



155 w new york avenue
suite 300

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name	carter building
location	155 w. new york ave, suite 300 southern pines, north carolina
county	moore
square feet	2,500+/-
zoning	CB
lease price	\$4,500.00
potential uses	office space
utilities	sewer/electric/gas
pin	

property description

RARE; UNIQUE; HISTORICAL AND CONTEMPORARY – 155 West New York Avenue – Suite 300 in downtown Southern Pines, office condominium now available for Lease. This 2500+-sq/ft furnished – (or unfurnished) space – located in the 1930 renovated “Carter Laundry Building” is a one-of-a-kind property. Offering seven to ten offices with custom “metal hinged” framed construction, a corporate board room, “18-foot barrel vaulted ceilings”, with exposed “bow-string” iron trusses, antique brick walls: Six-foot by six-foot lead encased windows, allowing for a sun filled work environment. There are two ingresses, an outside brick patio, copper, and metal indoor and outdoor lighting. Suite 300 condominium is situated “quietly” on the north-west end – and is one of the three offices located in this historic building. Located directly in front of the Southern Pines Post office, with public parking located on side of building, behind Post Office and across the street. 155 West is just one-half block from Broad Street in the historic downtown Southern Pines business district. Contact Susan Clift Brown @ 910-695-1909 to schedule a tour.



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.

