

HIGHLIGHTS

Situated on just under an acre of land in Turnberry Wood, Pinehurst’s long established Business Park, 140 Applecross provides investors and businesses a strong presence in the market, convenient access, and an ideal office location. With 2,554 square feet currently available, 140 Applecross affords owner occupied businesses a great investment. Strategically located at the northwest corner of Highway 15-501 and Morganton Road, two of the three main commercial corridors in the market. This strategic location provides quick access to the commercial corridor, nearby schools, residential neighborhoods, and Pinehurst’s iconic golf amenities.

OVERVIEW

With a vibrant downtown, renowned golf courses, and a thriving community, Pinehurst offers a perfect blend of small-town charm and modern amenities. The village boasts a robust and diverse economy, with a strong focus on tourism, healthcare, and a spirited arts scene. With proximity to Fort Liberty, America’s largest military base, this also creates employment opportunities, making it an appealing destination for residents and businesses alike.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,600	45,100	67,600
Average HH Income	\$94,811	\$117,984	\$119,845

TRAFFIC COUNTS	VEHICLES PER DAY
Morganton Rd	20,500
US Hwy 15-501	34,000



-  **OWNER OCCUPANT OPPORTUNITY**
-  **4,458 SF FULLY OCCUPIED ON FIRST FLOOR**
-  **2,554 SF AVAILABLE ON SECOND FLOOR**
-  **629 SF BONUS SPACE ON SECOND FLOOR**
-  **EXCELLENT OFFICE LOCATION IN TURNBERRY WOOD**

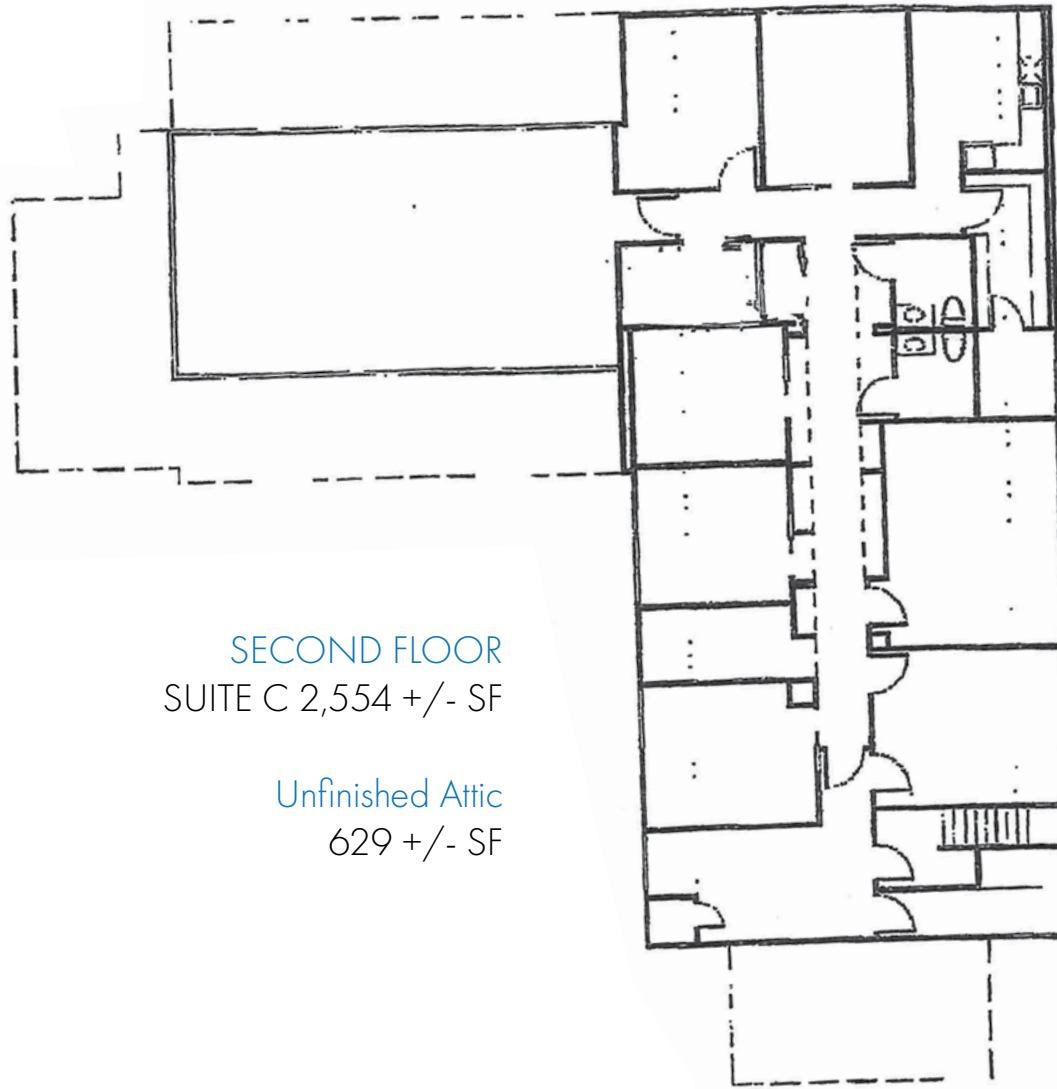
TURNBERRY WOOD BUSINESS PARK | 140 APPLECROSS ROAD PINEHURST, NC 28374 | **SPACE AVAILABLE**



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SECOND FLOOR
SUITE C 2,554 +/- SF

Unfinished Attic
629 +/- SF