

INVESTMENT OPPORTUNITY



219 N MAIN STREET

Spring Lake, North Carolina

RETAIL / OFFICE PROPERTY FOR SALE (2,579 SF ON 1.74 ACRES)



CONFIDENTIAL OFFERING MEMORANDUM

Table of Contents

OVERVIEW

Property Overview	1
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PROPERTY INFORMATION

Property Photos	2
Drone Photos	5
Site Aerial	6
Floor Plan	7

LOCATION OVERVIEW

Local Aerial	8
Area Aerial	9
Area Map	10

MARKET INFORMATION

Demographics	11
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PROPERTY OVERVIEW

Positioned in downtown Spring Lake off of NC-24, this 1.74-acre property features convenient access to I-295 and Fort Bragg. The property is zoned Office & Institutional (O&I) under the Zoning Ordinance of Cumberland County and is located within the Main Street Overlay District (MSOD), allowing for a variety of uses.

Constructed in 1980, this 2,579 square foot building, formerly occupied by Bragg Mutual Credit Union, includes a versatile and functional layout suitable for retail and office. It features a large open area, three private offices, a restroom, a kitchen/break area, a vault, two drive-thru lanes, a large parking lot, multiple points of entry, and a detached storage shed. Located adjacent to the building, behind the Spring Lake Post Office, is a parking lot and grass lot, also included in the sale of the property.

PROPERTY HIGHLIGHTS

- Zoned O&I, located in the Central Business District of Spring Lake
- Suitable for retail and office use
- Three private offices
- Secure vault
- Two drive-thru lanes
- Storage shed
- Additional parking lot and grass



Sale Price | **\$400,000**

PROPERTY INFORMATION

PROPERTY PHOTOS



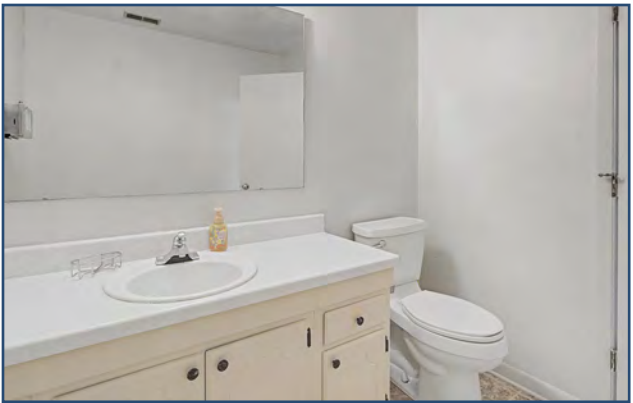
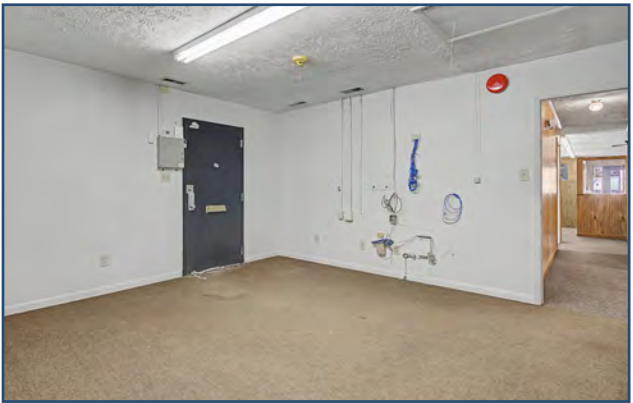
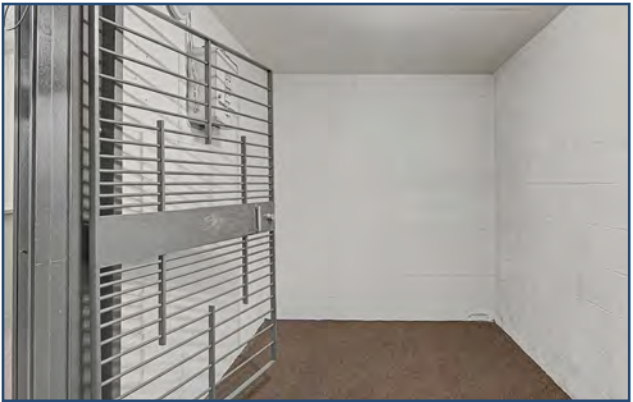
PROPERTY INFORMATION

