

FOR SALE

# 285 W MORGANTON ROAD

285 W MORGANTON ROAD SOUTHERN PINES, NC 28387



## OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	5 Acres
Price / Acre:	\$640,000
Zoning:	Commercial-General Business
Market:	Southern Pines

## PROPERTY OVERVIEW

This parcel is located at the Gateway into Downtown Southern Pines at the intersection of two heaviest traveled roads in Southern Pines, NC with highway visibility and Morganton Road access. The property is ideal for re-development.

Ideal for Retail, Office, Mixed-Use

## PROPERTY HIGHLIGHTS

- Commercial Zoning
- 5+/- Acres

**Janice M. Dixon, CCIM**  
Principal/Broker-in-Charge  
910.916.5771  
jdixon@ccim.net

**Synergy Commercial Properties**  
281 W. Pennsylvania Avenue, Southern Pines, NC 28387  
910.295.1801  
synergy-commercial.com

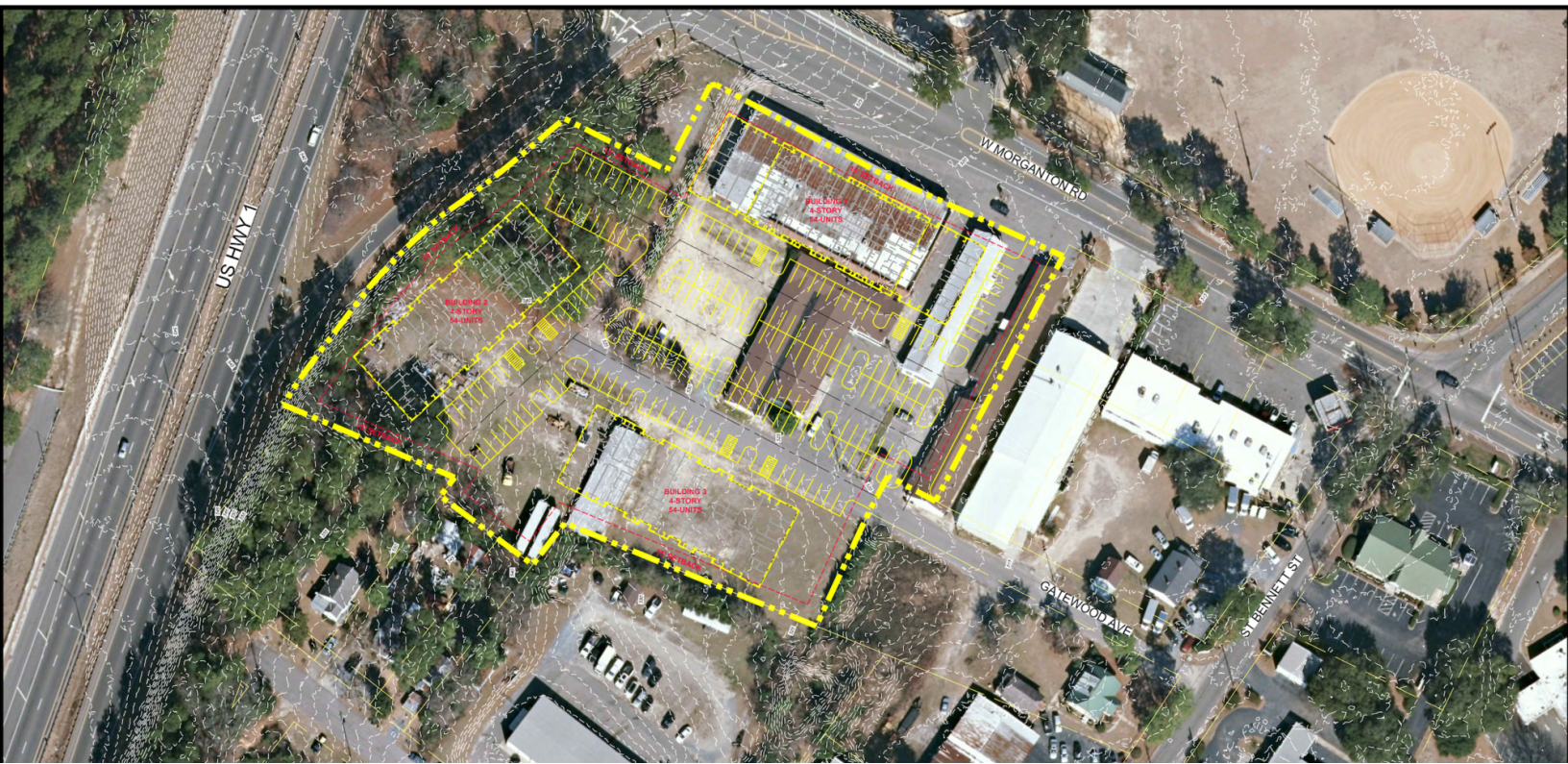


**SYNERGY**  
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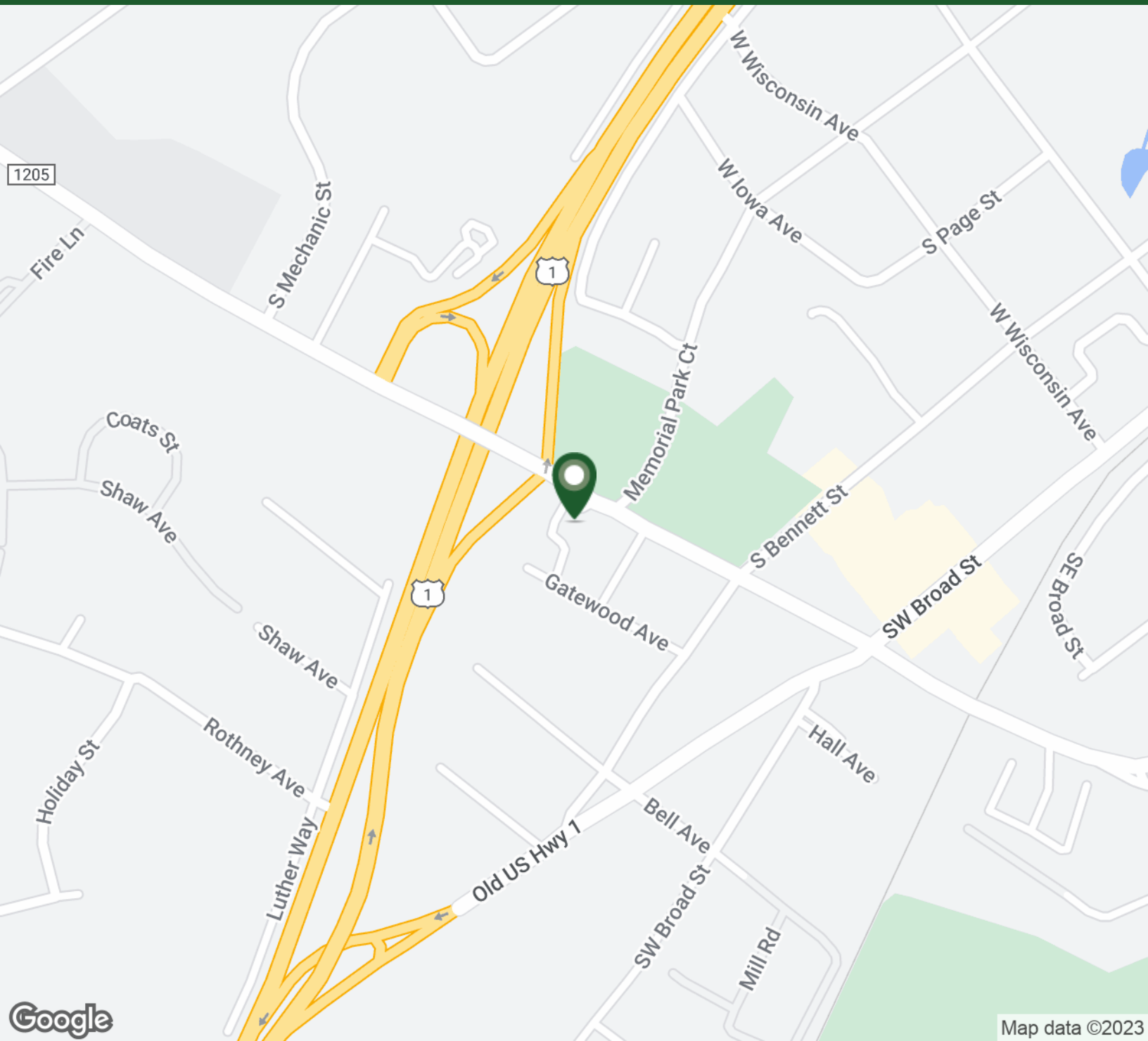


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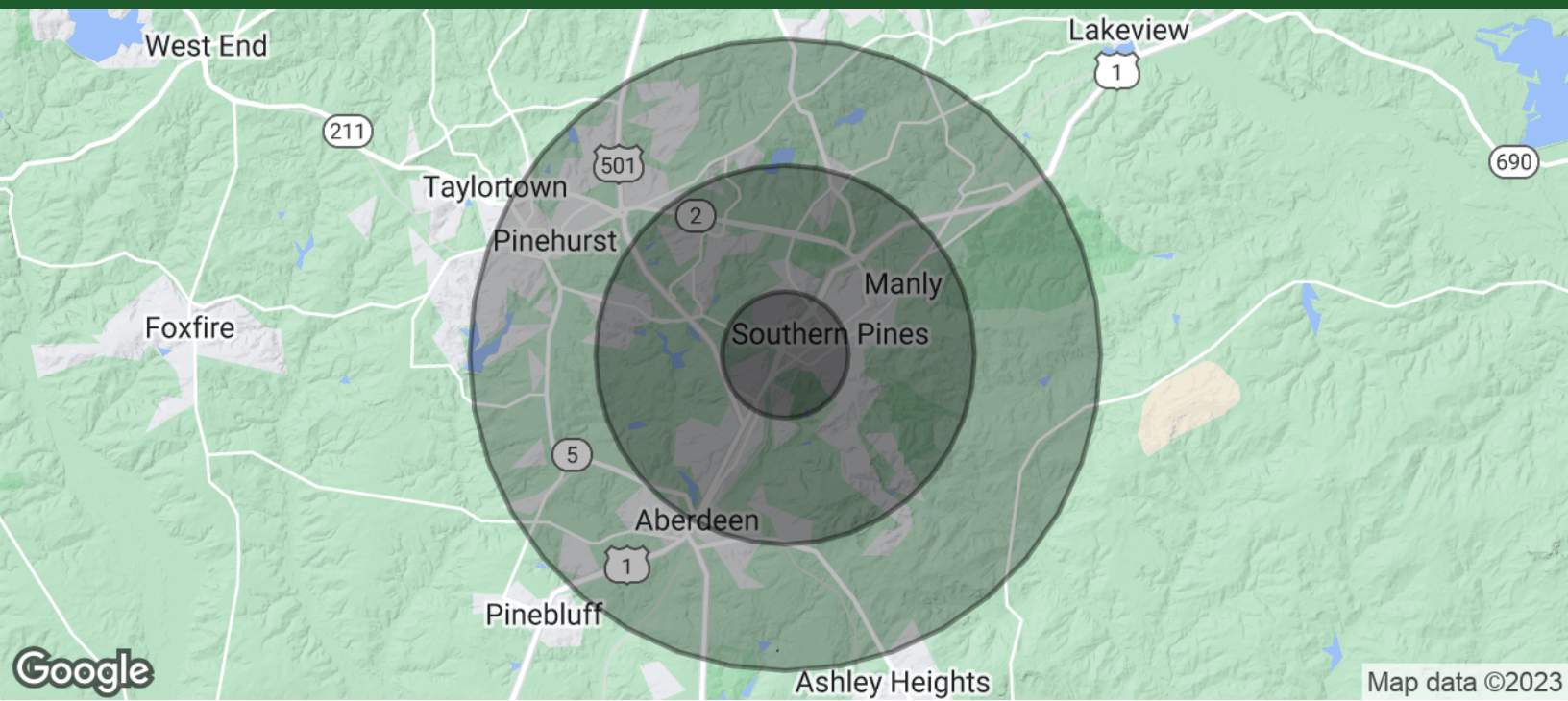


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,983	14,997	30,872
Average Age	43.9	44.9	46.6
Average Age (Male)	39.5	41.3	44.1
Average Age (Female)	46.8	48.0	49.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,366	6,520	13,181
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$52,842	\$60,313	\$64,732
Average House Value	\$312,885	\$324,366	\$334,228

\* Demographic data derived from 2020 ACS - US Census

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