



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



MEDICAL OFFICE BUILDING FOR LEASE

180 MAGNOLIA SQUARE COURT  
Aberdeen, NC 28315

*for more information*

ROGER MARX

Broker

O: 910.829.1617

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[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



**OFFERING SUMMARY**

<b>Available SF:</b>	2,015 SF
<b>Lease Rate:</b>	\$21.00 SF/yr (NNN)
<b>Lot Size:</b>	0.05 Acres
<b>Year Built:</b>	2004
<b>Building Size:</b>	2,015
<b>Renovated:</b>	2021
<b>Zoning:</b>	Commercial
<b>Market:</b>	Aberdeen

**PROPERTY OVERVIEW**

This professional ±2,015 SF single-story office building is now available for lease within Magnolia Square Business Park—an established commercial hub known for its clean design and consistent maintenance. Purpose-built for medical use, the space offers a thoughtful layout that supports efficient patient flow and staff functionality. The interior includes a welcoming lobby with a centrally located nurse station and dual-window reception area for check-in and check-out, along with six well-proportioned exam rooms. Three restrooms and a kitchenette provide convenience for both staff and visitors, while high-quality finishes throughout reflect a standard of care aligned with clinical and wellness tenants. This turnkey suite is ideal for medical, dental, or allied health practices seeking a professional setting with minimal buildout requirements.

**PROPERTY HIGHLIGHTS**

- ±2,015 SF turnkey medical office suite
- Six exam rooms plus nurse station and lobby
- Three restrooms and a kitchenette
- Plenty of level parking, and level entry,
- Near US Hwy 1 and 15/501 junction
- Minutes to Pinehurst and Southern Pines

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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Magnolia Square Business Park is strategically located just off US Hwy 1 and 15/501, placing tenants within minutes of both Pinehurst and Southern Pines. The surrounding area is anchored by national retailers and essential services, supporting high daily traffic and strong consumer visibility. This location benefits from exceptional regional accessibility and sits within a well-established healthcare corridor, further enhancing its appeal for medical providers. Tenants will also appreciate the convenience of nearby restaurants, pharmacies, and banking options, offering ease for patients and staff alike. The property is part of a cohesive business community with ample parking and a professional atmosphere.

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ADDITIONAL PHOTOS



*for more information*

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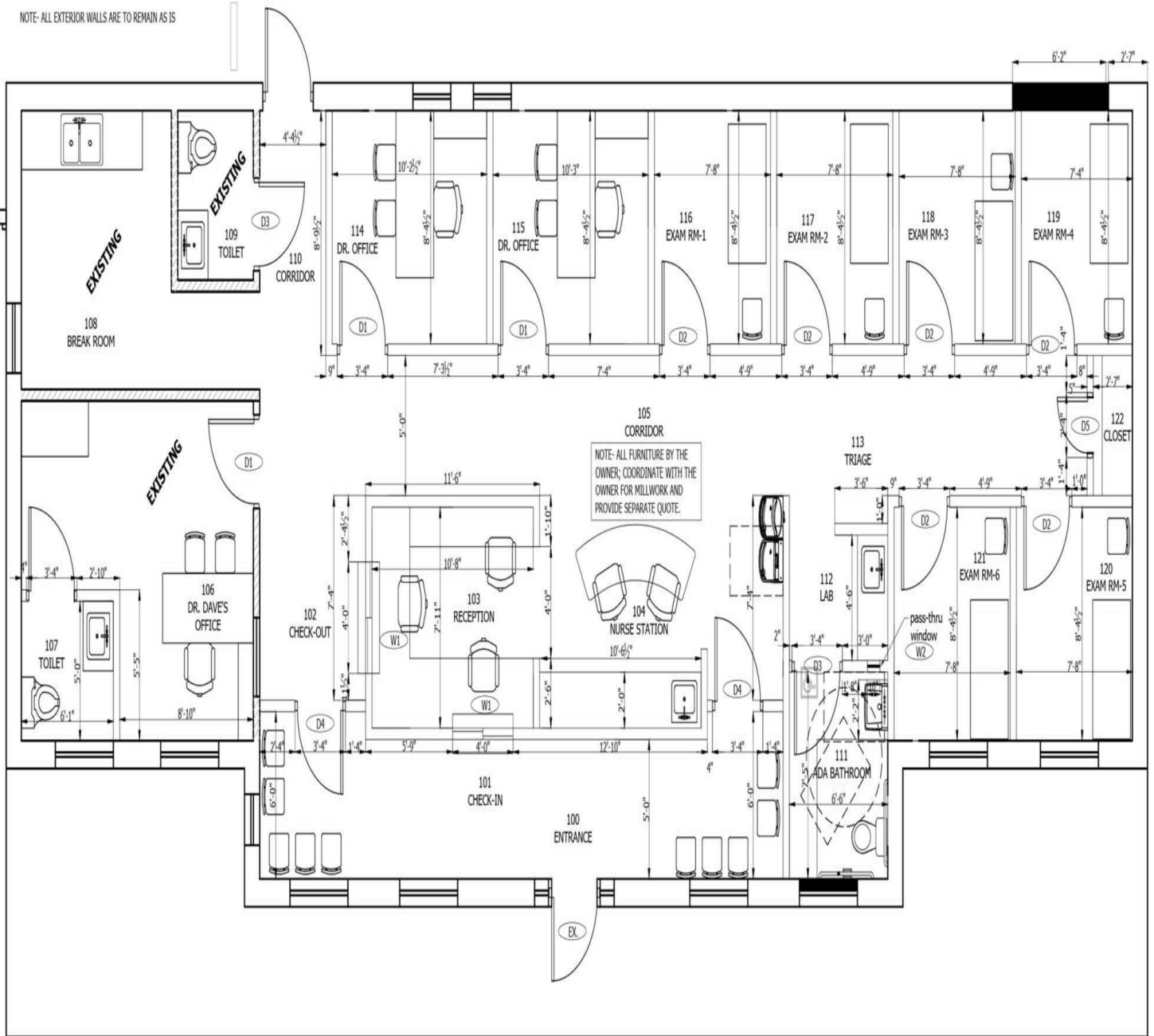
roger.marx@grantmurrayre.com



