

OFFICE BUILDING FOR SALE

2,519 SF Office Building

512 Sunset Ave, Clinton, NC 28328



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$315,000
Lot Size:	0.48 Acres
Year Built:	1918
Building Size:	2,519 SF
Zoning:	O&I
Price / SF:	\$125.05
Traffic Count:	11,000

property description

This 2,519-square-foot office building sits on a 0.48-acre O&I-zoned parcel and will be delivered vacant—currently home to a cardiovascular practice. Inside, a welcoming receptionist office flows into a spacious waiting room with its own customer restroom. Four private offices line the central corridor, supported by two additional restrooms and a dedicated break room/kitchenette. Built in 1918, the structure retains original architectural details and historic charm and lots of natural light. A small attached parking lot provides convenient on-site parking for staff and visitors.

Just off of Sunset Ave and close to Highway 421 and minutes from downtown Clinton, the property benefits from a daily traffic count of 11,000 vehicles. Nearby retail, dining and service destinations—including restaurants, banks and pharmacies—are within easy walking distance. The three-mile trade area records an average household income of \$69,556 and a daytime population of 18,136. Major thoroughfares connect to Fayetteville, Sanford and Dunn, offering broad regional access.



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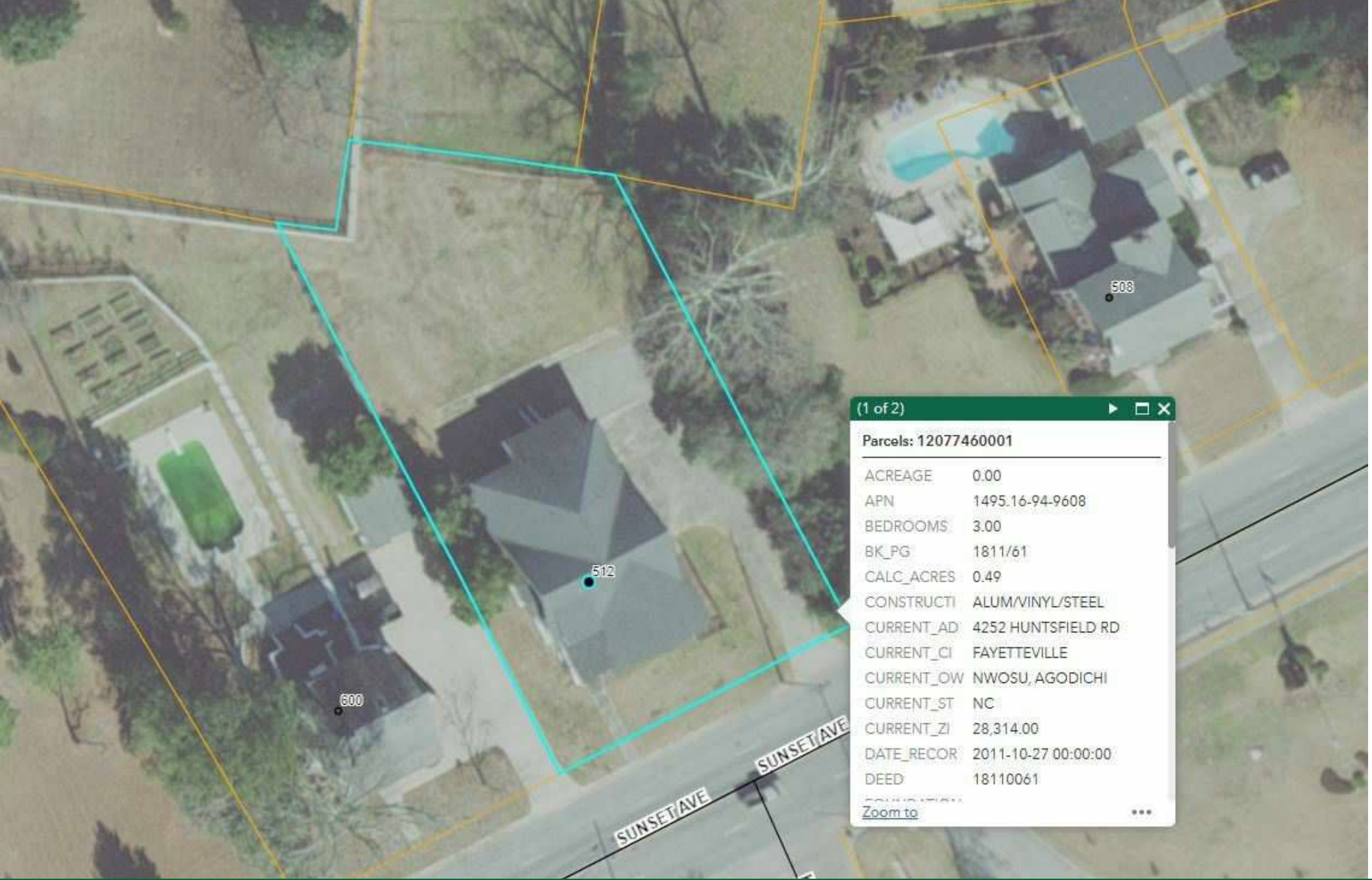
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(1 of 2) ▶ □ ✕