additional photos

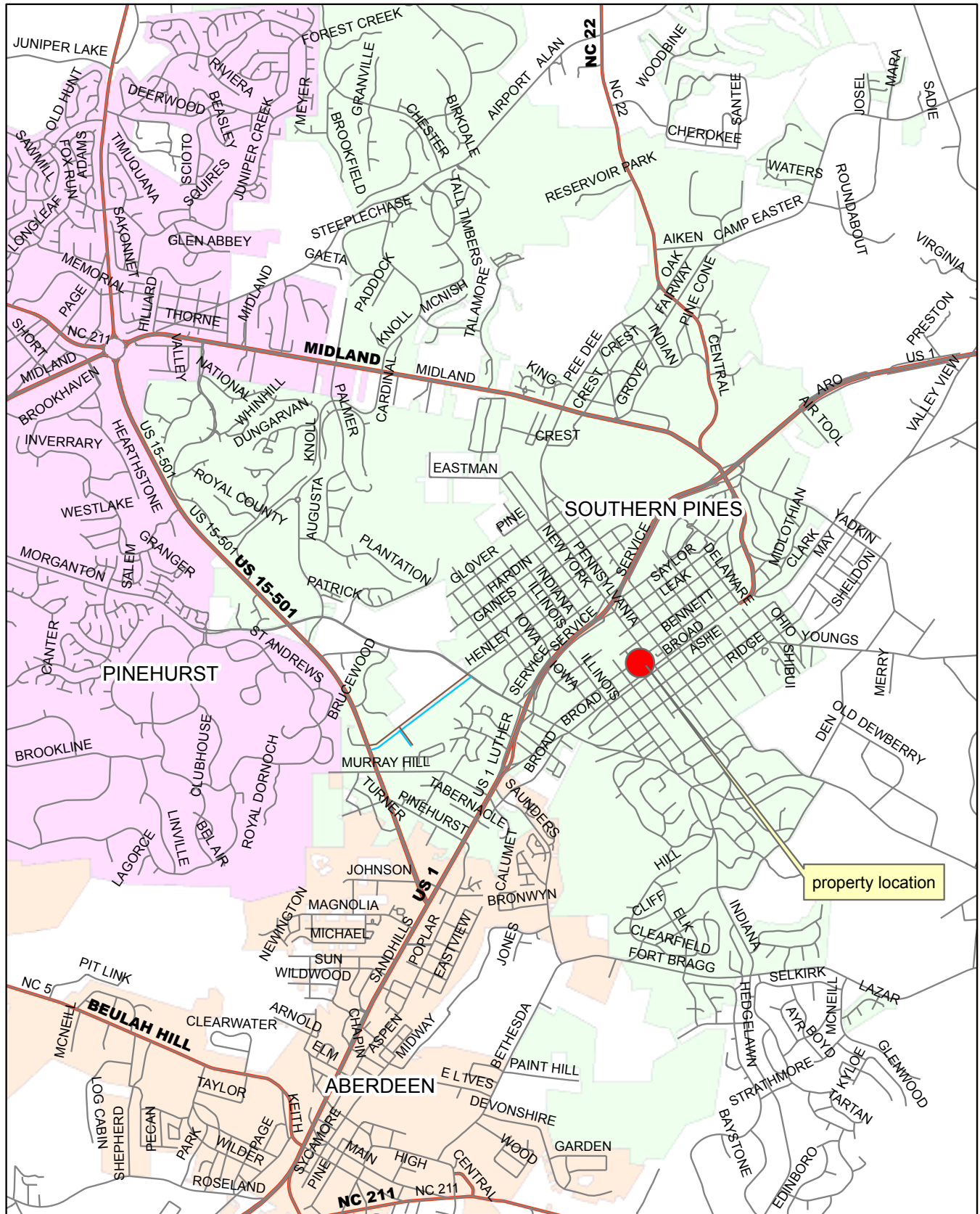


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property aerial map

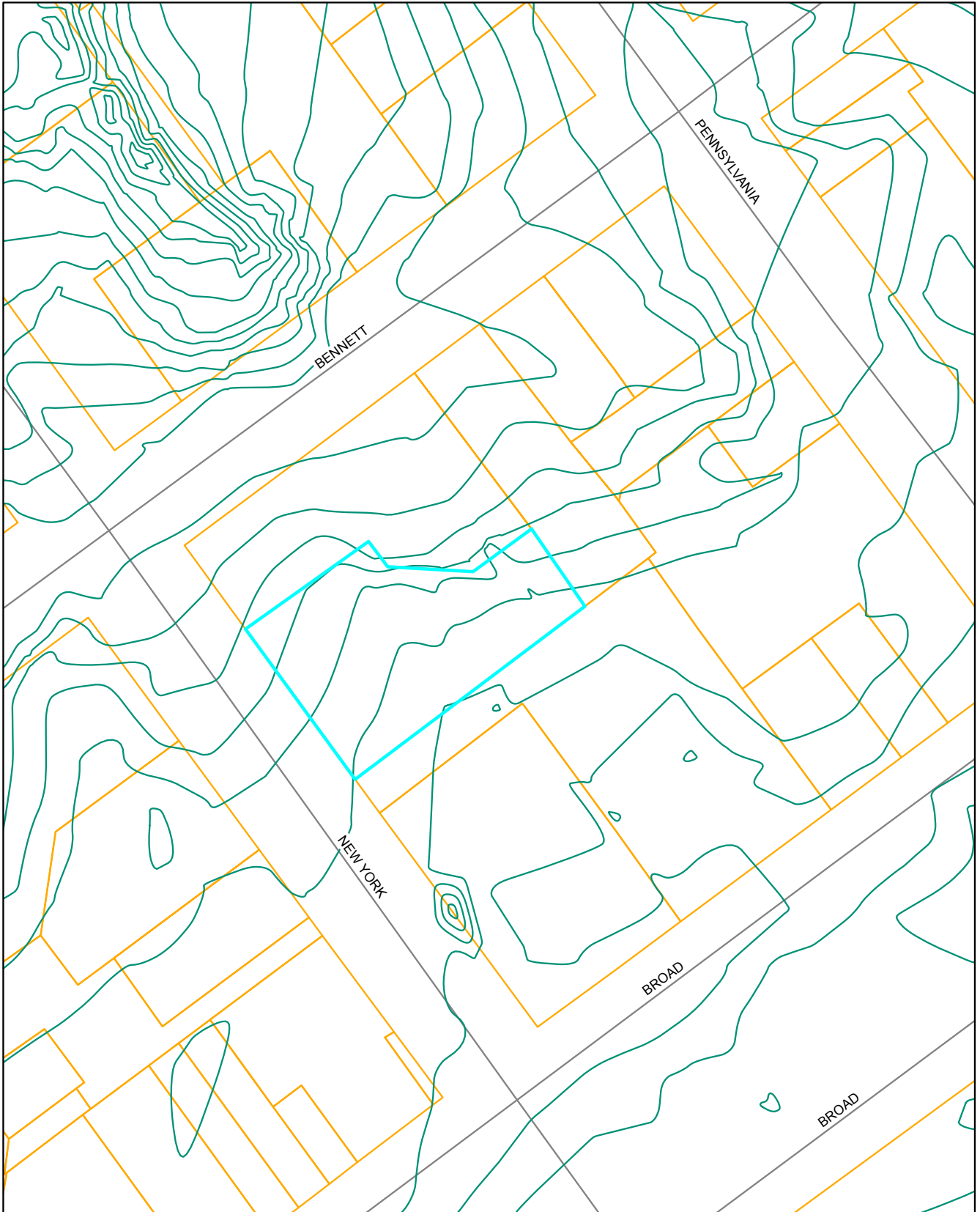


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2 foot contour map



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The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian-oriented) in an intensive development pattern in the town's central business district. The regulations of this district are intended to (1) preserve the general character and integrity of the current development in the central business district; (2) encourage land uses which provide for a multi-purpose central business district including retail, offices, services, entertainment and living space; (3) encourage land uses which do not require large amounts of outdoor use areas; an (4) encourage common or shared off-street parking.

about moore county

According to the Convention and Visitors Bureau, the Southern Pines-Pinehurst area has received national accolades as one of the nation's most desirable places to live. Independent research firm POLICOM's recently ranked the area as 34th in Economic Strength out of 577 micropolitan areas in the United States. American City Business Journals (ACBJ) has ranked the Southern Pines-Pinehurst area as the No. 2 best "Dreamtown" in North Carolina and the 35th best in nation out of 140 smaller communities evaluated throughout the United States.



Moore County ranked 10th in travel impact among North Carolina's 100 counties. The buying power within Moore County is not limited to tourists, however. Statistics reveal that the wealth index of Moore County is the third highest in the Research Triangle Region. Bottom line; Southern Pines/Aberdeen/Pinehurst offers a pro-business environment and a healthy local economy.

The environment for business is as favorable as the climate. Six major sectors make up Moore County's economy: tourism, manufacturing, health services, retail, agriculture and retirement.

First Health of the Carolinas, incorporated in 1929, has been acknowledged as one of the nation's top 100 performing hospitals for the 2nd year in a row. In 2005, First Health was recognized at the annual NC Conference for Excellence for its organizational performance based upon the nationally esteemed Malcolm Baldrige National Quality criteria.

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more about moore county

- In North Carolina, visitors spent a record \$20 billion in 2013, a 4% increase over the previous year.
- Visitor spending exceeded \$400 million in 2013.
- Visitor spending also generated \$12.1 million in local tax receipts in Moore County in 2013, \$90 million in payroll income, and directly supported 5,140 local jobs.
- Combined state and local tax revenue in 2013 was \$32.7 million.
- The U.S. Open returned in 2014, exceeding attendance and revenue generated by the 2005 U.S. Open which attracted 50,000 visitors to the Village each day, accounting for \$70.8 million in spending.
- The U.S. Women's Open returned to Pinehurst in 2014 as well and exceeded past revenues of \$55 million in local spending
- Moore County currently ranks 11th in the state in total travel expenditures of the 100 North Carolina counties (its population places it 32nd).