**FLOOR PLAN**

**WALL LEGEND**

-  EXISTING INTERIOR WALL
  -  NEW WALL (FLOOR TO CEILING)
- NOTE: ALL EXTERIOR WALLS ARE TO REMAIN AS IS



for more information

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**RETAILER MAP**



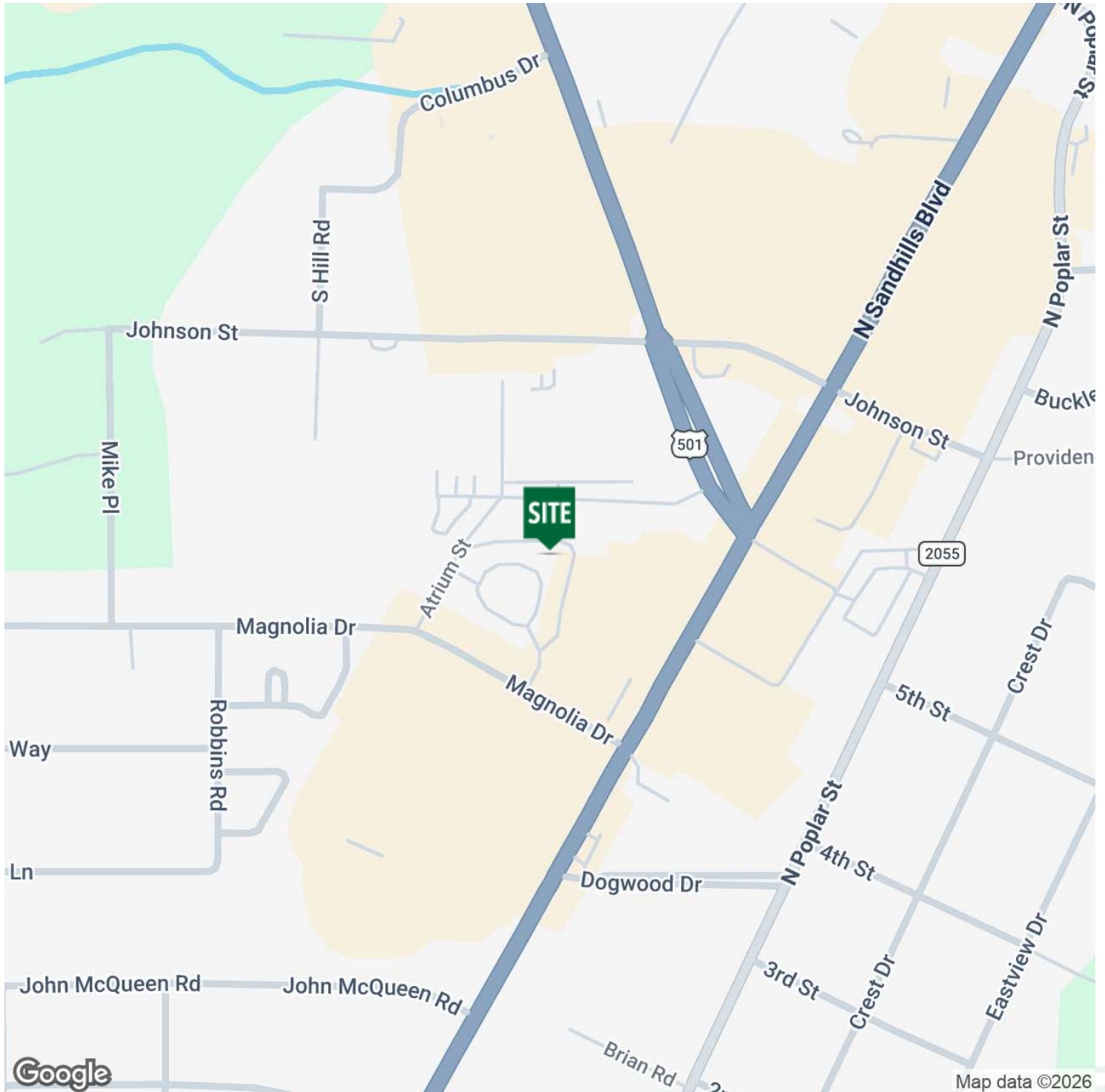
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Map data ©2026



