



155 w. new york avenue,  
suite 100

## table of contents

### section I • property brochure

---

property flyer  
additional photos

### section II • property maps & plans

---

aerial map  
location map  
access and visibility

### section III • market summary

---

zoning info  
market data  
article

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## property information

name	carter building
location	155 w. new york ave, suite 100 southern pines, north carolina
county	moore
square feet	2,550 +/-
zoning	CB
lease price	\$27.00 psqf, (including TICAM)
potential uses	(furnished) or unfurnished office
utilities	water/sewer/electric/gas
pin	00032143111 / 85810528343911

## property description

This **"custom designed"** 2,550 +/--sq.ft. office is now available for lease in strategic downtown Southern Pines location. The 1930 renovated and restored, historic Carter Laundry Building is a unique property which offers eight to ten offices with custom hand made pine partitions; fully equipped gourmet kitchen with gas stove, 18-foot barrel vaulted ceilings with exposed "bow-string" trusses and copper downspouts. **Antique brick walls, "six-foot by six-foot" lead encased windows allowing for "sun-filled" spacial environment and two ingresses, an outside brick terraced patio, copper and metal indoor and outdoor lighting.** Also included, is a fully furnished corporate boardroom equipped with antique board room table. The custom hand made pine furniture, brick walls and contemporary art through-out the building complete this custom designed corporate office space. The second floor houses the glass encased CEO office designed for the "wow" factor. This unique office is located just one half block from Broad Street in the historic downtown Southern Pines central business district and 1/8 mile from US Highway 1 and Pennsylvania Avenue exit. **Contact Susan Clift Brown- @ [scb@cliftcommercial.com](mailto:scb@cliftcommercial.com) for a tour.** Property available October 1st, 2021.

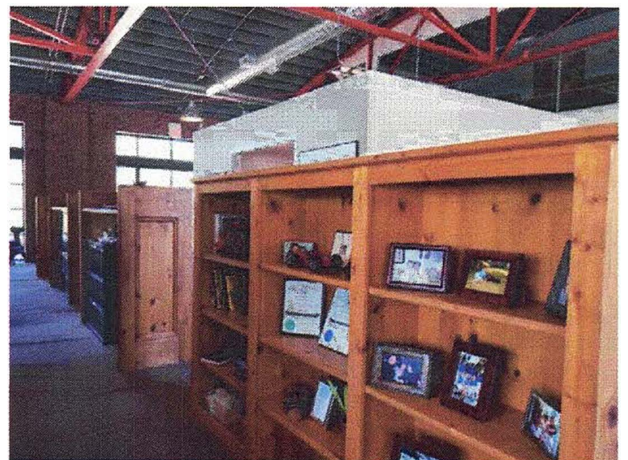
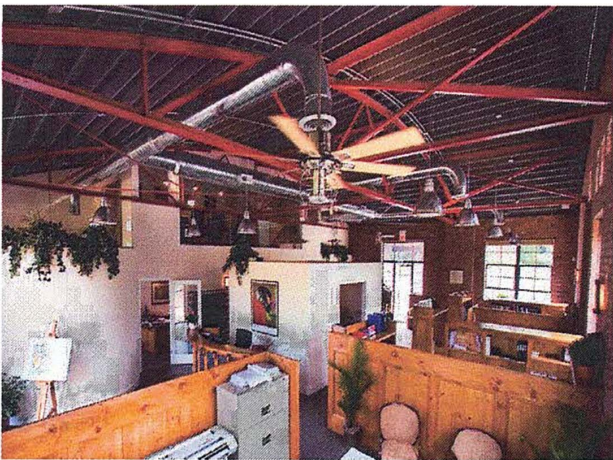
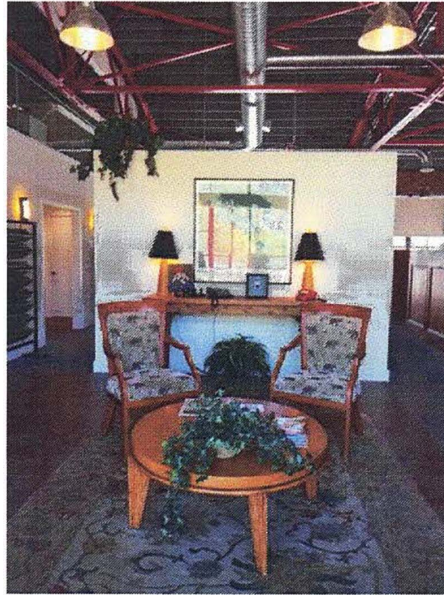
for additional information please call:

910.695.1909



211 Trimble Plant Road • Southern Pines, NC 28387 • 910.695.1909 • [sales@cliftcommercial.com](mailto: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.

