



## UNIT AVAILABLE AT SOUTHERN PINES VILLAGE

### LEASE OVERVIEW

AVAILABLE | UNIT 144

LEASE PRICE | \$25 PER SF

LEASE TYPE | NNN

SQUARE FEET | 6,800 +/- SF

ZONING | GENERAL BUSINESS  
CONDITIONAL DISTRICT

Retail unit available for lease — Unit 144 at the popular Southern Pines Village Shopping Center. This freestanding, single-story building, formerly home to Triangle Wine Co., offers a spacious open retail area, office, storage, kitchenette, and a small patio, with high exposed ceilings throughout the interior. Centrally located just off Brucewood Rd with easy access to US 1 Hwy and 15-501, this highly trafficked center features national co-tenants including Kohl's, Hobby Lobby, Ulta, and Kay Jewelers. Ample on-site parking and General Business Conditional District zoning make this an ideal location for your business.

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**PHOTOS**



**SOUTHERN PINES VILLAGE**



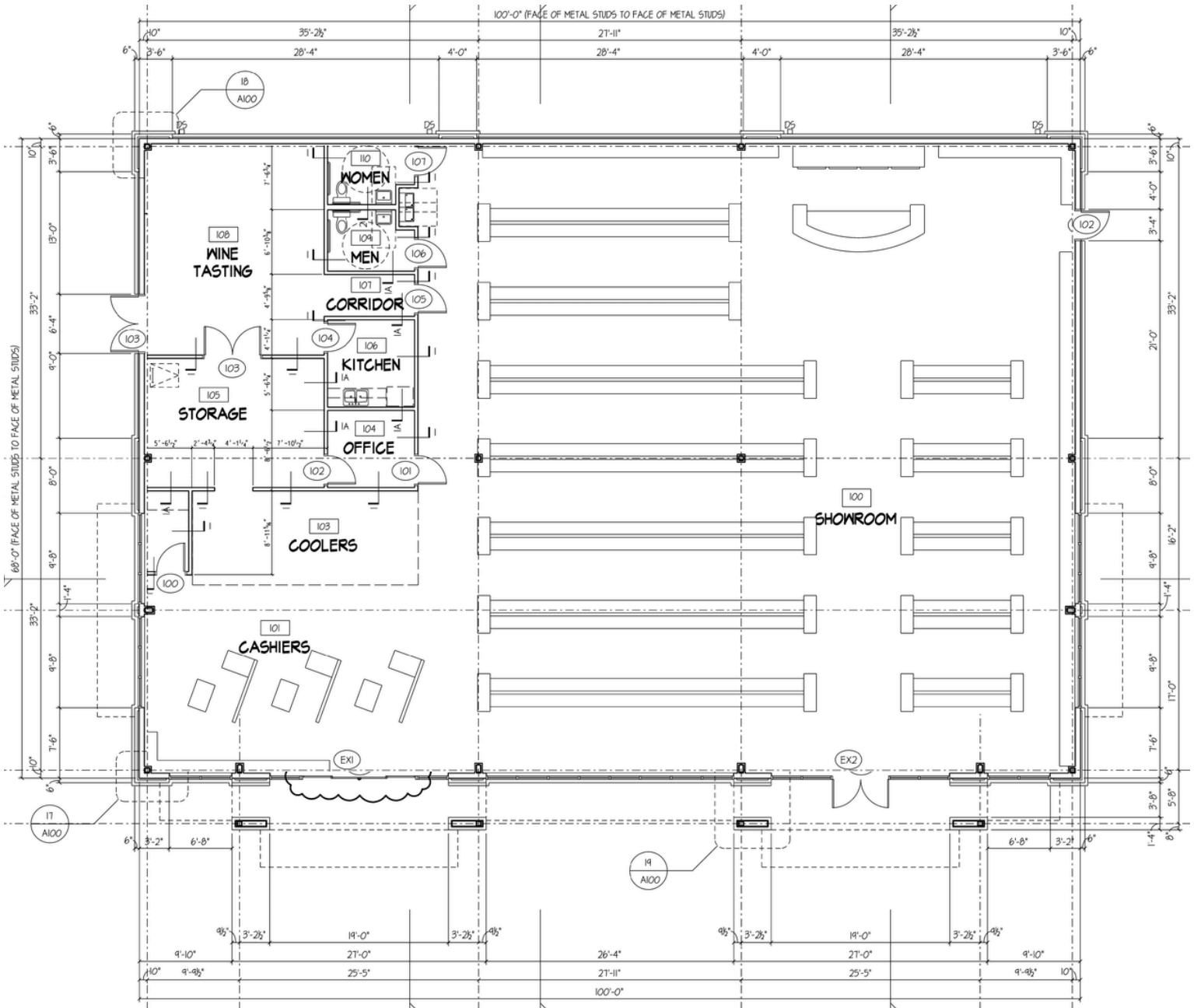
**PARKING**

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## FLOOR PLAN



*NOTE: Floor plan is for illustrative purposes only.  
Actual dimensions & details may vary.*

