

MIXED-USE BUILDING FOR LEASE | 100 MAGNOLIA RD. PINEHURST, NC | **PROPERTY OVERVIEW**

**HIGHLIGHTS**

- 25,000 mixed use building in the heart of the Village of Pinehurst
- Unparallel location and A+ quality office suites available ranging in size from 150 to 200 sf.
- Rare availability – Act now!
- Executive office tenants enjoy shared amenities including two conference rooms, kitchen break room, restrooms, and printer/scanner.
- A quality offices for a first class presence to your clients.

**AVAILABILITY**

- Executive offices on the second floor
- Conference room only - lease options for ability to use the conference rooms on a first come first serve basis

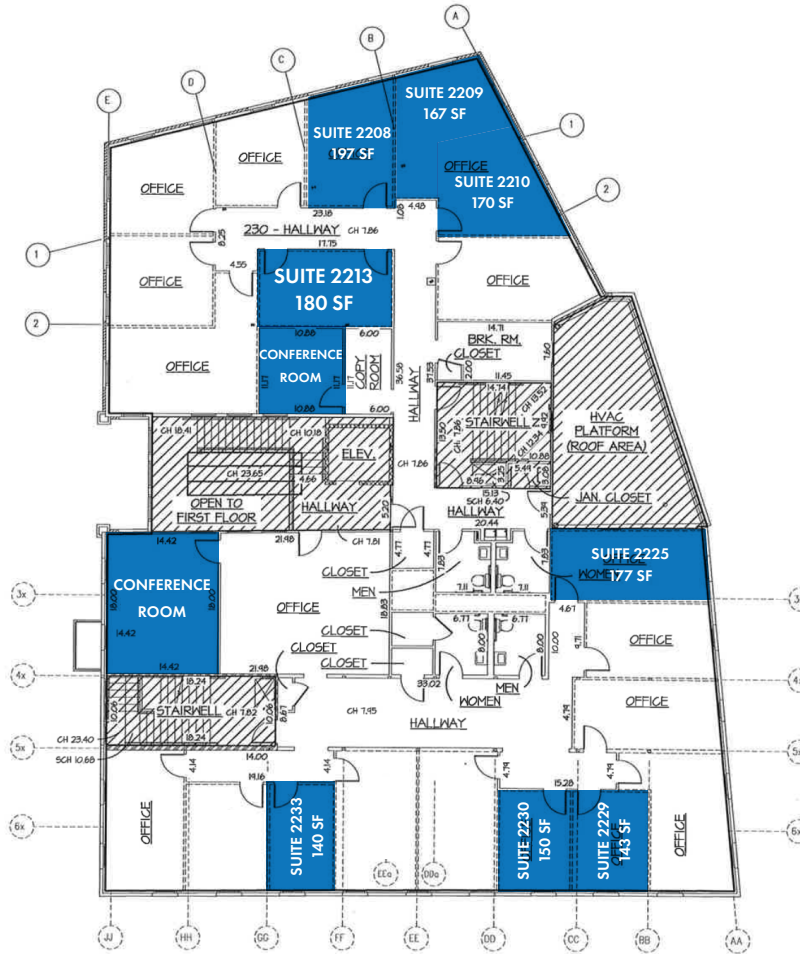
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,161	23,059	43,854
Average Income	\$190,912	\$160,446	\$136,719

TRAFFIC COUNTS	VEHICLES PER DAY
Hwy 5	14,500
Palmetto Rd	8,300



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**SECOND FLOOR**



**Unit 200**  
**Second Floor As-Built Plan**

1/8" = 1'-0"  
 SQUARE FOOTAGES:  
 USEABLE SPACE 670sq.ft.  
 GROSS AREA 1302sq.ft.  
 COMMON AREA 1294sq.ft.

NOTE:  
 ALL WALLS, EXCEPT RESTROOMS, STAIRWELLS, CLOSETS  
 AND ELEVATOR, ARE MOVABLE METAL WALLS.

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