

176 NW BROAD STREET SOUTHERN PINES, NC | **SPACE AVAILABLE**

PROPERTY OVERVIEW

- Upstairs Suite: 4,980 SF
- Lot Size: ±0.12 Acres
- Zoning: Central Business (CB)
- Current Use: Mixed-use retail and service
- Situated in the heart of downtown Southern Pines, offering high foot traffic and visibility.
- Part of the Southern Pines Historic District, known for its Colonial Revival, Bungalow/Craftsman, and Queen Anne architecture.
- In the heart of Downtown Southern Pines with local retail shops, unique dining, and more

MARKET OVERVIEW

Southern Pines is a thriving community known for its charming downtown, equestrian heritage, and proximity to Pinehurst’s renowned golf resorts. The town attracts both residents and tourists, offering a blend of small-town ambiance and upscale amenities. Businesses in the area benefit from a supportive local economy, a steady influx of visitors, and a community that values local enterprises.

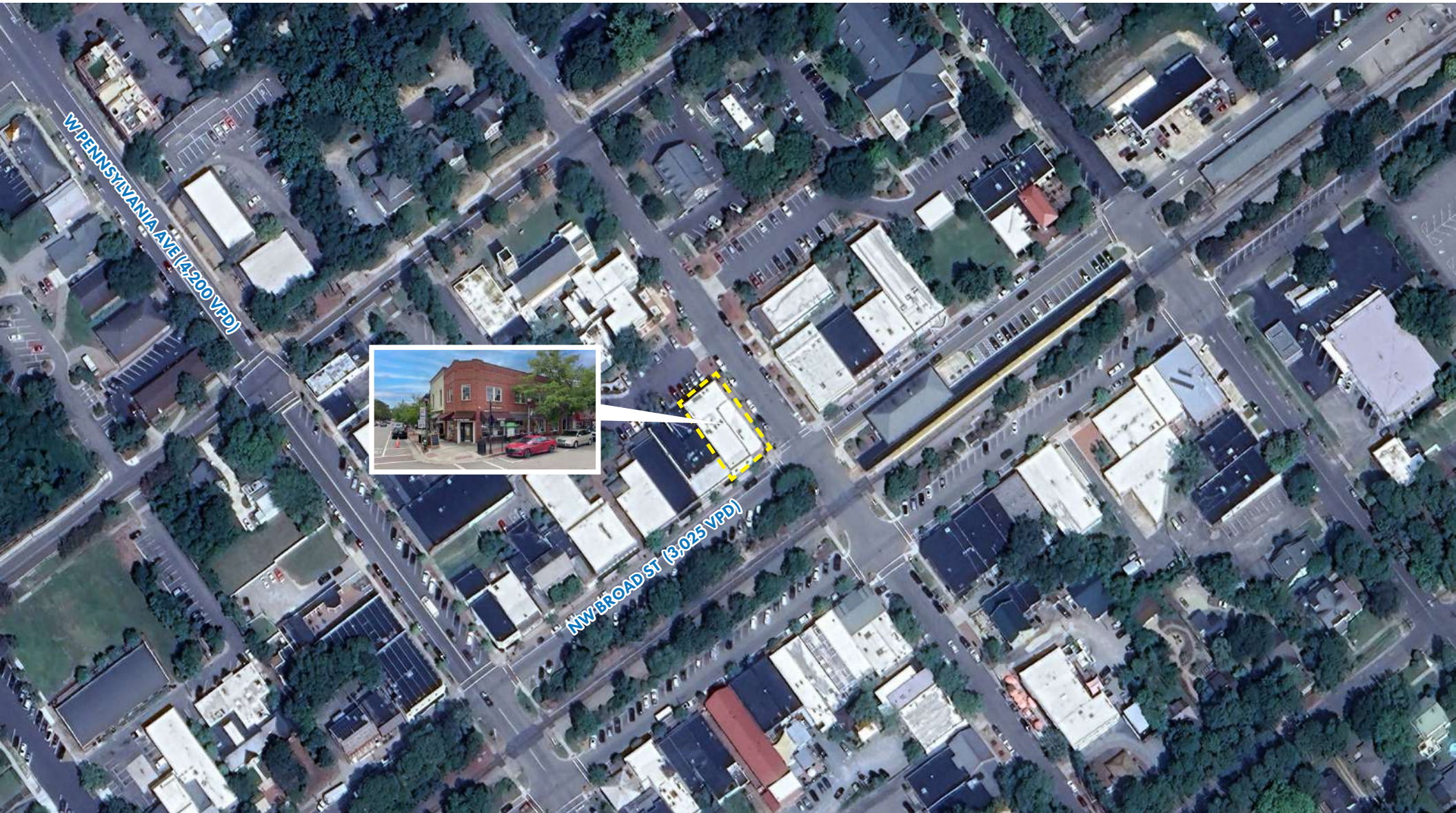
2024 SUMMARY	1 MILE	2 MILES	3 MILES
Population	12,000	21,300	33,700
Average Income	\$83,500	\$72,700	\$86,100



176 NW BROAD STREET SOUTHERN PINES, NC | **AERIAL**



176 NW BROAD STREET SOUTHERN PINES, NC | **PROPERTY AERIAL**



176 NW BROAD STREET SOUTHERN PINES, NC | **SITE PLAN**