PROPERTY PHOTOS



PROPERTY INFORMATION

PROPERTY PHOTOS



PROPERTY INFORMATION

DRONE AERIALS



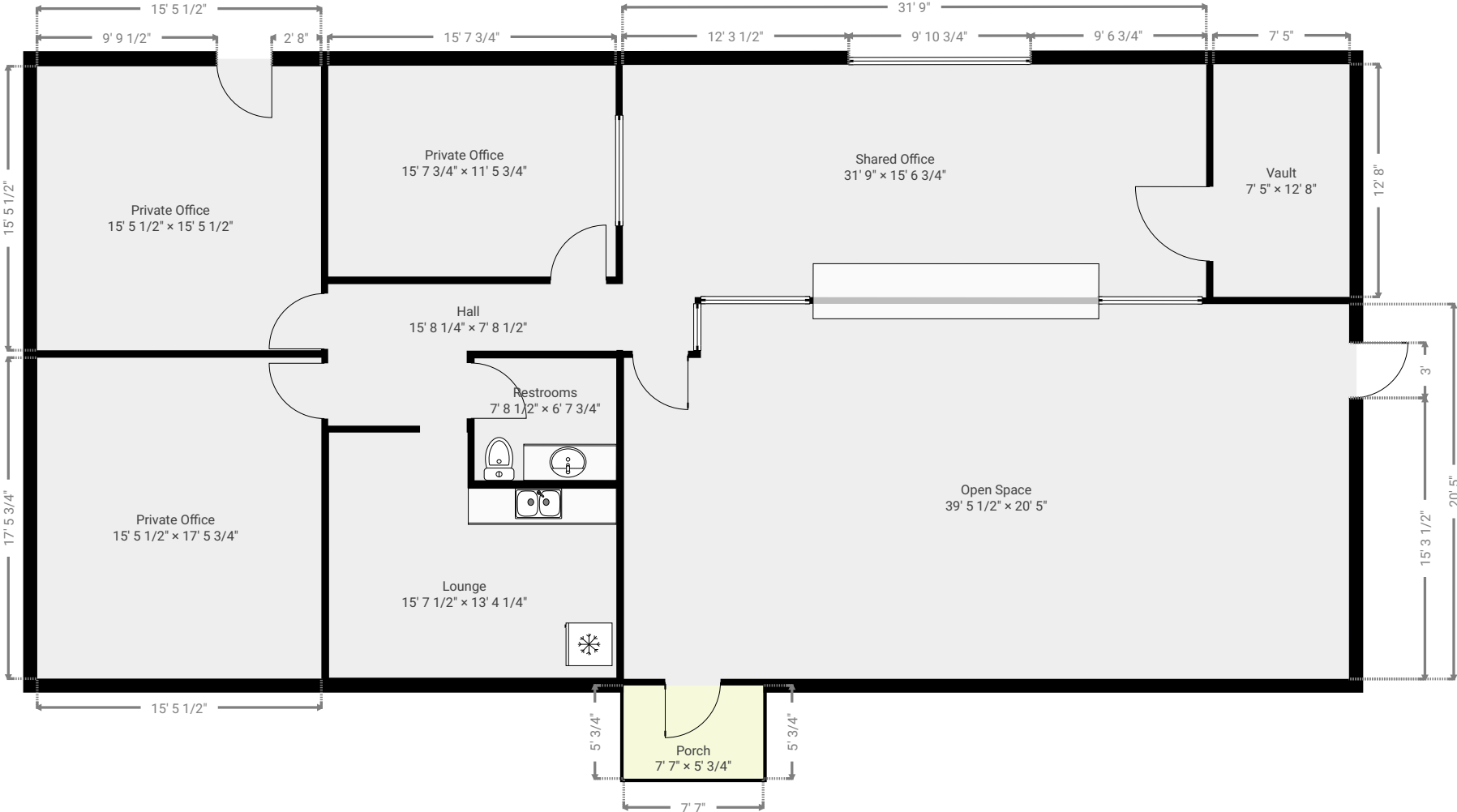
PROPERTY INFORMATION

SITE AERIAL



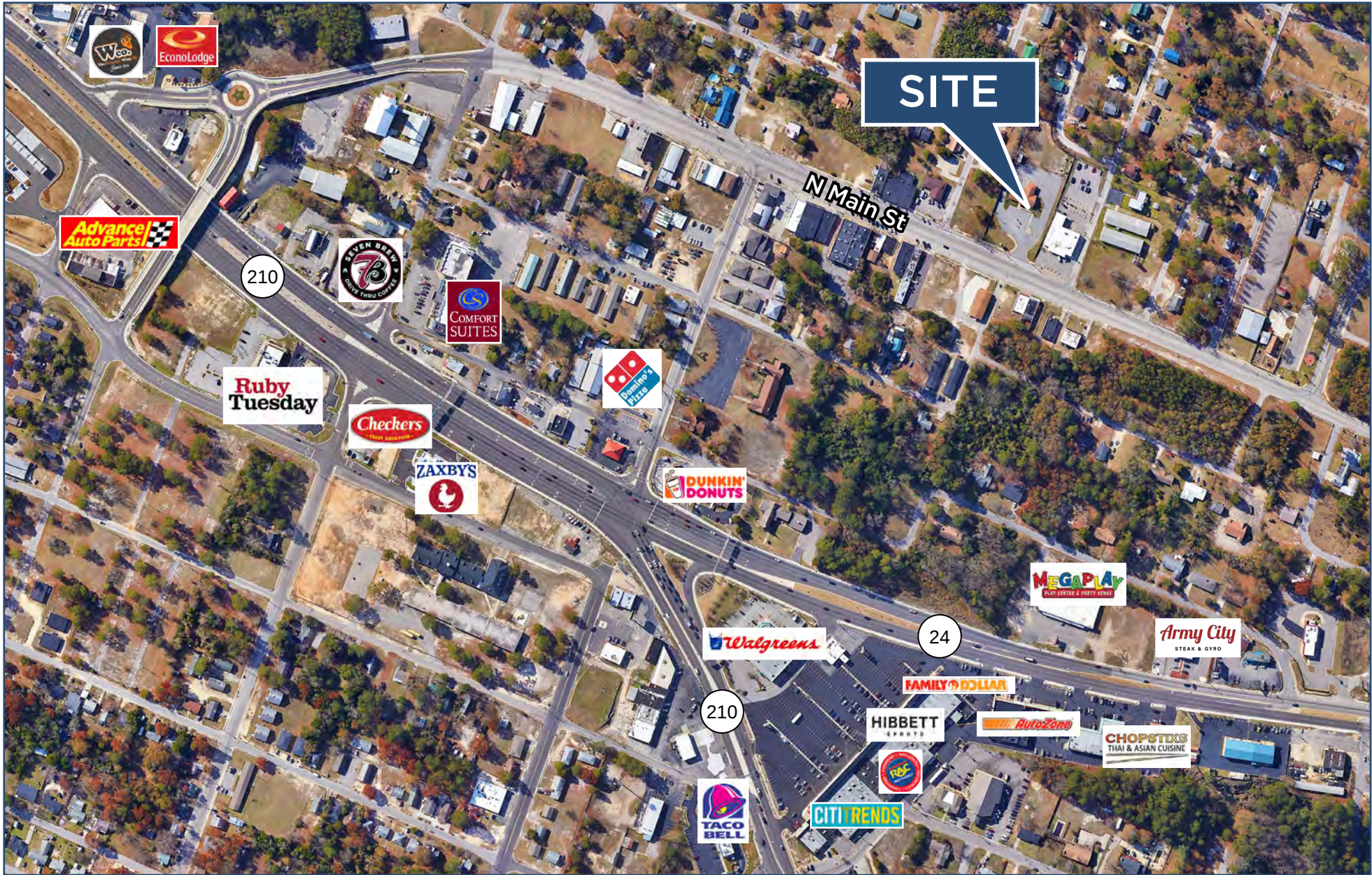
