

230 W. Pennsylvania Avenue, Southern Pines, NC 28387

PRIME OFFICE BUILDING

For Sale | 5,200 SF

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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PRIME OFFICE BUILDING FOR SALE
230 W. PENNSYLVANIA AVENUE
SOUTHERN PINES, NC 28387

PROPERTY SUMMARY

Positioned in the heart of Southern Pines, this ±5,200 SF professional office building presents a rare opportunity to acquire a well-located commercial asset in one of Moore County's most desirable and rapidly growing markets. The property is well suited for an owner-user seeking a permanent business location or an investor looking to capitalize on the area's strong economic fundamentals and continued population growth. Its flexible office layout can accommodate a variety of professional, medical, or service-oriented users, while its central location provides convenient access to Downtown Southern Pines, Pinehurst, Aberdeen, and the region's major employment and retail destinations. Surrounded by established businesses, dining, shopping, and community amenities, the property offers both immediate functionality and long-term value in a market known for its quality of life and sustained commercial demand.

PROPERTY HIGHLIGHTS

- » 5,200 SF Office Building For Sale
- » Asking Price: \$1,200,000
- » Prime Southern Pines Location
- » Professional Office Space
- » Convenient Access to Area Amenities
- » Adjacent to public parking and street parking
- » Single Tenant or Multi-Tenant Layout
- » Currently Occupied by Three Month to Month Tenants

TRAFFIC COUNTS

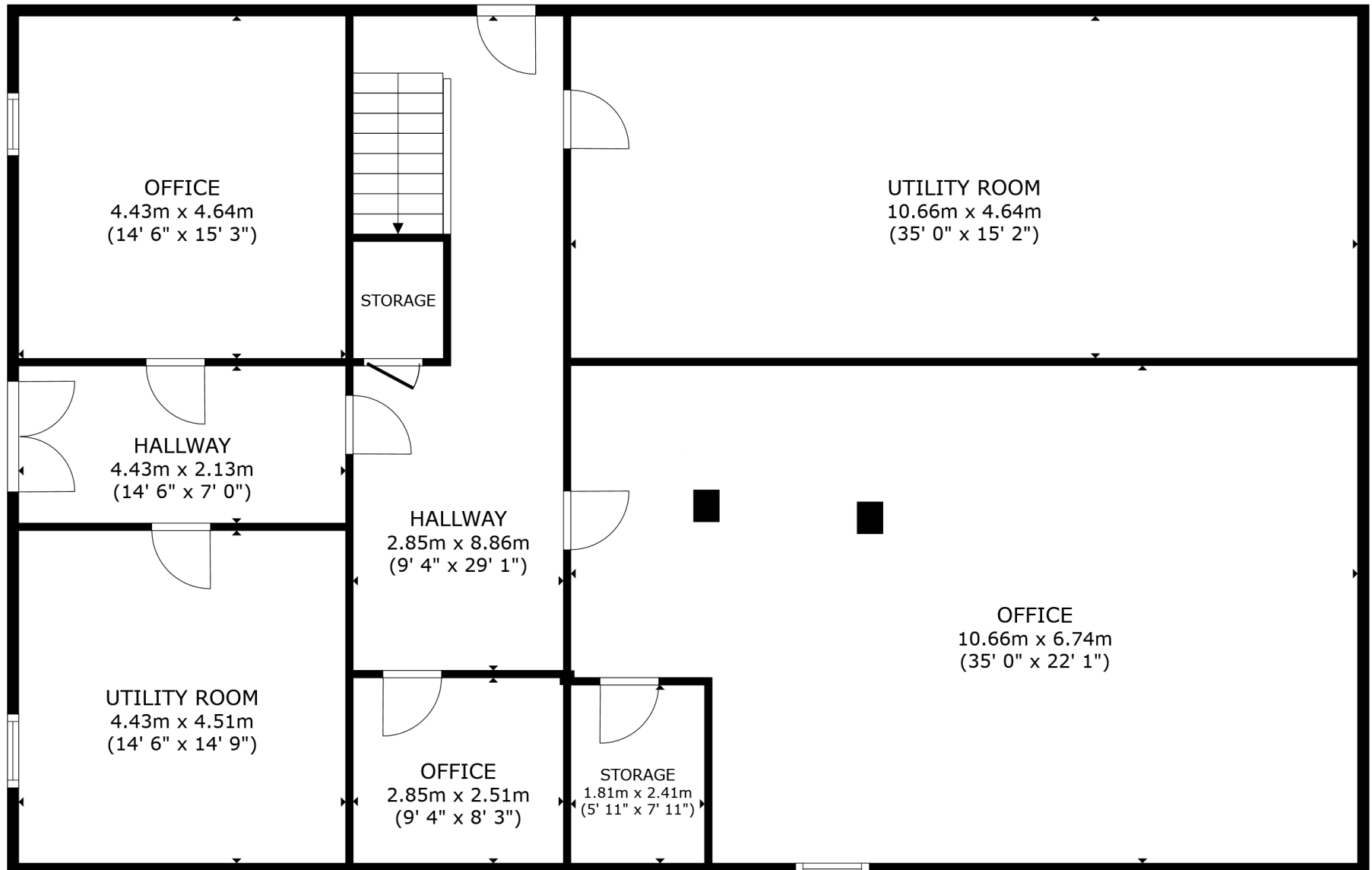
- » US-1 | 30,500 VPD
- » W. Pennsylvania Ave. | 3900 VPD
- » SE Broad ST. | 2600 VPD