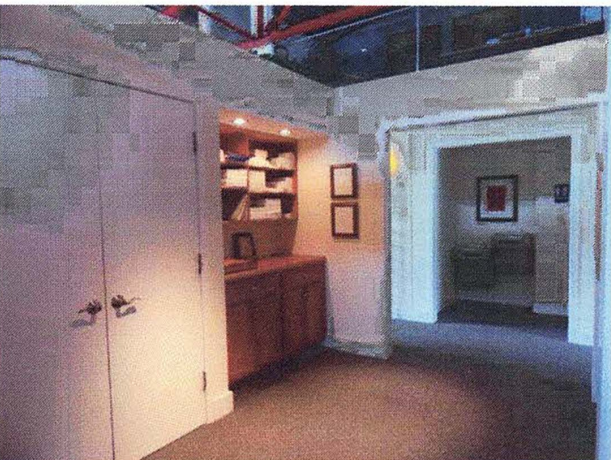
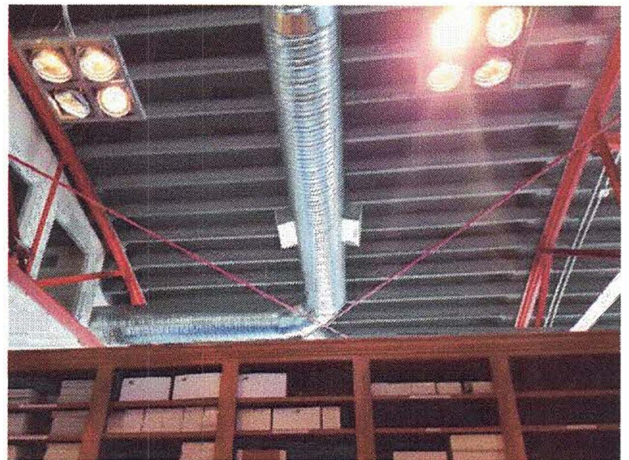
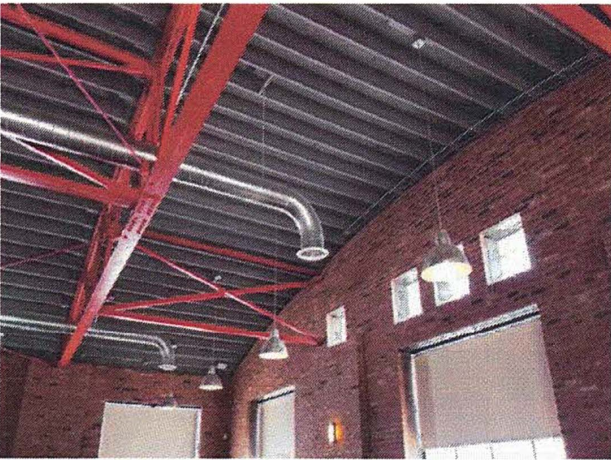
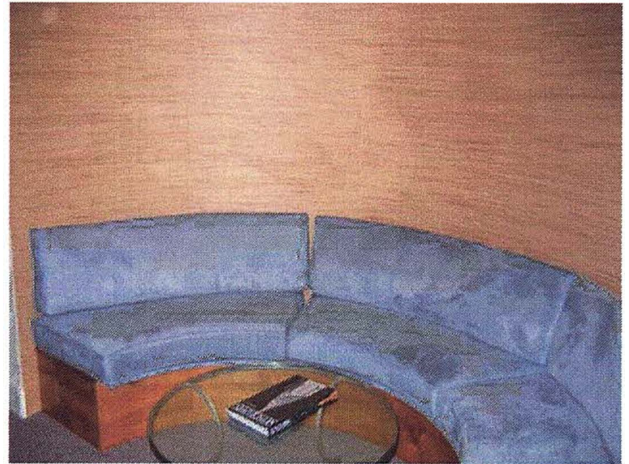