PROPERTY INFORMATION

FLOOR PLAN



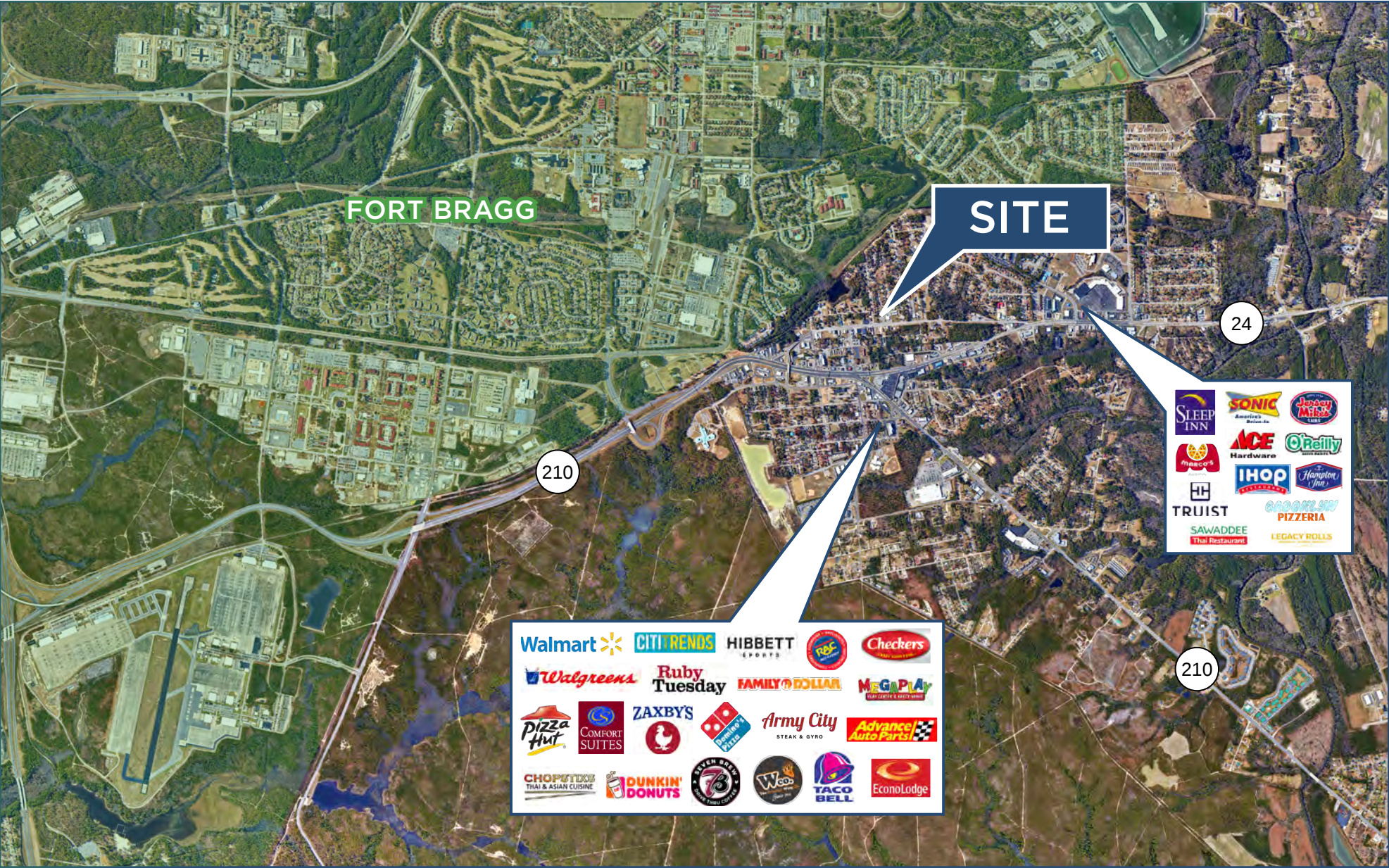
LOCATION OVERVIEW

