

RETAIL FOR SALE



201 SOUTH PATTERSON STREET
MAXTON, NC 28364

PROPERTY OVERVIEW

RETAIL FOR SALE
201 SOUTH PATTERSON STREET
MAXTON, NC 28364

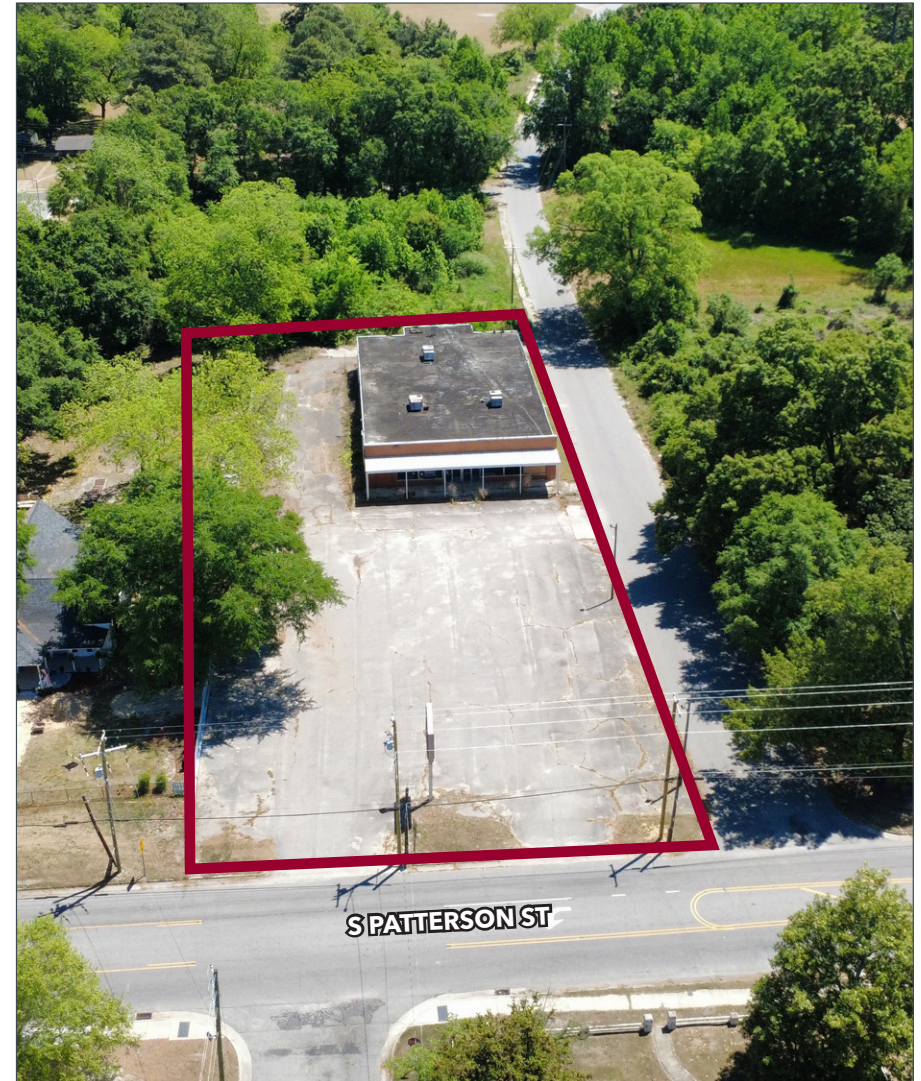
Highly visible 7,150 SF building on a 0.82-acre parcel for sale near downtown Maxton, NC. The property was built in 1963 and is currently vacant. Surrounding uses include a mix of residential and local-serving commercial properties.

LOCATION

201 S Patterson Street is located in the Town of Maxton in Robeson County, North Carolina, just off US 74. The property offers convenient access to I-95 approximately 30 minutes to the east, as well as nearby communities including Laurinburg and Lumberton. The surrounding area consists of a mix of residential neighborhoods and local-serving commercial uses, positioning the site well for a variety of potential uses.

