

OFFICE BUILDING



FOR SALE OR LEASE

Available summer 2024

6549 Morehead Rd  
Harrisburg, NC 28075

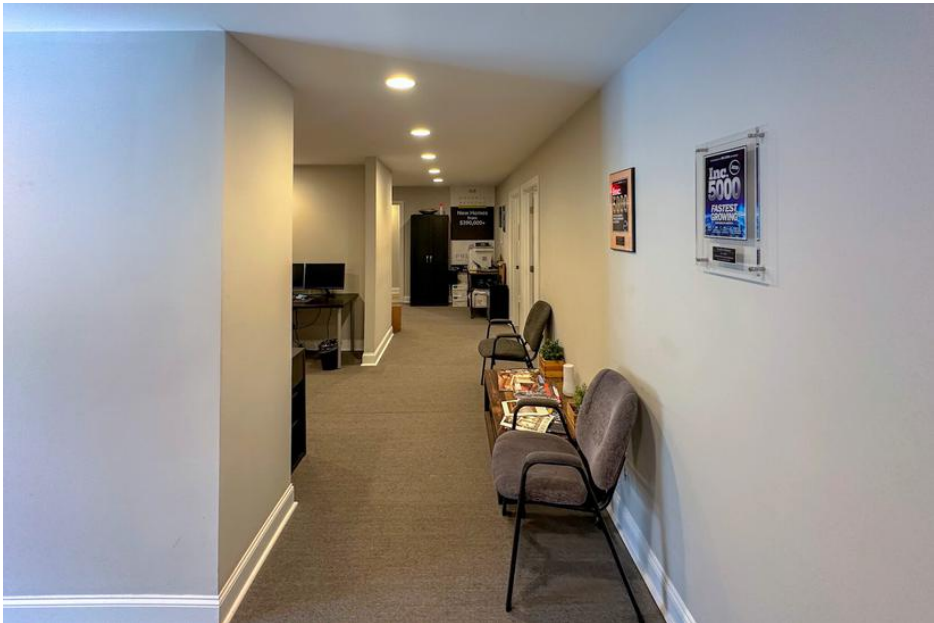
This newly refurbished office space is perfect for small to mid-sized professionals seeking an optimal location in Harrisburg, NC. With 5 private offices, a conference room, a bullpen area, a fully equipped break room, and two private restrooms, the building caters to various business needs. Conveniently located near HWY 49, it provides easy access to the core of Harrisburg, offering a plethora of nearby amenities including restaurants, grocery stores, gyms, pharmacies, daycare centers, and more

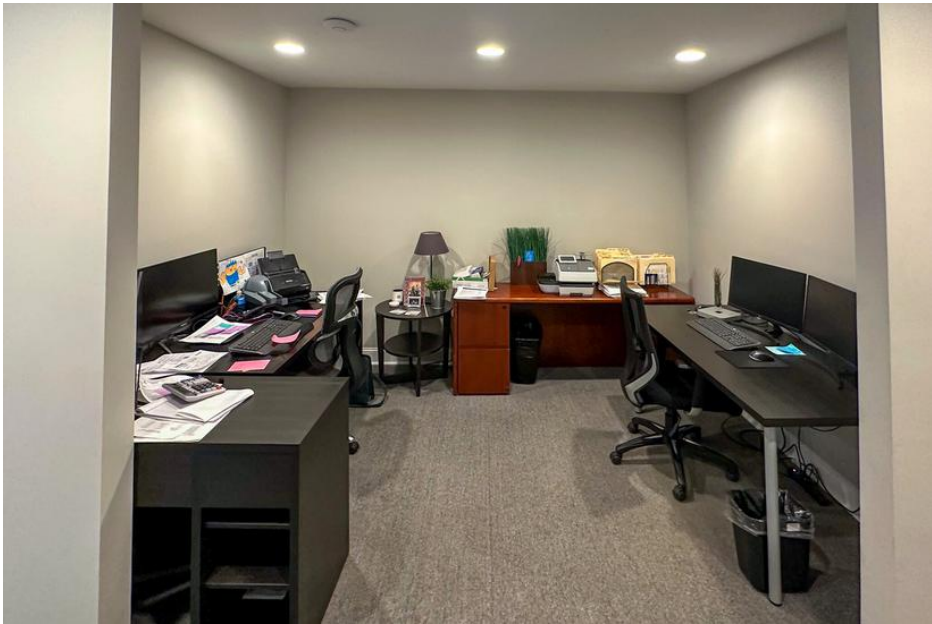
- ✓ \$799,000 PURCHASE PRICE
- ✓ +/- 2,240 SF OFFICE
- ✓ RECENT FULL RENOVATION
- ✓ AMPLE PARKING
- ✓ FUNCTIONAL FLOOR PLAN
- ✓ O-I ZONING

