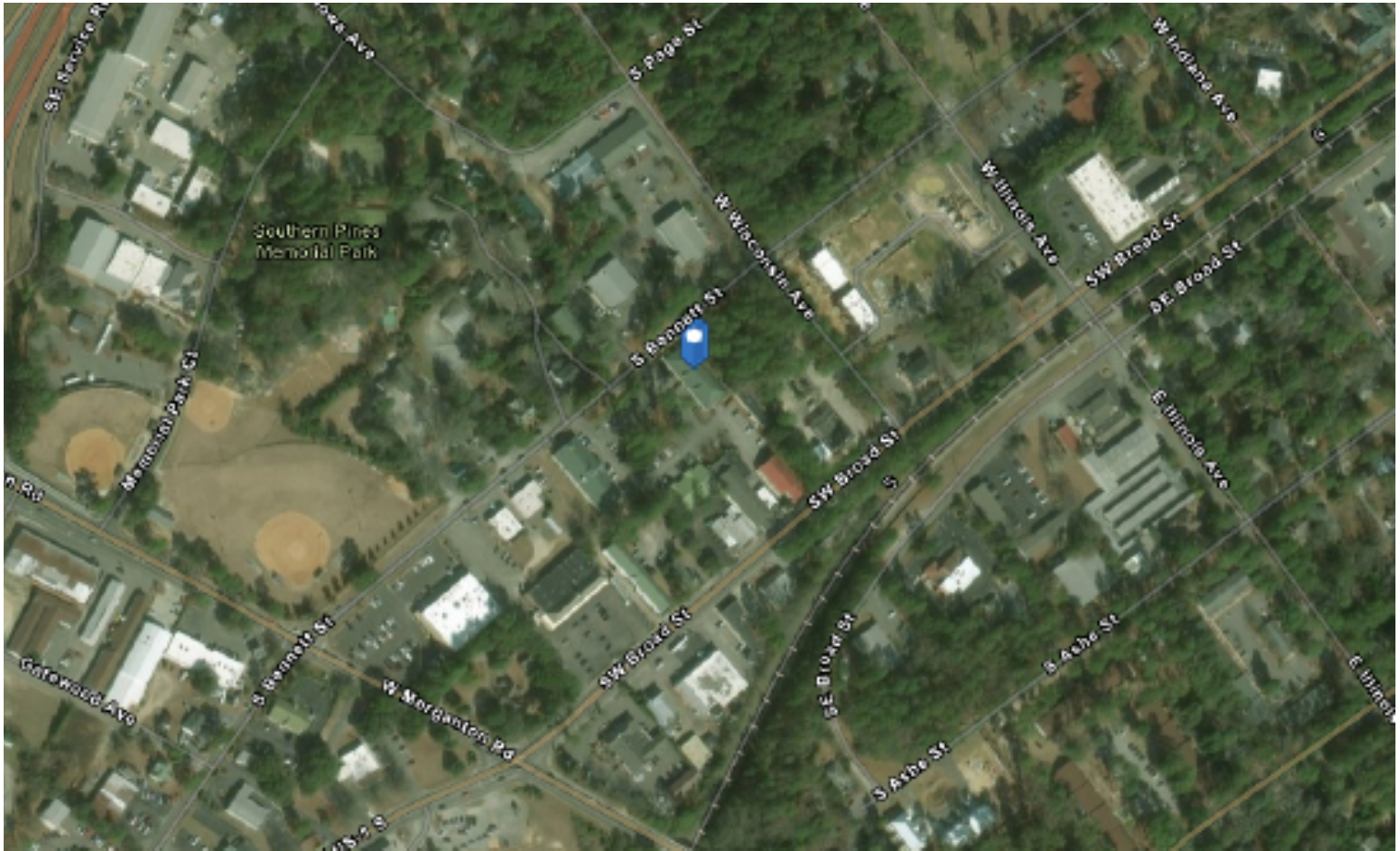
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Aerial Map



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Demographics

Population

2000 Population	6,822	17,774	36,138
2010 Population	7,345	21,342	44,679
2017 Population	7,945	23,559	49,755
2022 Population	8,463	25,167	53,449
2000-2010 Annual Rate	0.74%	1.85%	2.14%
2010-2017 Annual Rate	1.09%	1.37%	1.50%
2017-2022 Annual Rate	1.27%	1.33%	1.44%
2017 Male Population	45.1%	46.1%	47.0%
2017 Female Population	54.9%	53.9%	53.0%
2017 Median Age	41.2	47.8	49.0

Households

2000 Households	3,103	7,845	15,637
2010 Households	3,643	10,078	20,035
2017 Total Households	4,016	11,321	22,557
2022 Total Households	4,314	12,170	24,359
2000-2010 Annual Rate	1.62%	2.54%	2.51%
2010-2017 Annual Rate	1.35%	1.62%	1.65%
2017-2022 Annual Rate	1.44%	1.46%	1.55%
2017 Average Household Size	1.97	2.06	2.18

The household count in this area has changed from 20,035 in 2010 to 22,557 in the current year, a change of 1.65% annually. The five-year projection of households is 24,359, a change of 1.55% annually from the current year total. Average household size is currently 2.18, compared to 2.20 in the year 2010. The number of families in the current year is 14,265 in the specified area.

	5 minutes	10 minutes	15 minutes
Median Household Income			
2017 Median Household Income	\$35,686	\$48,444	\$53,172
2022 Median Household Income	\$38,401	\$54,622	\$59,650
2017-2022 Annual Rate	1.48%	2.43%	2.33%
Average Household Income			
2017 Average Household Income	\$54,533	\$73,779	\$77,548
2022 Average Household Income	\$63,564	\$85,836	\$89,800
2017-2022 Annual Rate	3.11%	3.07%	2.98%
Per Capita Income			
2017 Per Capita Income	\$27,365	\$35,007	\$35,384
2022 Per Capita Income	\$32,134	\$40,923	\$41,117
2017-2022 Annual Rate	3.27%	3.17%	3.05%

Households by Income

Current median household income is \$53,172 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,650 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$77,548 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$89,800 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$35,384 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$41,117 in five years, compared to \$34,828 for all U.S. households

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