



MEDICAL DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$1,000,000.00

PARCEL ID | 00024963

ACREAGE | 0.79 +/- ACRES

ZONING | OP - OFFICE & PROFESSIONAL

approximately 130 feet of frontage on Aviemore Drive, extends to U.S. Route 15-501 at the rear, and has water and sewer available along Aviemore Drive. Buyer to verify with NCDOT regarding any potential impacts from Pinehurst Circle and Hwy 15-501 improvements.

Prime development opportunity in the highly desirable medical campus area of Pinehurst. Lot 2 of Iverness Office Park consists of approximately +/- 0.79 acres zoned OP (Office & Professional), ideally suited for medical, professional, or office development. Positioned within walking distance of FirstHealth Moore Regional Hospital and Reid Heart Center, the property offers exceptional proximity to one of the region's premier healthcare areas. The site features

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AREA MAP

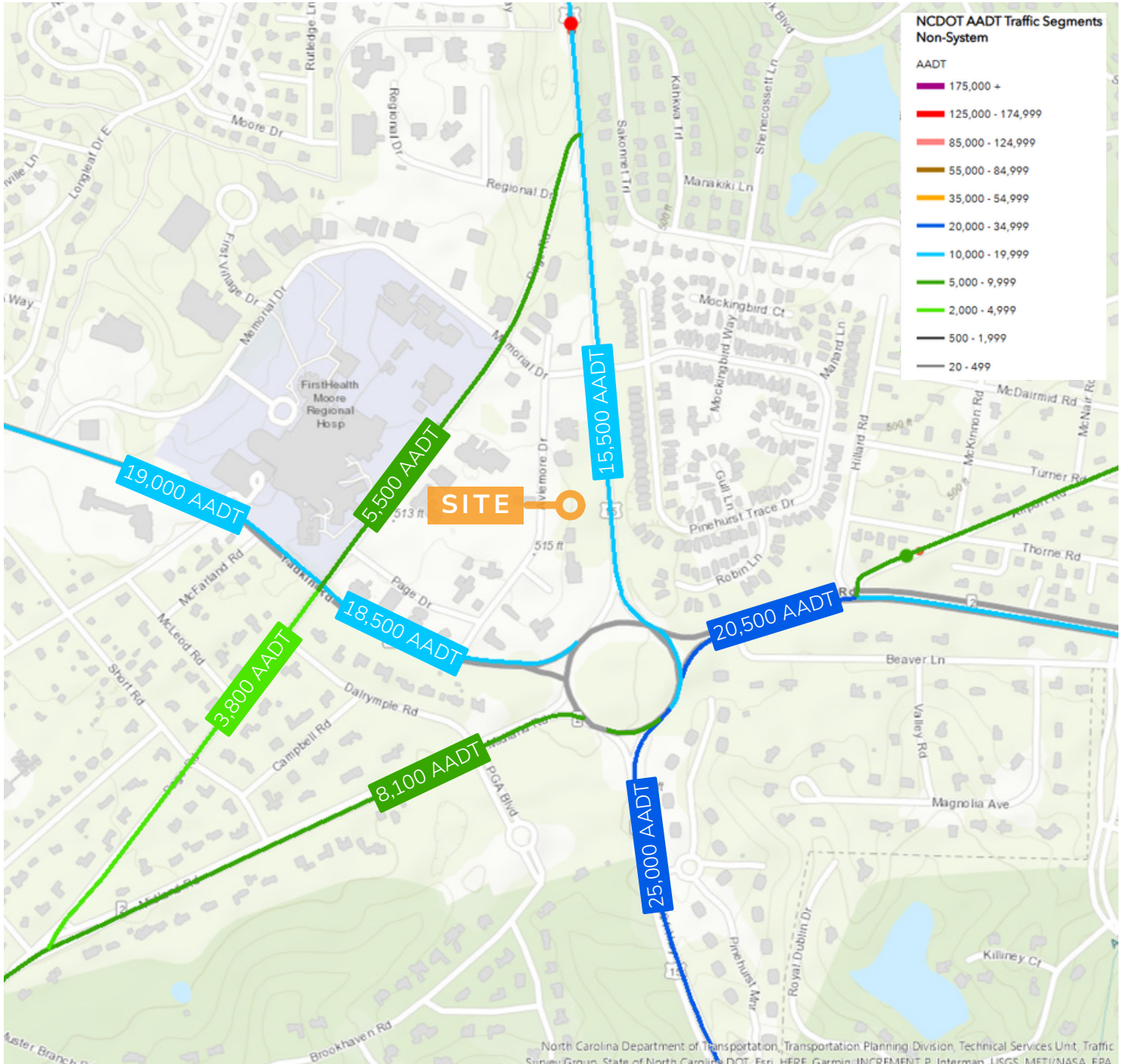


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TRAFFIC MAP

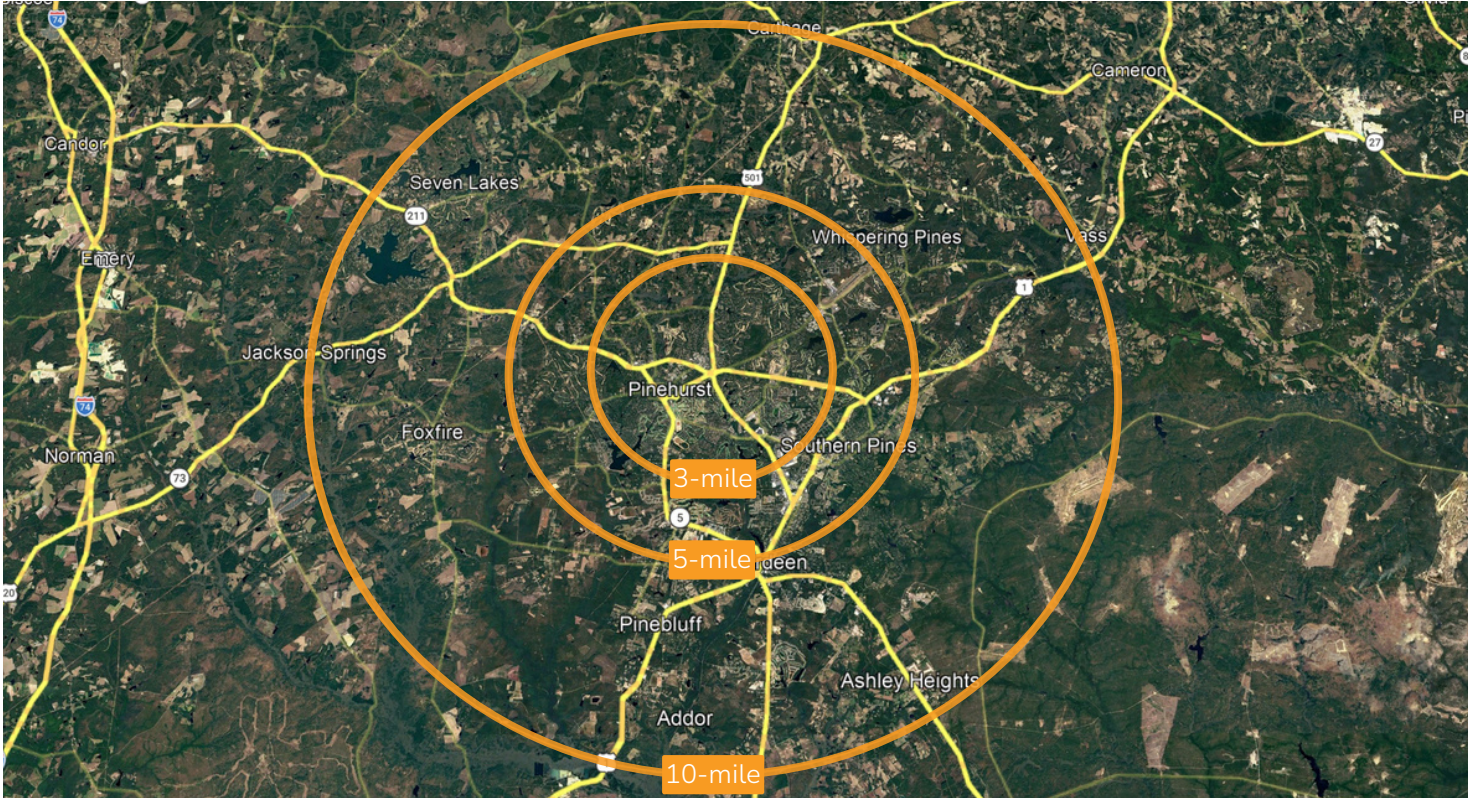


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DEMOGRAPHICS



3 MILE RADIUS

 **23,501**
2025 ESTIMATED POPULATION

 **31,742**
TOTAL DAYTIME POPULATION

 **53.9 YEARS**
MEDIAN AGE

