

SINGLE-TENANT INVESTMENT



105 NORTH PATTERSON STREET
MAXTON, NC 28364

PROPERTY OVERVIEW

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105 N Patterson Street is a single-tenant income-producing investment opportunity in downtown Maxton, NC. The property is leased to H&R Block, which has operated at this location since 1997. This opportunity offers consistent in-place income with a lease structure that includes limited landlord responsibilities.

SPACE DETAILS

- » 4,750 SF single-tenant building on 0.16-acre lot
- » Leased to H&R Block through April 30, 2028
- » H&R Block has occupied the building since 1997
- » Tenant pays utilities and reimburses taxes and insurance
- » Landlord responsible for roof, structure, foundation, and exterior walls
- » Tenant responsible for interior maintenance, including HVAC, plumbing, and electrical
- » Current Rent: \$16,800 annually
- » Built in 1968
- » Both HVAC replaced in 2024
- » End cap building in downtown central business district with great visibility
- » Central Business District (CB) zoning
- » Pricing: Call Broker



LOCATION

The property is located in downtown Maxton, offering proximity to local government offices, small businesses, and neighboring retail. Maxton is located near US 74, providing access to Lumberton, Laurinburg, and the surrounding southeastern North Carolina region.

AREA OVERVIEW

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SITE

King Chef

Bill's Place

Medicine Shoppe
Pharmacy

N PATTERSON ST
4,600 VPD

AREA OVERVIEW

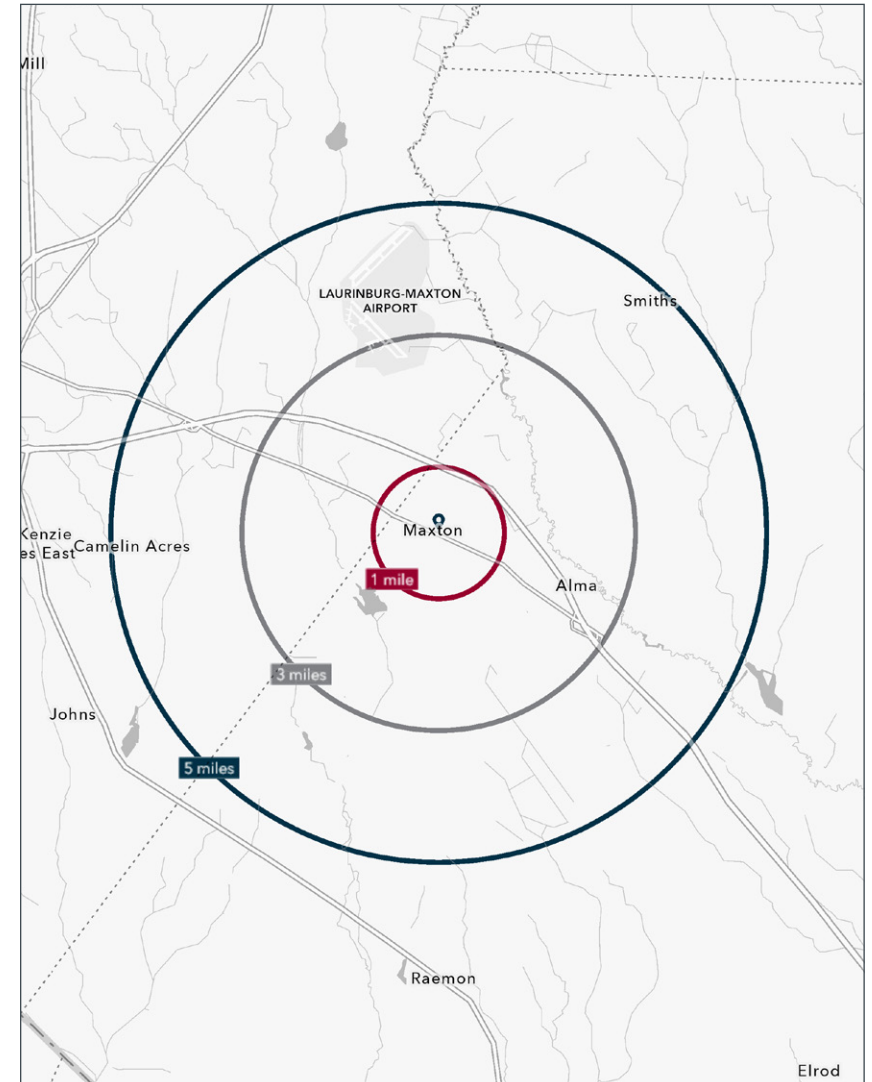
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DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
2025 Total Population	1,865	3,779	6,114
Total Daytime Population	2,958	4,590	7,970
Average Household Income	\$37,527	\$49,360	\$55,410
Average Home Value	\$126,817	\$122,027	\$121,867
Median Age	37.2	37.9	38.6



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