VPD taken from NCDOT (2024)



FLOOR PLAN 1

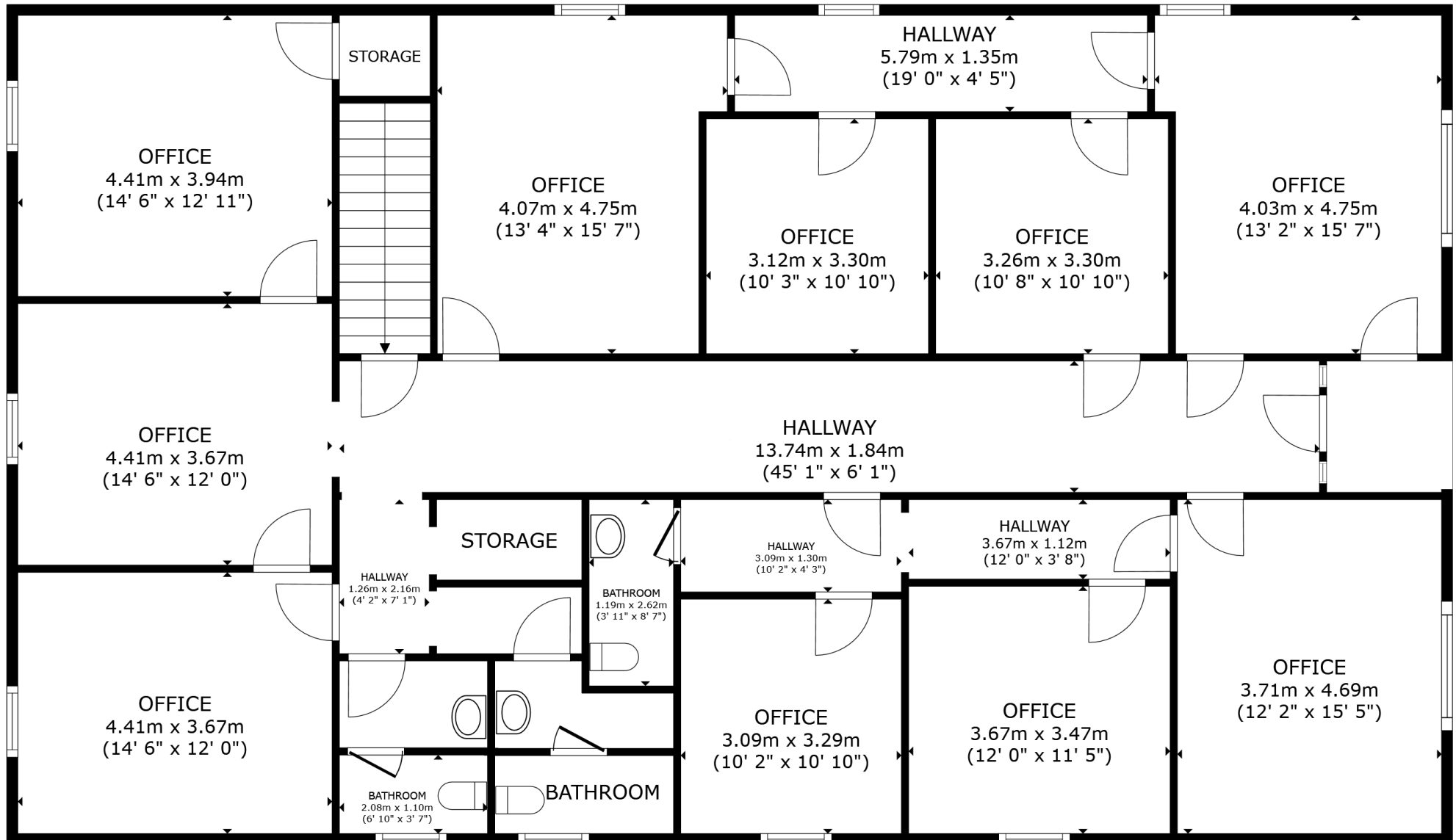
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FLOOR 1