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additional photos



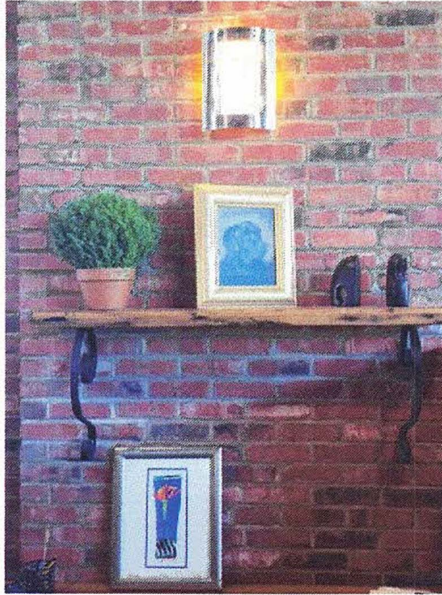
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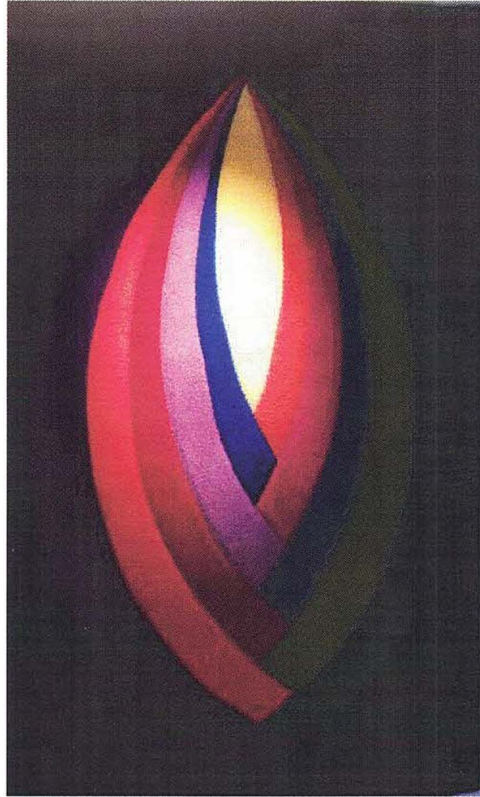
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## additional property details

**This offering of lease include fully custom hand crafted pine furniture. Ready to move-in conditions. Included in the lease are the following:**

- **Antique corporate board room - table, seating for eight, contemporary art, custom built cabinetry and ultra suede custom designed seating**
- **Private Corporate CEO office - 2nd level glass encased view, overlooking office**
- **Casual meeting area with a hand crafted pine table & chairs**
- **Fully functioning gourmet kitchen including, full size refrigerator, gas stove, microwave, garbage disposal, antique dining table, pine storage cabinetry and art**
- **Custom built pine enclosed offices with desk tops**
- **Three custom made pine privacy walls - including storage on inner facing of each.**
- **Round antique meeting table & four chairs**
- **Various art and decor**
- **Fully designed surround sound - CD and radio**
- **Security System**
- **Custom built work station including custom made maple cabinetry plug-ins and coat closet.**
- **Egress and ingress front and back of office**
- **Parking - public**