Parcels: 12077460001

ACREAGE	0.00
APN	1495.16-94-9608
BEDROOMS	3.00
BK_PG	1811/61
CALC_ACRES	0.49
CONSTRUCTI	ALUM/VINYL/STEEL
CURRENT_AD	4252 HUNTSFIELD RD
CURRENT_CI	FAYETTEVILLE
CURRENT_OW	NWOSU, AGODICHI
CURRENT_ST	NC
CURRENT_ZI	28,314.00
DATE_RECOR	2011-10-27 00:00:00
DEED	18110061

Zoom to ⋮

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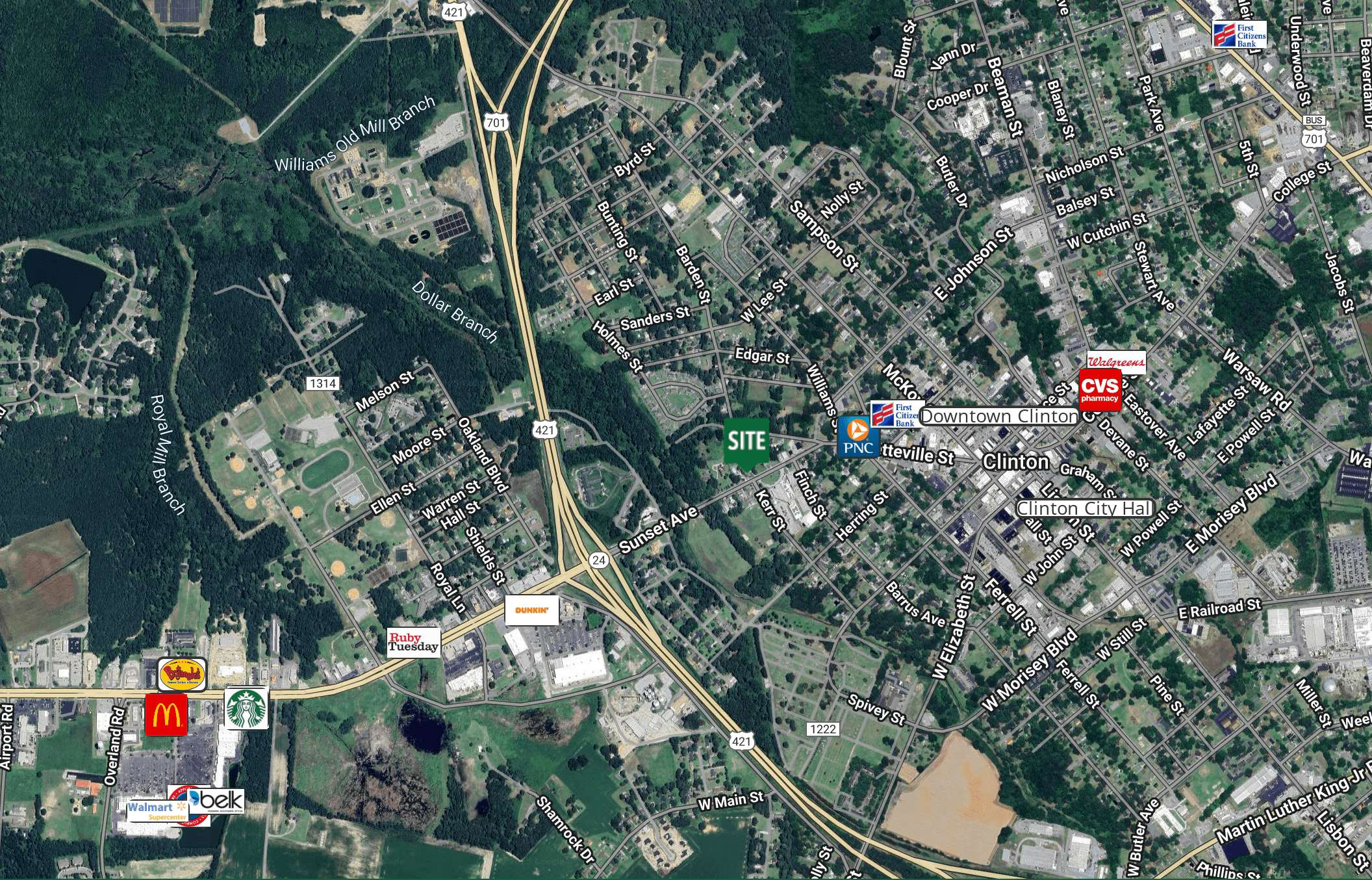
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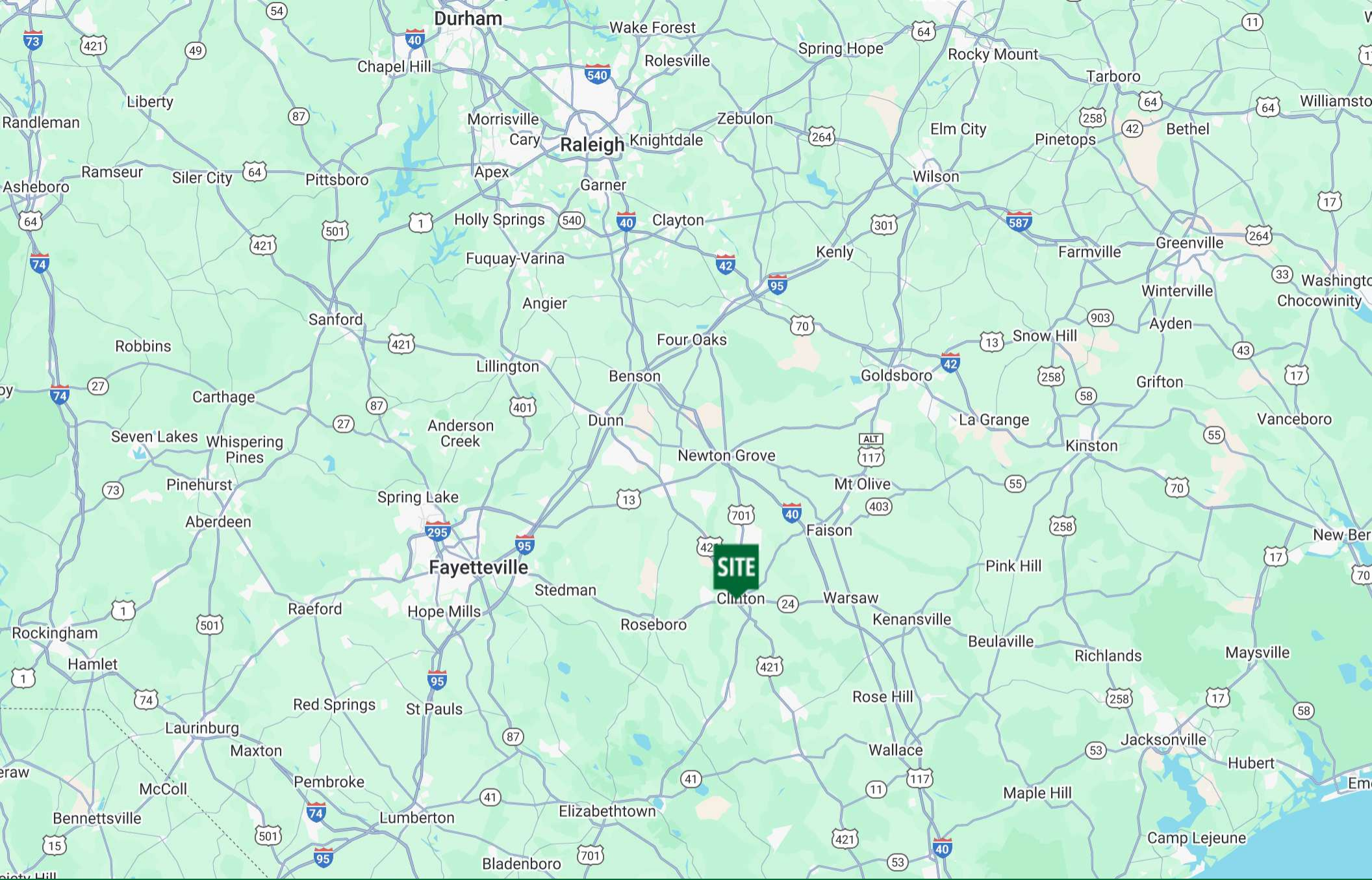
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Maxar Technologies