FLOOR PLAN 2

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FLOOR 2

PHOTOS

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LOCATION DETAILS

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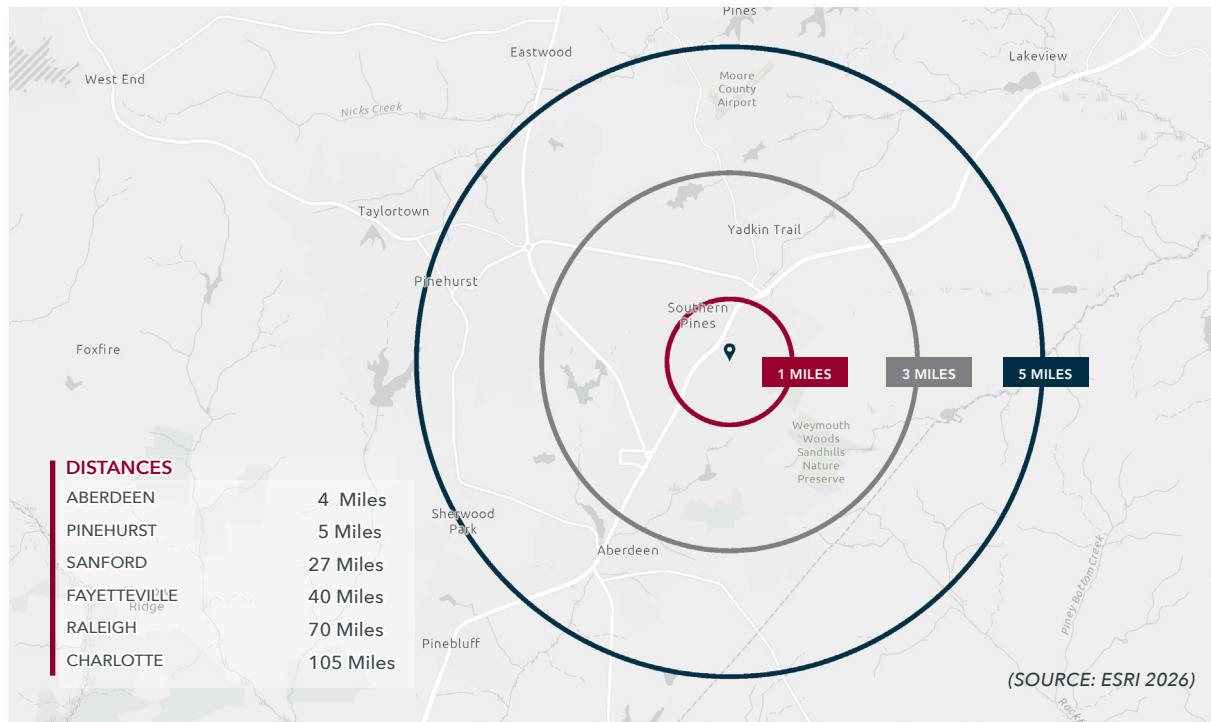


Moore County is a regional retail hub; local stores and shops attract residents, tourists and shoppers from the surrounding area. Retail Trade is our third largest industry sector, with taxable sales totaling over **\$2.46 billion in fiscal year 2024** (NC Department of Revenue).

