



135 w. vermont ave

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property information

name	135 w. vermont ave
location	135 w. vermont ave southern pines, nc 28387
county	moore
sq ft	1,500 +/- sq. ft.
acreage	.141 +/-
zoning	os
price	\$1,500.00 per month
potential uses	office
utilities	water, power, sewer
pin	858106398690
lrk	32614

property description

Excellent opportunity! 1,500 +/- sq. ft. of commercial office space available for lease in downtown Southern Pines, NC. Space includes 4 offices, 2 bathrooms, lobby with reception and kitchen area. Interior also includes, fireplace, storage area and built-ins in all offices. Perfect for lawyer, doctor, real estate company or other professionals. New roof, exterior and interior renovations has recently been completed.

please visit www.cliftcommercial.com or call

910.695.1909



155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • sales@cliftcommercial.com

disclaimer: no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal with notice, and to any special listing conditions imposed by principals.

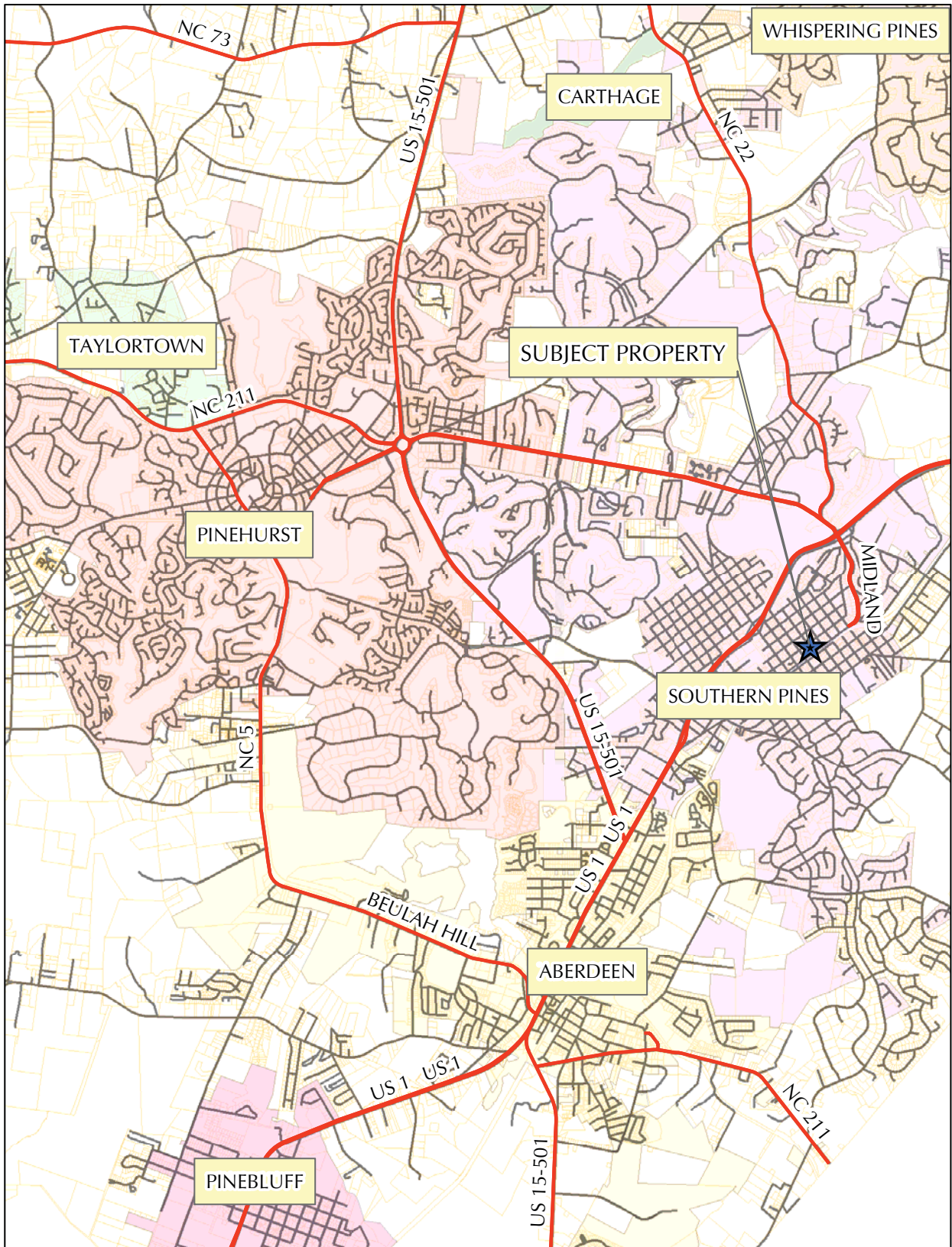




135 w. vermont avenue

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location map



135 w. vermont avenue

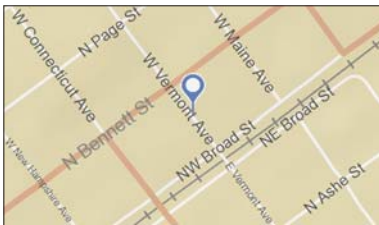
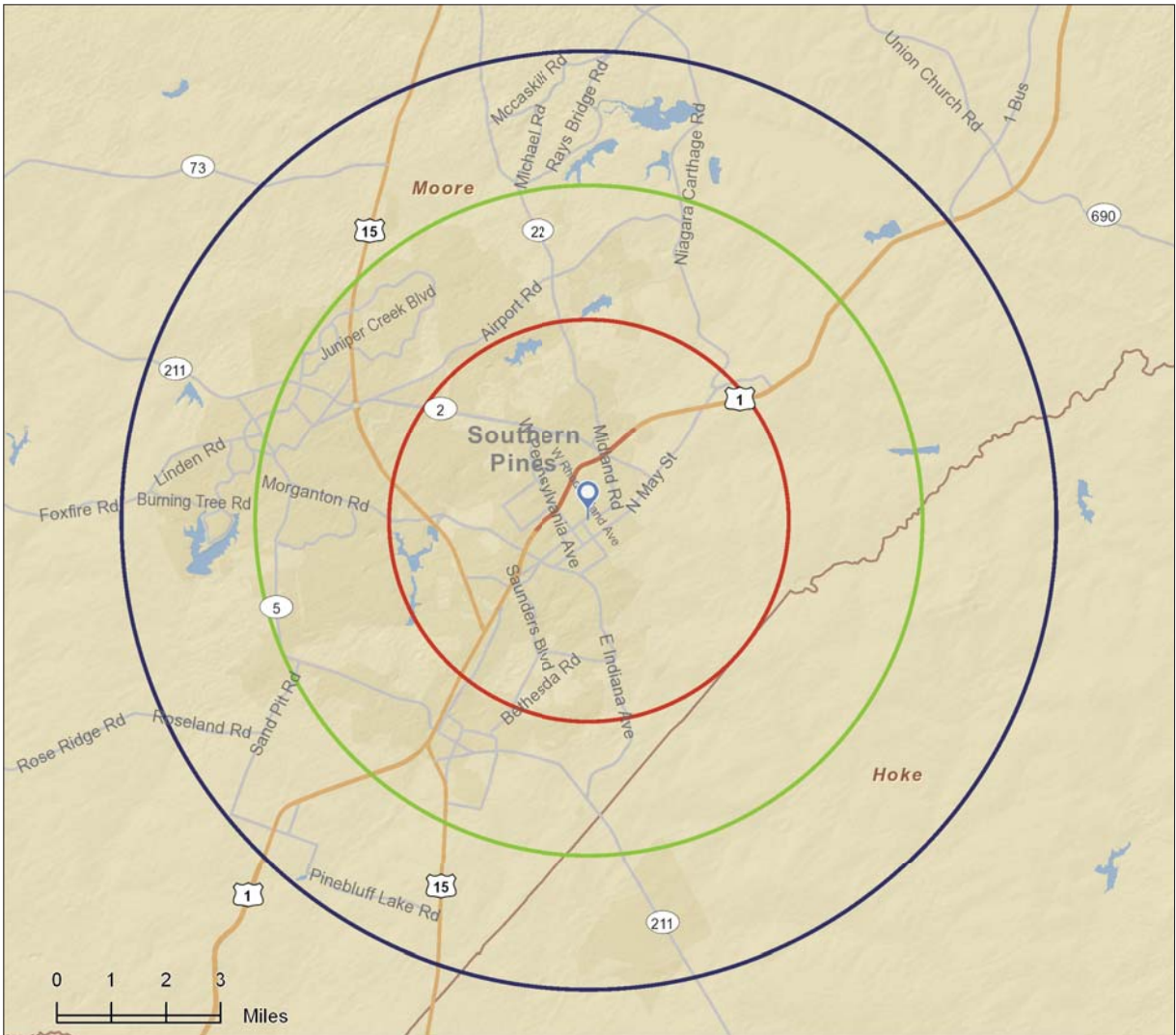
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Site Map