LOCAL AERIAL



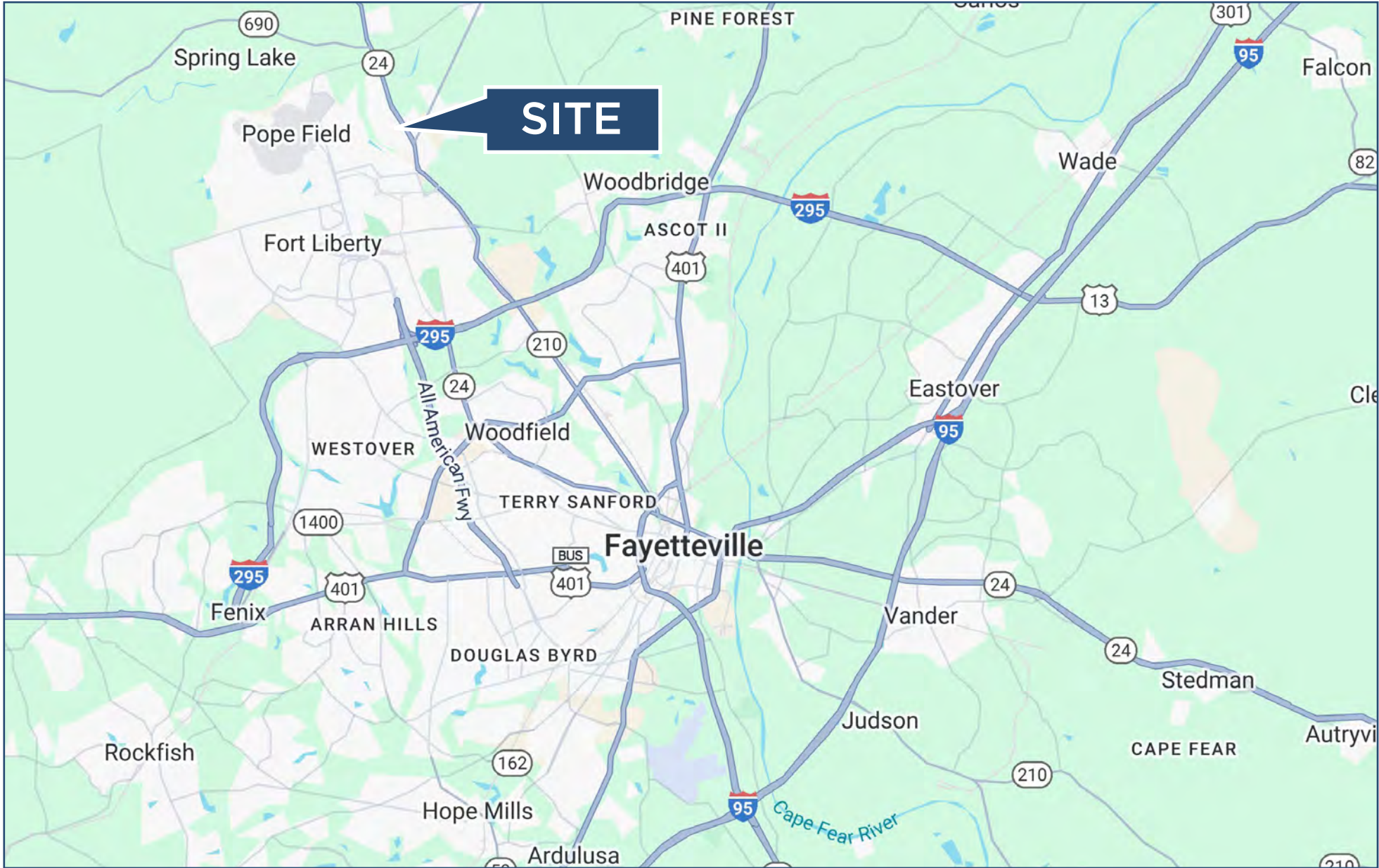
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP