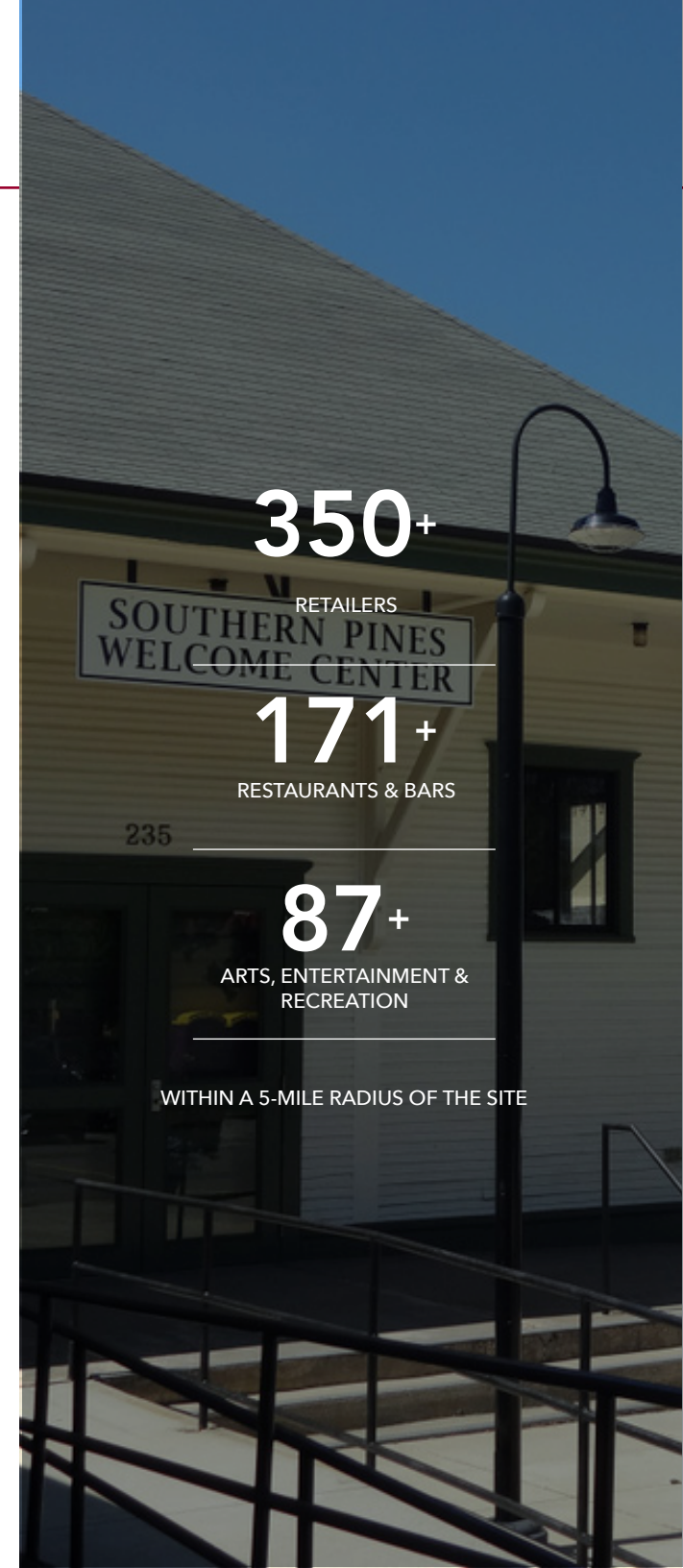
The walkable downtowns of our quaint and charming communities contain an abundance of unique restaurants featuring locally-grown ingredients and one-of-a-kind boutique shops. Local businesses inspire a strong culture of "shopping local," often using the hashtag #togetherwearemoore. Moore County's communities also offer several major retailers typically found in larger metropolitan areas.

Source: Moore County Economic Development

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2026)	5,229	22,812	46,092
2031 Projected Population	5,876	24,870	49,398
Daytime Population	6,636	28,338	54,999
Median Age	41.1	43.7	44.7
Avg. Household Income	\$116,206	\$121,917	\$127,477
Median Home Value	\$417,647	\$439,781	\$437,379



350+

RETAILERS

171+

RESTAURANTS & BARS

87+

ARTS, ENTERTAINMENT & RECREATION

WITHIN A 5-MILE RADIUS OF THE SITE

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