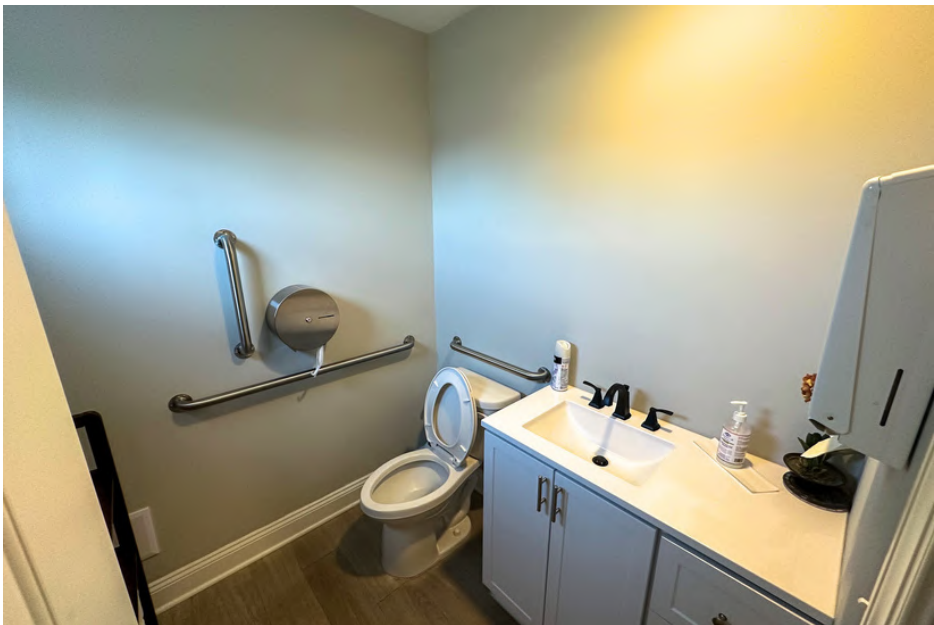
*\*All information needs to be independently verified.*