Population

1990 Census = 59,013

2000 Census = 74,768

% Population Change from 1990 to 2000 = 26.7%

2010 Census = 88,247

% Population Change from 2000 to 2010 = 18.0%

Population Projections

2010 Census	88,247
July, 2015 Projection	94,254
July, 2020 Projection	99,561
July, 2025 Projection	104,226
July, 2030 Projection	108,326



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SECTION III

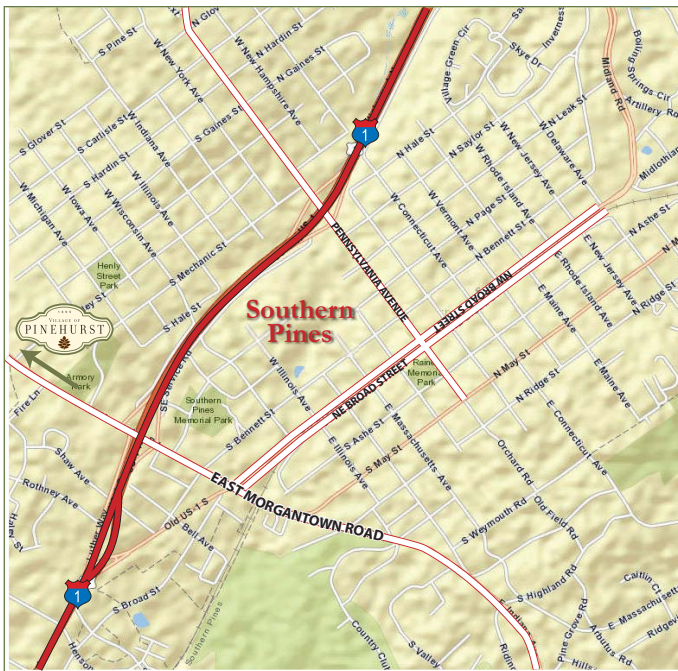
About Southern Pines

Conveniently situated in central North Carolina and supported by solid infrastructure and a strong workforce, the Town of Southern Pines is an ideal location to start or expand your business. The Southern Pines economy currently balances manufacturing, tourism, health services, education, and retirement, and continues to grow these sectors as well as encourage new industries. Southern Pines is known for its vibrant downtown area with many shops, restaurants, and entertainment. Broad Street, the main street of Southern Pines, is divided by train tracks that lead to the newly renovated train depot which houses the Southern Pines Welcome Center. Southern Pines is centrally located to several other great areas, including Pinehurst, Aberdeen, Fort Bragg, Carthage, Cameron, Raeford, and Vass and offers over 40 golf courses, all within a 15 mile radius. The area has hosted two Men's and two Women's US Open tournaments and will be hosting them both



together in June 2014. We are home to several other tournaments and championships.

In 1887, the idyllic town of Southern Pines was developed on 675 acres of land purchased by James T. Patrick. Originally designed as a stop over for weary northern travelers heading to and from Florida, Southern Pines was built with the railroad tracks running right through the center of town. This thoughtful planning, in conjunction with Patrick's vision of turning the area into a health resort, allowed Southern Pines to become a successful and thriving community.



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about north carolina



North Carolina is composed of 100 counties. The top two largest metropolitan areas are among the top ten fastest-growing in the country: its capital, Raleigh, and its largest city, Charlotte. In the past five decades, North Carolina's economy has undergone a transition from heavy reliance upon tobacco, textiles, and furniture-making to a more diversified economy with engineering, energy, biotechnology, and finance sectors. North Carolina's capital has grown 17.9 percent since 2001, placing Raleigh-Cary at No. 5 among the 51 largest metro areas in the country where technology is booming. Since 2010, North Carolina has been chosen as the third-best state for business by Forbes Magazine, and the second-best state by Chief Executive Officer Magazine.



From skilled workers and a comprehensive workforce development network to a nationally touted business climate, North Carolina has the tangibles that businesses need as well as a lifestyle that helps employees flourish. People are at their best in North Carolina and in this increasingly global economy, happy and productive people are the source of a company's competitive advantage.



From business resources and human resources to natural resources, North Carolina provides companies the competitive advantages they need to succeed both locally and globally.

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