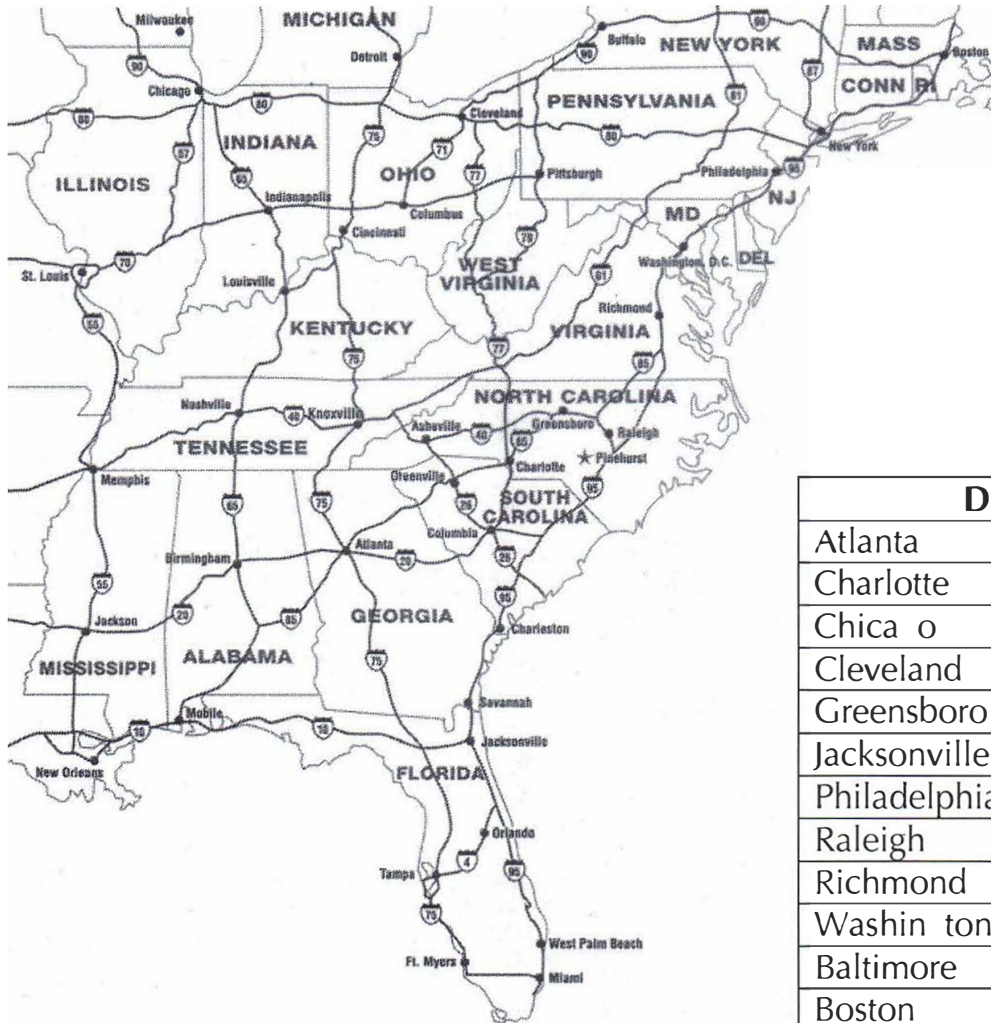
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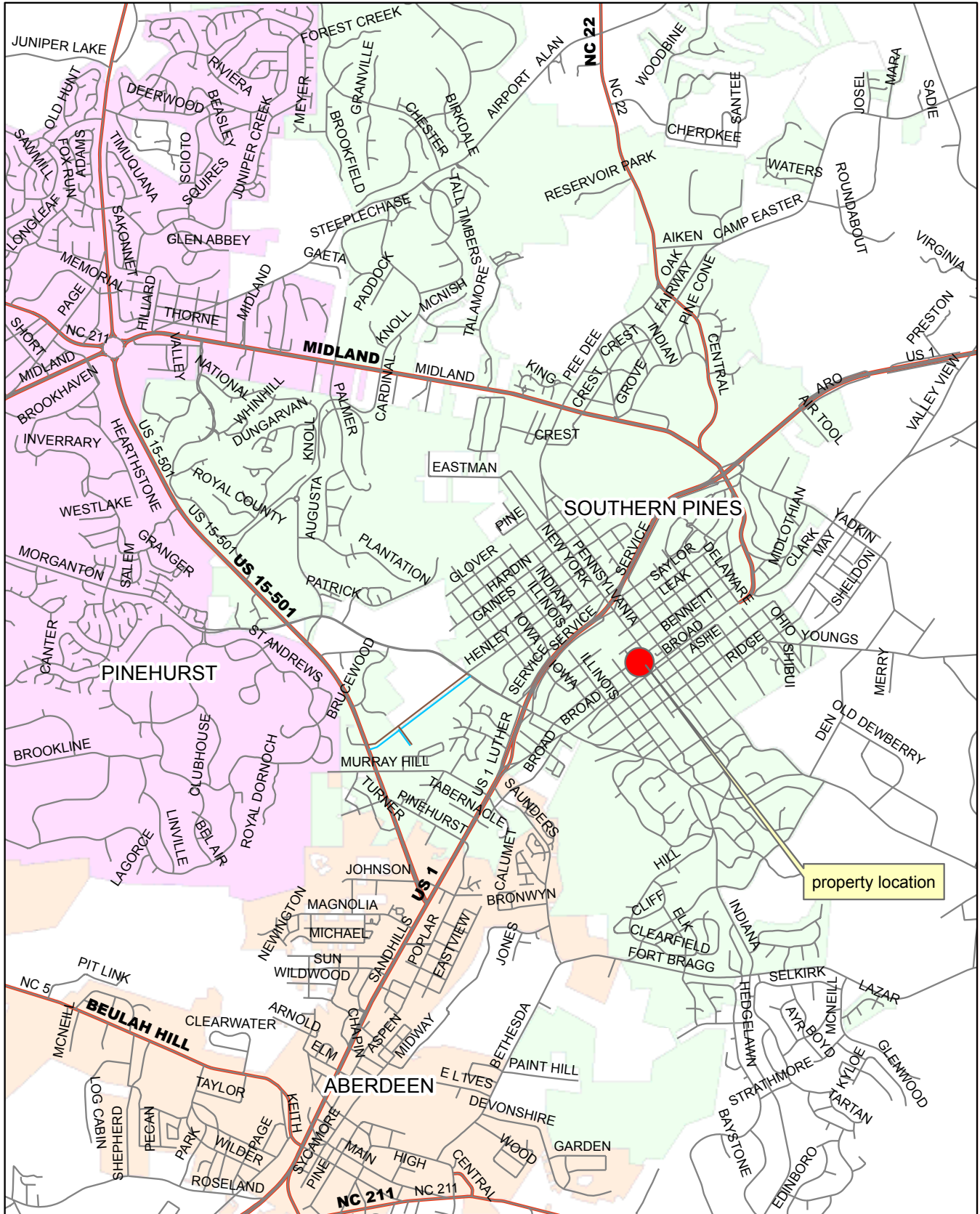