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**AERIAL**

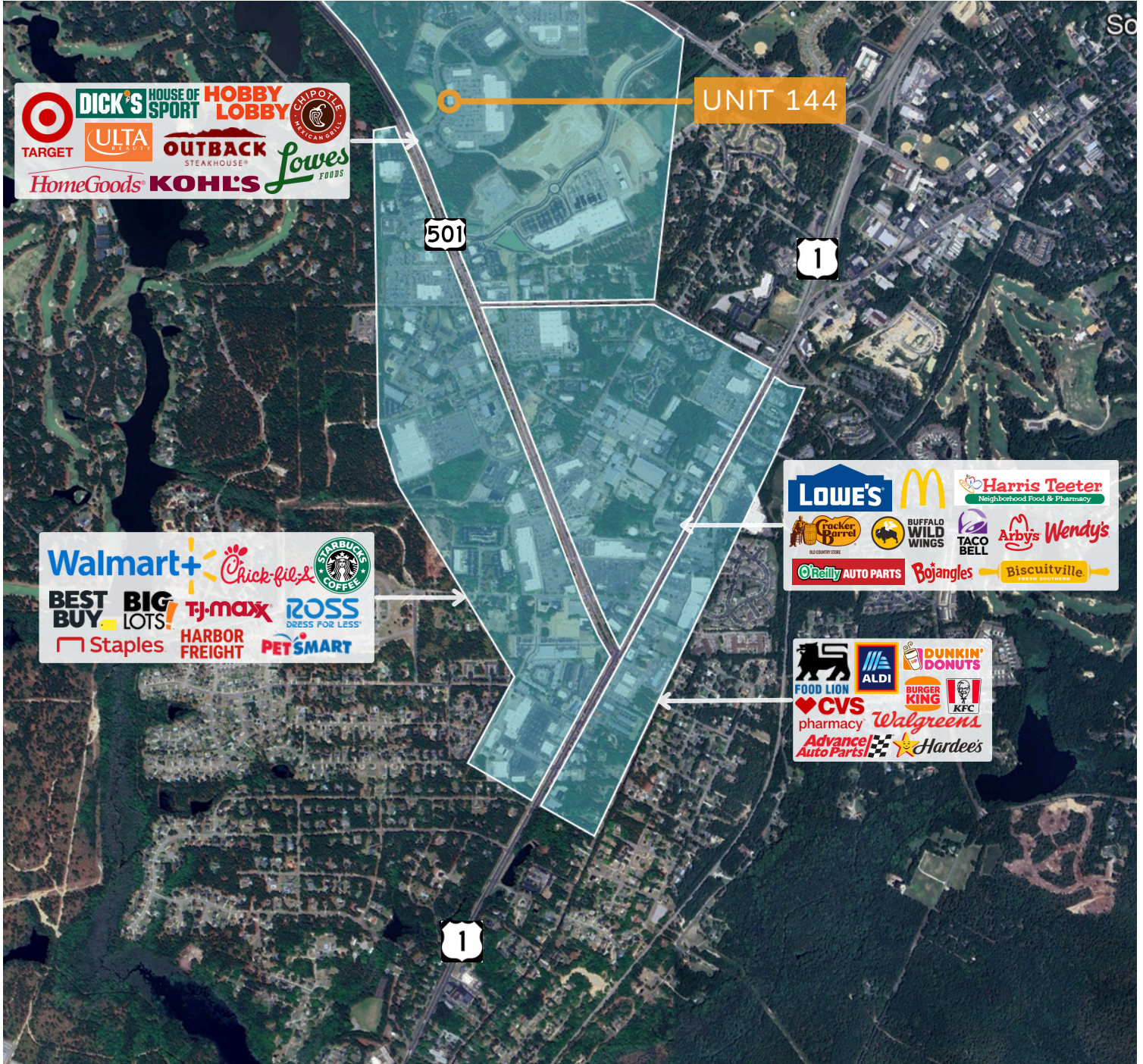


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**RETAIL MAP**