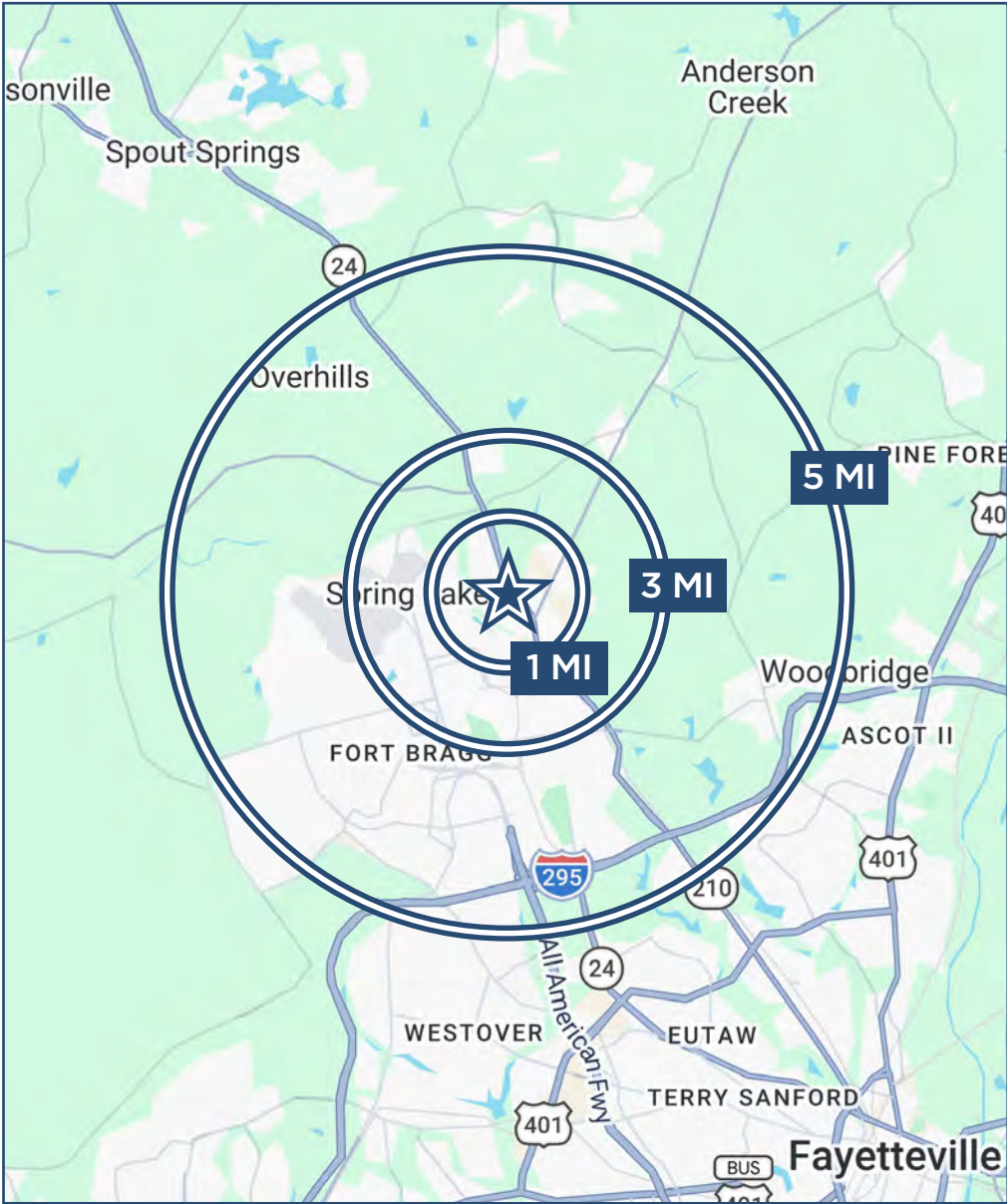


MARKET INFORMATION

DEMOGRAPHICS



	1 MI	3 MI	5 MI
2025 Population	9,496	29,421	54,409
2030 Population	10,060	30,331	55,776
Pop Growth 2025-2030	5.94%	3.09%	2.51%
Average Age	29.10	28.00	30.30
2025 Total Households	3,430	8,896	16,315
HH Growth 2025-2030	5.25%	3.19%	2.76%
Median HH Income	\$51,531	\$51,888	\$56,236
Avg Household Size	2.60	2.60	2.60
Median Home Value	\$99,779	\$108,068	\$174,622



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