 **\$486,478**
MEDIAN HOME VALUE

 **\$103,517**
MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

 **48,902**
2025 ESTIMATED POPULATION

 **59,177**
TOTAL DAYTIME POPULATION

 **48.2 YEARS**
MEDIAN AGE

 **\$456,156**
MEDIAN HOME VALUE

 **\$88,751**
MEDIAN HOUSEHOLD INCOME

10 MILE RADIUS

 **84,273**
2025 ESTIMATED POPULATION

 **86,806**
TOTAL DAYTIME POPULATION

 **45.2**
MEDIAN AGE

 **\$426,400**
MEDIAN HOME VALUE

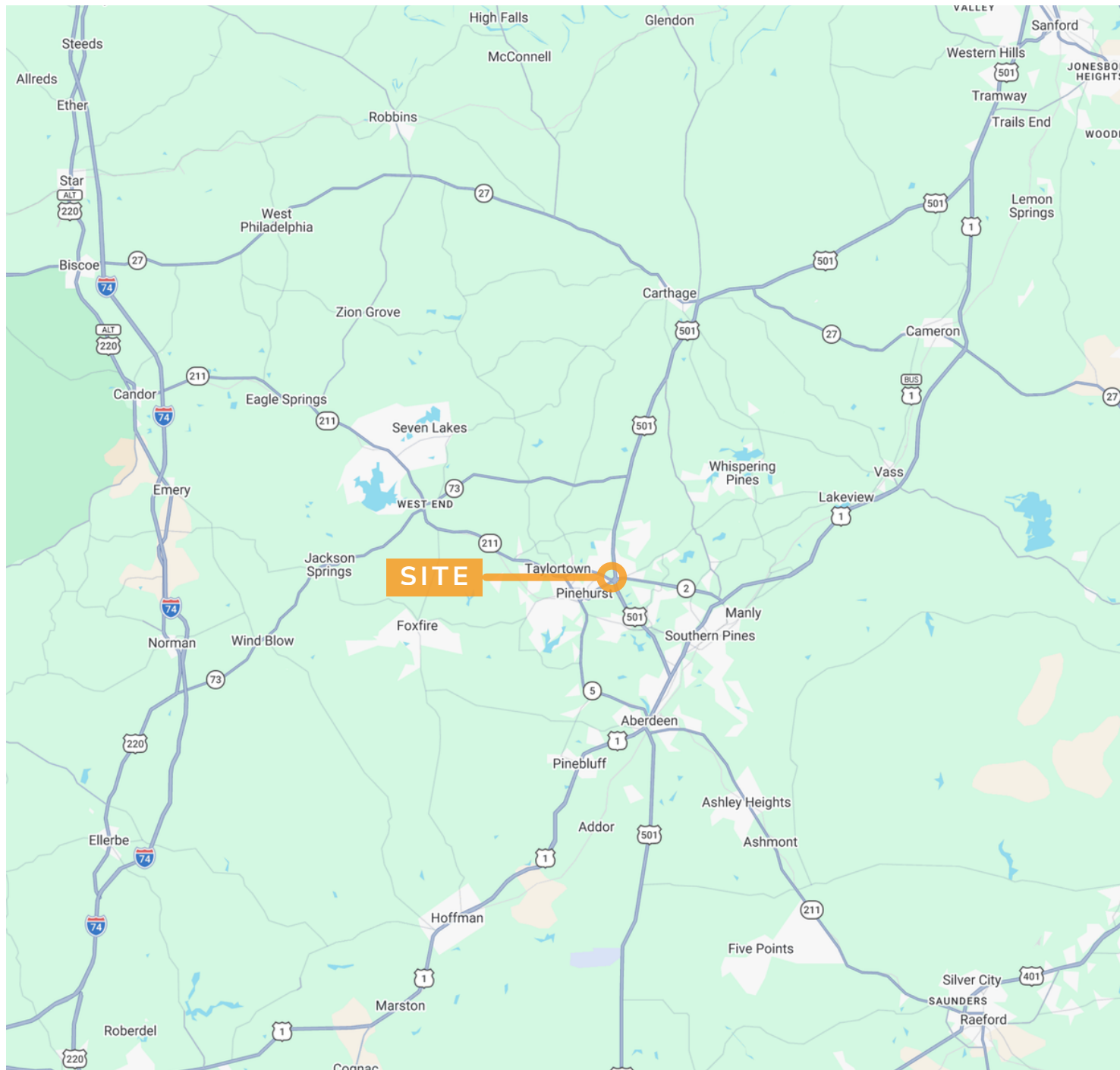
 **\$86,536**
MEDIAN HOUSEHOLD INCOME

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LOCATION MAP



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