155 W. New York Avenue, Suite 100, is located in Moore County, the heart of North Carolina golf country, an hour's drive South of Raleigh, Durham, Chapel Hill and RDU International Airport.



DISTANCES	
Atlanta	353 miles
Charlotte	106 miles
Chicago	855 miles
Cleveland	530 miles
Greensboro	70 miles
Jacksonville	401 miles
Philadelphia	471 miles
Raleigh	71 miles
Richmond	285 miles
Washington, DC	340 miles
Baltimore	434 miles
Boston	855 miles
New York	572 miles



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property aerial 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; and (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 10<sup>th</sup> 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 2<sup>nd</sup> 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

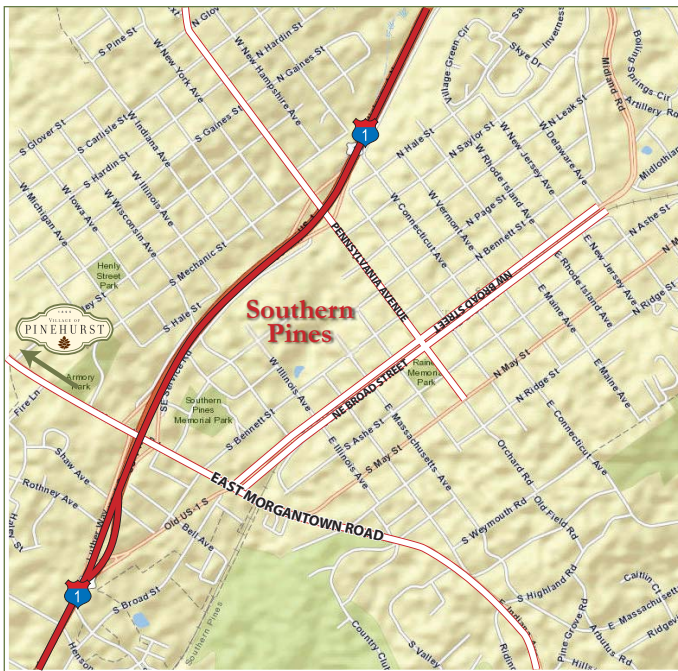
## About Southern Pines

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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[https://www.thepilot.com/news/tourism-office-moving-to-southern-pines/article\\_32d8fe7a-d914-11eb-885a-ebe39ac7c6ba.html](https://www.thepilot.com/news/tourism-office-moving-to-southern-pines/article_32d8fe7a-d914-11eb-885a-ebe39ac7c6ba.html)