135 W. Vermont Avenue
135 W Vermont Ave, Southern Pines, NC, 28387
Ring: 3, 5, 7 Miles

Prepared by Susan Brown
Latitude: 35.17692
Longitude: -79.38872



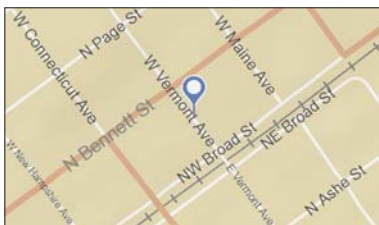
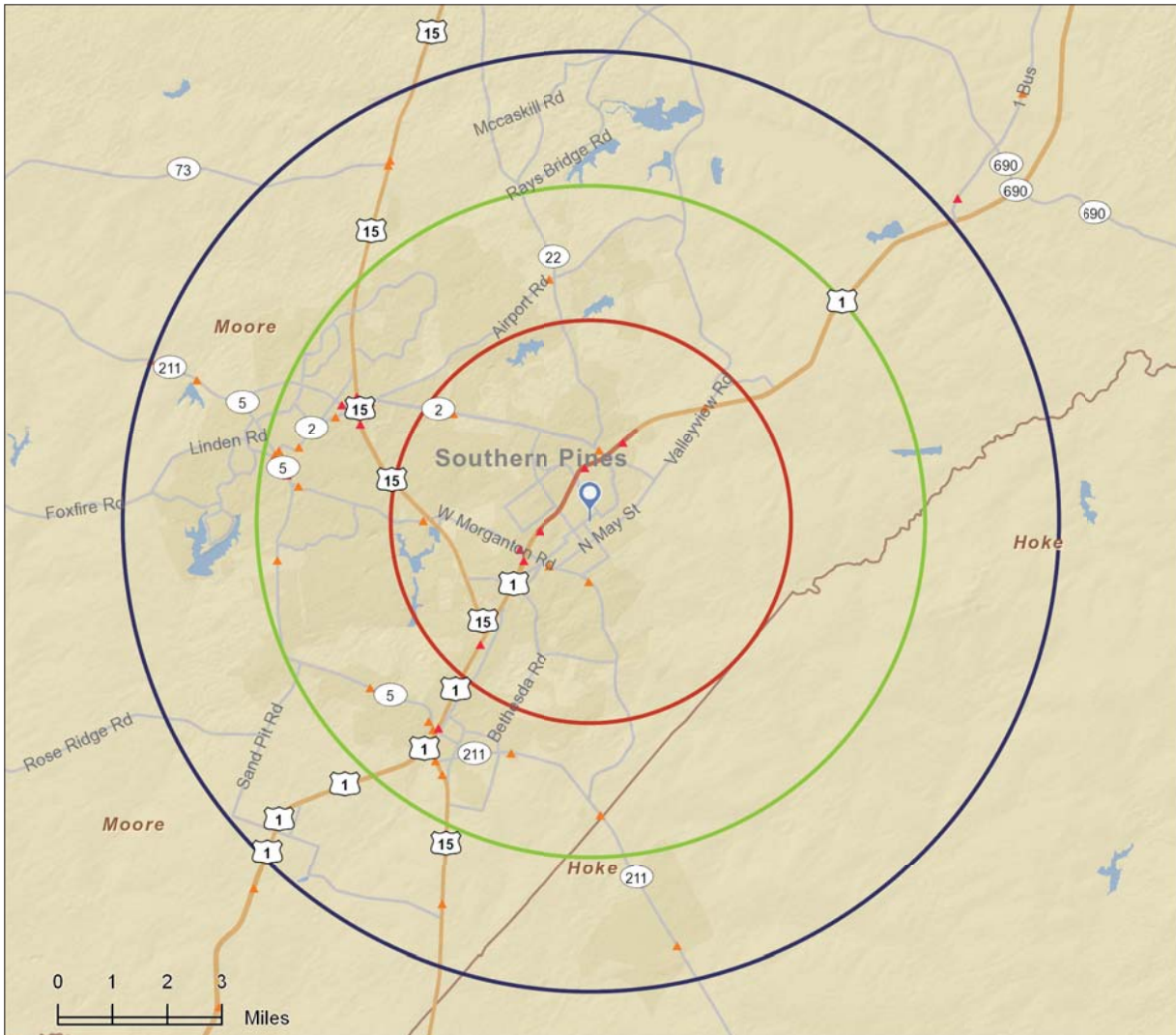
traffic count map