LOCATION MAP

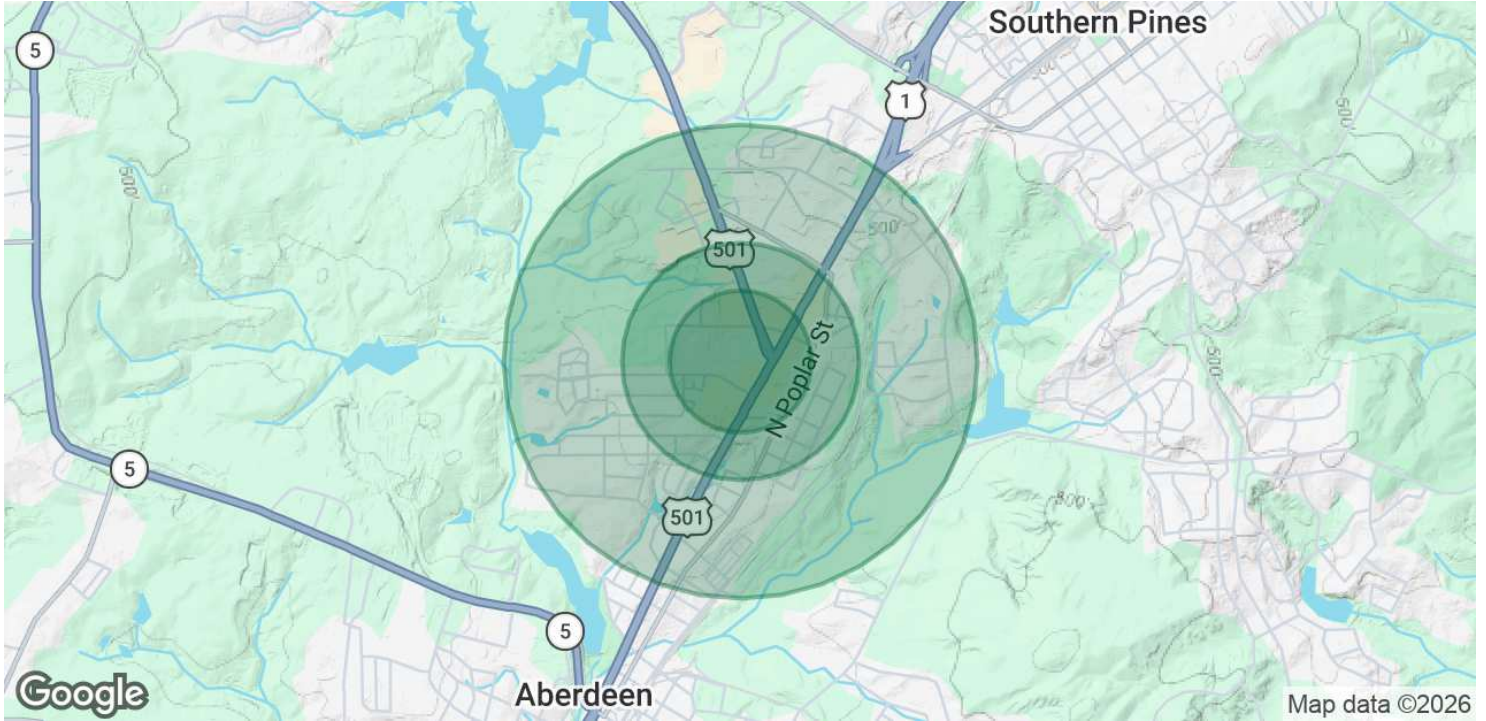


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DEMOGRAPHICS MAP & REPORT



**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	270	966	4,611
Average Age	40	40	40
Average Age (Male)	37	37	37
Average Age (Female)	42	42	42

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	102	408	2,054
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$89,040	\$82,361	\$78,504
Average House Value	\$327,923	\$327,315	\$325,971

*Demographics data derived from AlphaMap*

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