FEATURED

## Tourism Office Moving to Southern Pines

By LAURA DOUGLASS || [laura@thepilot.com](mailto:laura@thepilot.com)

Jun 29, 2021



The historic Carter Laundry Building at 155 New York Ave in Southern Pines. Ted Fitzgerald/The Pilot

Moore County's tourism office is relocating to the former Carter Laundry Building, a unique, restored historic property in downtown Southern Pines.

Phil Werz, president and CEO of the Pinehurst Southern Pines Aberdeen Convention and Visitors Bureau, recommended signing a five-year lease for the new space during a meeting last week with the organization's Board of Directors. The CVB's current lease in a Pinehurst building was set to expire and there was no opportunity to renew.

The new location, a former commercial laundry facility at 155 New York Ave., was built in 1930 and later renovated into industrial loft-style offices. The building features 18-foot barrel vaulted ceilings, exposed trusses and brick walls. An outside brick terraced patio leads to an expansive green space.

The restored structure is so visually appealing it has inspired other projects in the downtown Southern Pines area, including the three-story Pinnacle Design/Build Group building on West Pennsylvania Avenue and the Krausen building located next door, which houses Southern Pines Growler Co. and the Moore County Chamber of Commerce.

Commercial broker Susan Clift Brown, who owns two of the three office suites in the Carter Building, said she was flooded with calls when a space became available. She hit the pause button, so to speak, once the CVB indicated its interest.

“As a community player, I thought it would be a great place for tourism. It made so much sense for them to be in this building. When you step inside, you can feel the history. You know the building has been there a long time.”

She noted another unique, historic property on Chinquapin Road in the village of Pinehurst — where Theo’s Taverna is located — has also recently come on the market. With its large garden and 1920 brick structure, this is another historic “gem,” she said. Theo's Taverna restaurant is still open for business.

“The growth in the area has created a lot of demand. Commercial demand always follows residential demand and, right now, the supply for both is very low,” Brown said, noting that larger facilities that could be used as distribution centers are especially needed throughout the state.

The CVB was formerly located on U.S. 15-501 in a shared space owned by the Moore County Chamber. When that property was sold in November 2017, both organizations moved to new office locations in southern Moore County.

For the last four years, the CVB has operated from a two-story building on Community Road in Pinehurst; however, Werz said the property owner has new plans for the property.

While he was out walking his dog one evening, Werz saw a sign advertising space at the Carter Building and quickly inquired.

The new office is large enough to accommodate the CVB staff and a small coworking space that will be subleased separately. The overall monthly cost is slightly higher than the CVB's existing location, but Werz noted that finding a modern, move-in office space was competitive and difficult in today's marketplace.

"This is a very valuable space," Werz said. "It also has very easy access to the Moore County Chamber of Commerce. That allows each of our offices to easily redirect people as appropriate."

There was some consideration to the Moore County Partners in Progress potentially moving in with the CVB, but Werz said the economic development organization plans to remain at its current office space on the Sandhills Community College campus.

Also during the June 21 CVB Board meeting, Vice Chair Kelly Miller presented an updated report on occupancy tax revenue, the CVB's sole means of financial support. He said March and April 2021 were record-breaking months and he anticipated May and June returns would be equally impressive.

"We are one of the lucky counties that have done well," Miller said.

Projecting revenue through June 30, Werz said the CVB could potentially roll over up to \$468,000 to its fund balance for Fiscal Year 2022.

"As we stand right now with collections, we are sitting on an all-time record," Werz said. "A year ago, in April, we talked about raising the occupancy tax. I'm not saying if that decision is right or wrong, but if we had done that then, we would have at least \$1.4 million in a destination enhancement fund ready to go."



Phil Werz, president and CEO of Pinehurst, Southern Pines, Aberdeen Area Convention and Visitors Bureau.

“We are in a very special place that we have been this successful in the middle of a pandemic,” he added. “As far as tourism is concerned, the pandemic is over. We are just rocking it.”

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Laura Douglass

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