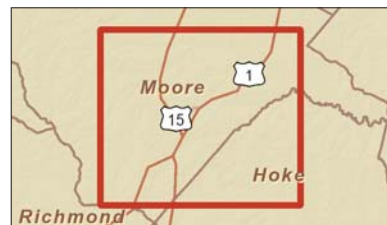
Traffic Count Map

135 W. Vermont Avenue
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 Ring: 3, 5, 7 Miles

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 Latitude: 35.17692
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

- (a) The OS district is designed to accommodate office and service uses as well as medium-density residential uses. The major objectives of this district are to (1) encourage land uses which serve as an adequate buffer between intensive non-residential and residential uses; (2) provide aesthetic controls and dimensional requirements to ensure compatible office and service development with surrounding residential uses; and (3) encourage a mixture of medium-density residential uses with offices and services.

PARID: 00032614
 TOWNSHIP:
 OLDHAM, LINDA REID

CITYNAME: LAKEVIEW

135 VERMONT AVE W
 NBHD: 755
 ROLL: REAL

Parcel

ParID / PIN: 00032614 / 858106398690
 Record Type: REAL
 Tax Year: 2013
 Tax Jurisdiction: SP :
 Township: 07 : MCNEILL

Owner

Account Number: 63873020
 Name: OLDHAM, LINDA REID
 Mailing Address: PO BOX 147
 LAKEVIEW NC 28350

Legal

Physical Address: 135 W VERMONT AVE
 Legal Description 1: BLK H 4 PART LOT 21 22 & ALLEY
 Zoning:
 Plat Cabinet:
 Slide:

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
06-MAR-06	2984	556	110,000	
01-JAN-06	513	813	0	

Description

NBHD Code / Name: 755 : SOUTHERN PINES CBD
 Class: C1 : COM IMPROVED
 Land Use: C53 : OFFICE BLDG.-LOW RISE(1-4ST)
 Living Units: 0
 Topography: 1 : LEVEL
 Location: 1 :
 Parking: 1 : OFF STREET
 Traffic: :
 Utilities: 1 : ALL PUBLIC
 :
 Restrictions: :
 Deeded Acres: 0
 Calculated Acres: 0
 VC Notice / VC Date: :

Valuation

Appraised Land: 46,070
 Appraised Building: 63,890
 Appraised Total: 109,960
 Deferred: 0
 Exempts/Excluded: 0
 Assessed Real: 109,960
 Personal:
 Total Assessed: 109,960