PROPERTY DETAILS

- » 7,150 SF building
- » 0.82-acre parcel at the corner of South Patterson Street and East Baldwin Street
- » HB (Highway Business) zoning
- » Built in 1963
- » Vacant and available for immediate use
- » Flexible opportunity for renovation or redevelopment
- » Located close to downtown Maxton
- » Convenient access to US 74
- » Sale Price: \$189,000



AREA OVERVIEW

RETAIL FOR SALE
201 SOUTH PATTERSON STREET
MAXTON, NC 28364



AREA OVERVIEW

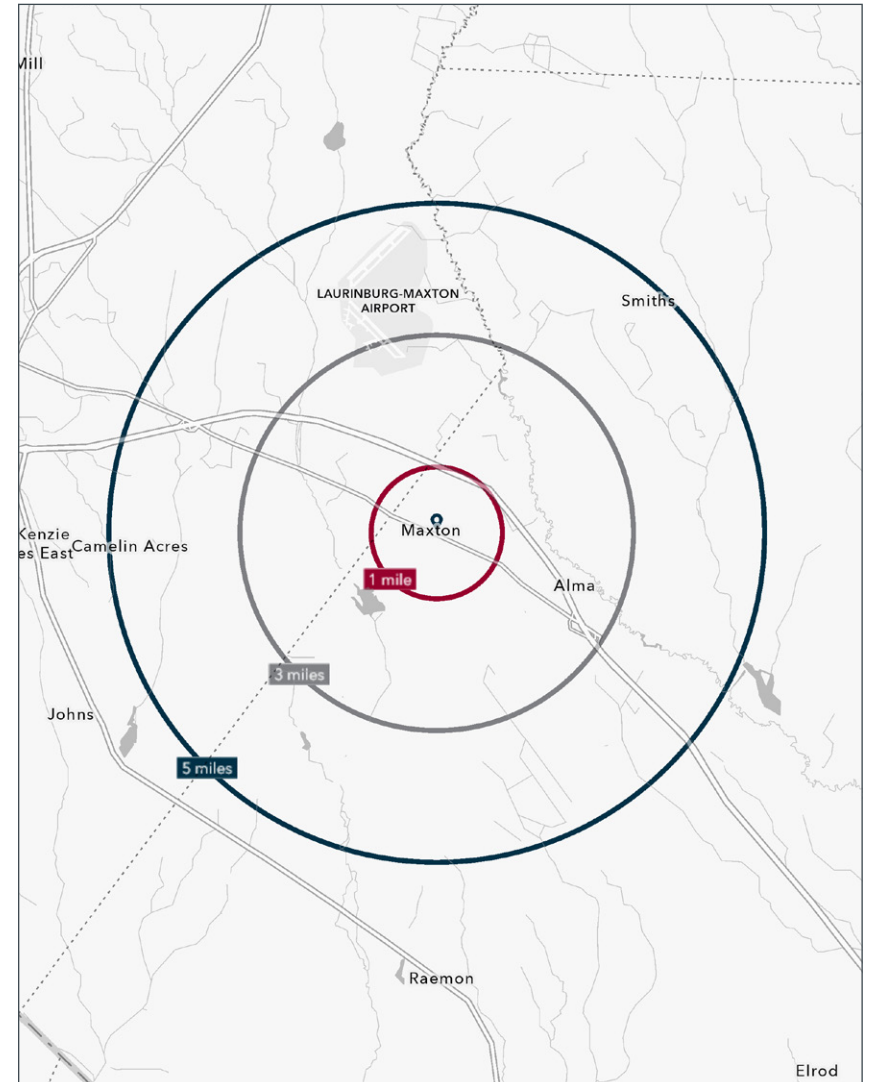
RETAIL FOR SALE
201 SOUTH PATTERSON STREET
MAXTON, NC 28364



DEMOGRAPHICS

RETAIL FOR SALE
201 SOUTH PATTERSON STREET
MAXTON, NC 28364

	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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.