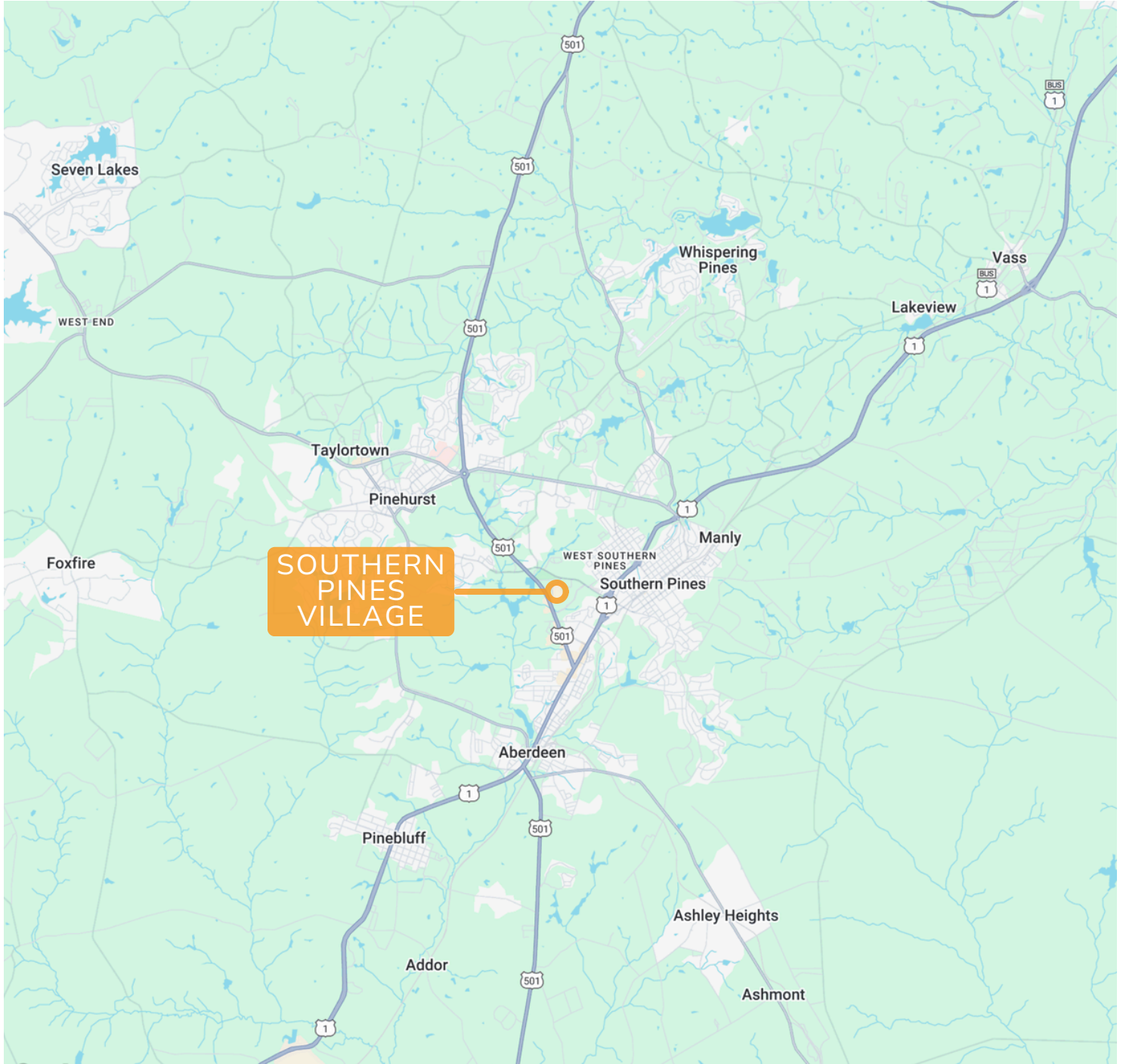


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**LOCATION MAP**



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