Legal Description

Tax Jurisdiction: SP :
 Township: 07 : MCNEILL
 Property Address: 135 W VERMONT AVE
 Unit Desc:
 Unit #:
 Legal Desc 1: BLK H 4 PART LOT 21 22 & ALLEY
 Legal Desc 2:
 Legal Desc 3: 63873020 00001
 Note 1:
 Note 2:
 Deeded Acres: 0.00
 Calculated Acres: 0.00
 Sq Ft:
 Plat Book-Page/Subd #:
 Subdivision Name:
 Subd Block:
 Subd Lot:
 Condo Bldg #:
 Condo Unit #:
 Subd Code:

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
06-MAR-06	2984	556	110,000	OLDHAM, LINDA REID	
01-JAN-06	513	813	0	CROCKETT, DAVID G	

Sale Details

Sales Date: 06-MAR-06
 Transfer Date:
 Book: 2984
 Page: 556
 Sales Price: 110,000
 Sales Adjustment:
 Adjusted Reason:
 Adjusted Sales Price:
 Market:
 Total Assessment:
 Instrument Type: WD : DEED
 Instrument No:
 Qualify or Disqualify Code:
 Sales Type:
 Source:
 Grantor:
 Grantee: OLDHAM, LINDA REID
 Notes:
 STPY 2006

Land
 Land Line #: 1
 Land Type: S : Square Foot
 Land Code: 2 : SECONDARY SITE
 PUV: N
 Acres: .141
 Sq Ft: 6,142
 Lots/Units:
 Influence Factor:
 Influence %:
 Vacant Factor:
 Influence %:
 Notes:

Summary Totals

Total Land Value	Total Acres	\$ / Acre	/ SF	\$ / Unit
46,070	.141	326737.59	7.5	.01

Real Values

Land Value: 46,070
 Building Value: 63,890
 Appraised Real Value: 109,960
 Total Appraised Value: 109,960

Property Class: CI
 Reason Code:
 LUC: C53

Exemptions and Exclusions

Deferred Value: 0
 Senior / Disabled: 0
 Veteran: 0
 Historic: 0
 100% E Class Ex: 0
 Partial E Class Ex: 0
 Total Exempt/Excluded/Deferred: 0

Assessed Valuation

Total RE Appraised Value: 109,960
 Total Exempt/Excluded/Deferred: 0
 Total Assessed (Taxable): 109,960

Parcel

ParID / PIN: 00032614 / 858106398690
 Record Type: REAL
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 Tax Jurisdiction: SP :
 Township: 07 : MCNEILL

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Sorry, no sketch available for this record



Executive Summary with Charts

Prepared by Susan Brown

135 W. Vermont Avenue
 135 W Vermont Ave, Southern Pines, NC, 28387
 Ring: 5 miles radius

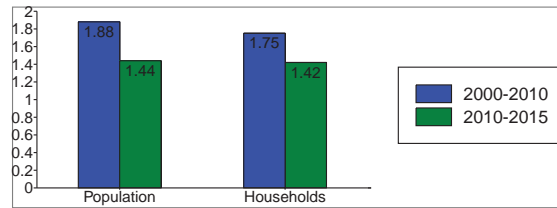
Latitude: 35.17692
 Longitude: -79.38872

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

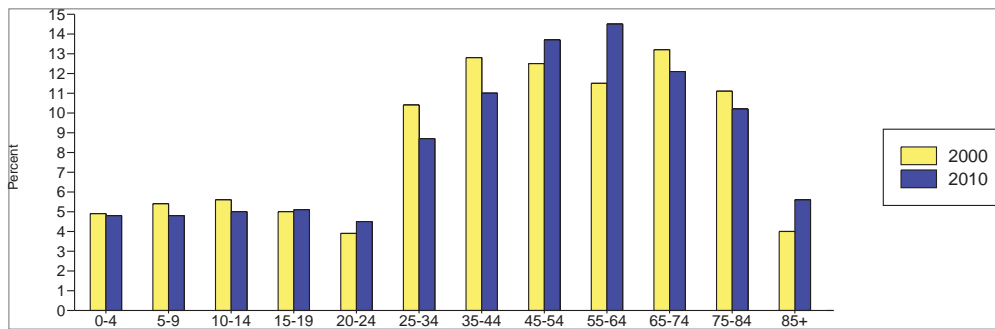
Year	Population	Households
2000	25,847	11,243
2010	31,273	13,433
2015	33,591	14,413

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 972 in 2000, or 3.8 percent of the total population. Average household size is 2.26 in 2010, compared to 2.21 in the year 2000.



