

FREESTANDING RETAIL BUILDING

610 S BENNETT ST | SOUTHERN PINES, NC | 28387

LEASE INFORMATION OVERVIEW

ASKING PRICE: \$10.00 / SF

PARCEL SIZE: 1.05 AC.

BUILDING SIZE: 6,400 SF

PARKING: 39 SPACES

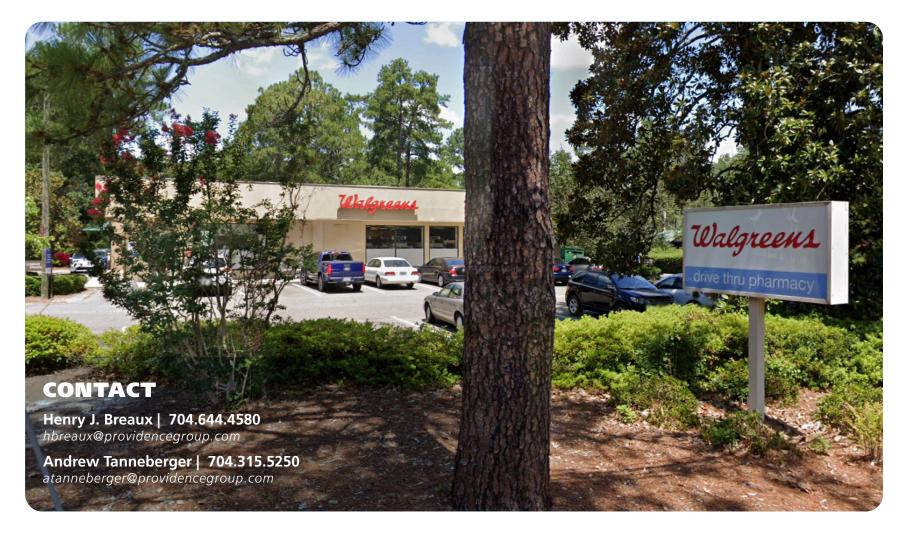
PROPERTY TAXES: \$6,572

ZONING: CB

PROPERTY HIGHLIGHTS

This offering for sublease is for a former Walgreens sitting on 1.05 acres with a drive thru. The lease expires on 6/30/25. Located in a prime position in downtown Southern Pines, this property includes ample parking and multiple points of access.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	5,223	22,354	43,393
AVERAGE HH INCOME	\$92,931	\$109,186	\$116,674
MEDIAN HH INCOME	\$73,662	\$84,798	\$89,783
DAYTIME EMPLOYMENT	4,974	14,338	27,200
COMBINED POPULATION	10,197	36,692	70,593



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