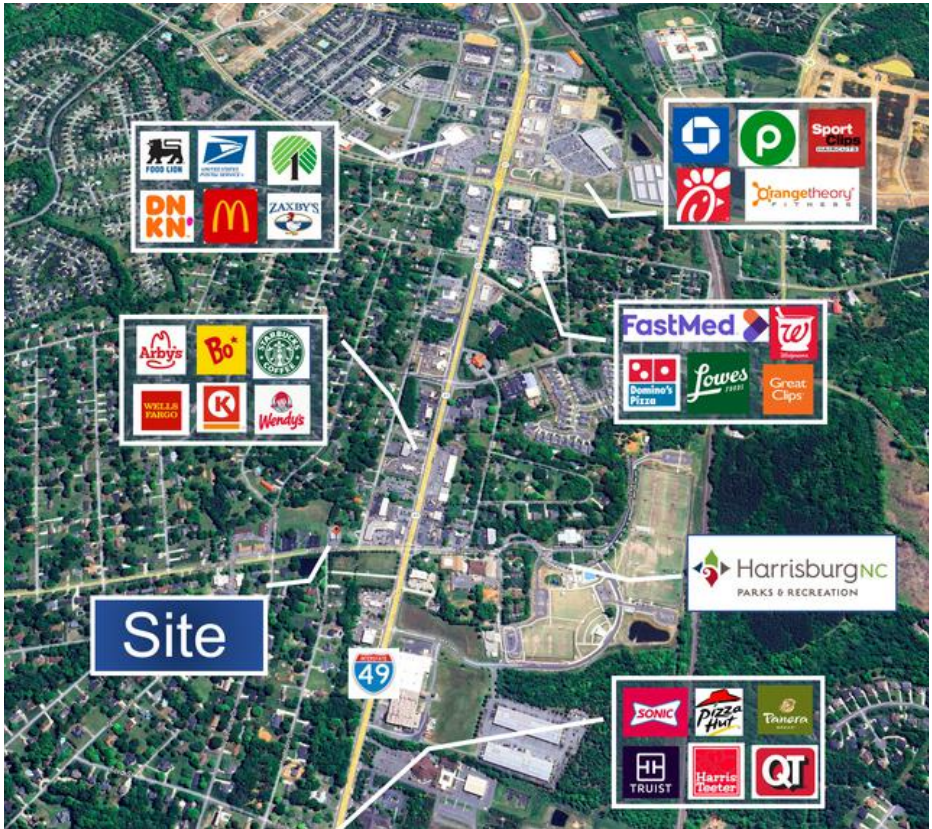








# AERIAL OVERVIEW

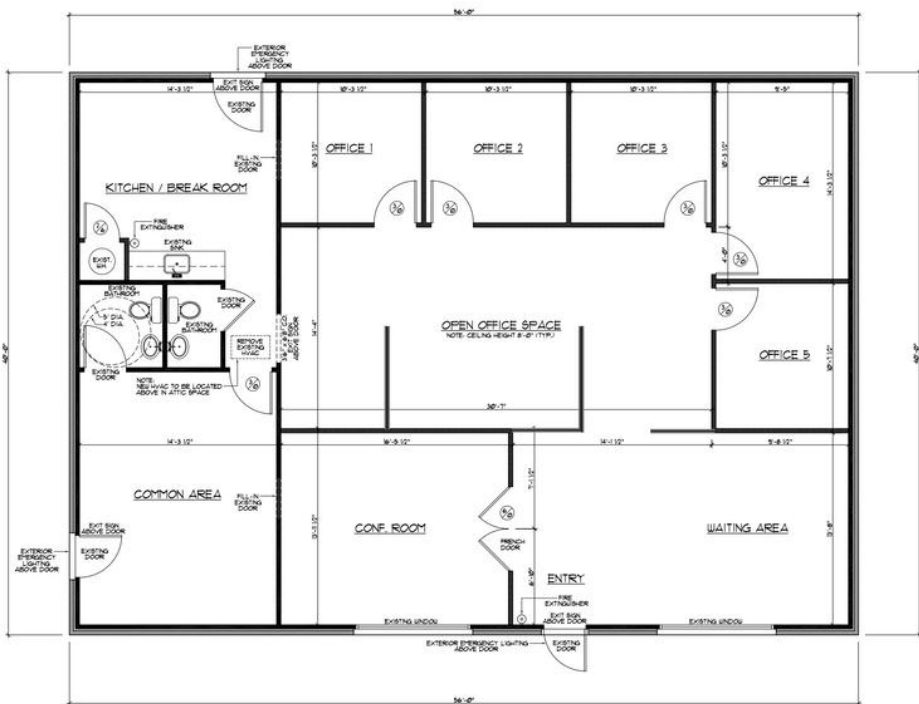


## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,783	44,357	125,932
Avg. HH Income	\$104,030	\$94,085	\$80,557
Pop. Growth ('23-'28)	0.70%	1.16%	1.36%

\*Source 2023 Esri Business Analyst

# FLOORPLAN AND CONTACT



## FLOOR PLAN

SCALE: 1/4" = 1'-0"

2240 Sq. Ft.



**Isaac Nifong**

Broker

980.351.0230

IsaacN@newbranchre.com



**new branch**  
REAL ESTATE ADVISORS