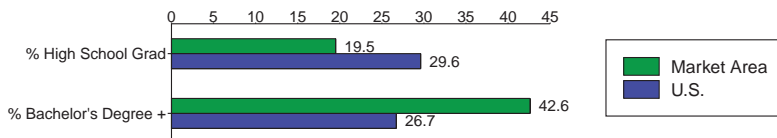
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 46.8, compared to 49.5 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Executive Summary with Charts

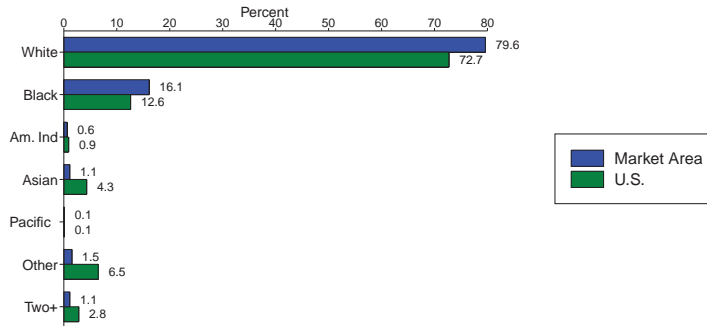
Prepared by Susan Brown

135 W. Vermont Avenue
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 Ring: 5 miles radius

Latitude: 35.17692
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Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:

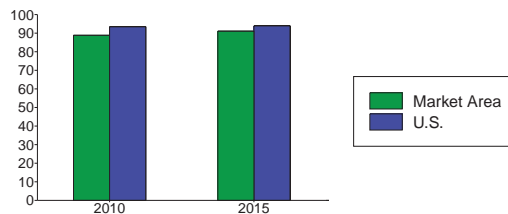


Persons of Hispanic origin represent 3.7 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 38.7 in the identified market area, compared to 59.3 in the U.S. population.

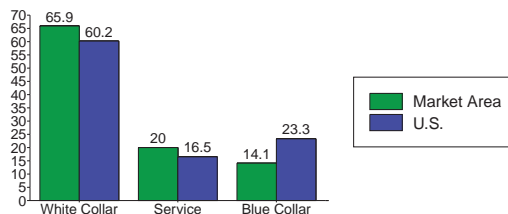
Population by Employment

In 2000, 52.6 percent of the population aged 16 years or older in the market area participated in the labor force; 1.3 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2010	88.8	11.2
2015	91.0	9.0



And by occupational status:



In 2000, 81.7 percent of the market area population drove alone to work, and 4.2 percent worked at home. The average travel time to work in 2000 was 19.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

executive summary



Executive Summary with Charts

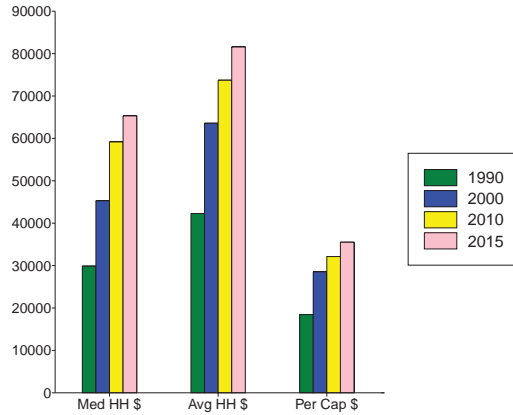
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Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2015:



Housing

Currently, 57.3 percent of the 17,064 housing units in the market area are owner occupied; 21.4 percent, renter occupied; and 21.3 percent are vacant. In 2000, there were 13,156 housing units—63.0 percent owner occupied, 23.0 percent renter occupied and 14.1 percent vacant. The annual rate of change in housing units since 2000 is 2.57 percent. Median home value in the market area is \$216,704, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.68 percent annually to \$272,335. From 2000 to the current year, median home value changed by 4.44 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.