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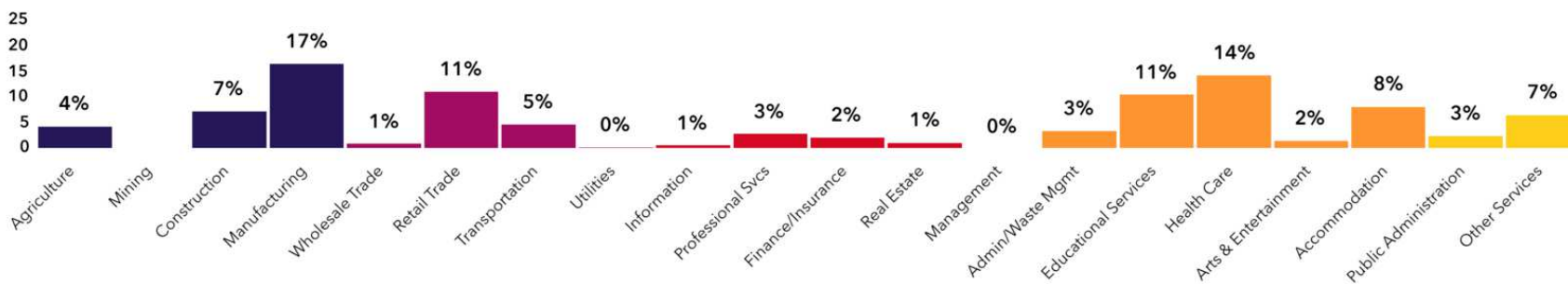
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Wilmington

Map data
Google



16,196
Total Population

Population

21,154
Daytime Population

\$51,420
Median HH Income

Income

\$27,302
Per Capita Income

6,235
Total Households

Housing

6,977
Total Housing Units

\$179,750
Median Home Value

Homes

63.1%
Home Ownership

41.3
Median Age

People

Midlife Constants
Tapestry Segment

Demographics

512 Sunset Avenue, Clinton, North Carolina, 28328



17%

No HS Diploma



33%

HS Graduate



29%

Some College



21%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024).

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021