



NORTHSIDE SQUARE SHOPPING CENTER

6,730 SF RETAIL SPACE FOR LEASE
1106 ABERDEEN ROAD, LAURINBURG NC 28352

THE SPACE

Location	1106 Aberdeen Road Laurinburg, NC 28352
Square Feet	6,730
Rent PSF TICAM	\$1.63
Lease Type	NNN

Notes Contact broker for rate

HIGHLIGHTS

- 6,730 SF available for lease
- Anchored by Food Lion and Family Dollar
- Professionally managed and well maintained shopping center
- Close proximity to the Central Business District
- Pylon signage available
- Ample parking
- Great visibility
- Zoned GB



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,066	10,644	17,424

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$48,079	\$50,344	\$59,748

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
844	4,506	7,186

PROPERTY FEATURES

TOTAL TENANTS	7
BUILDING SF	43,320
LAND SF	278,784
LAND ACRES	6.4
YEAR BUILT	1988
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

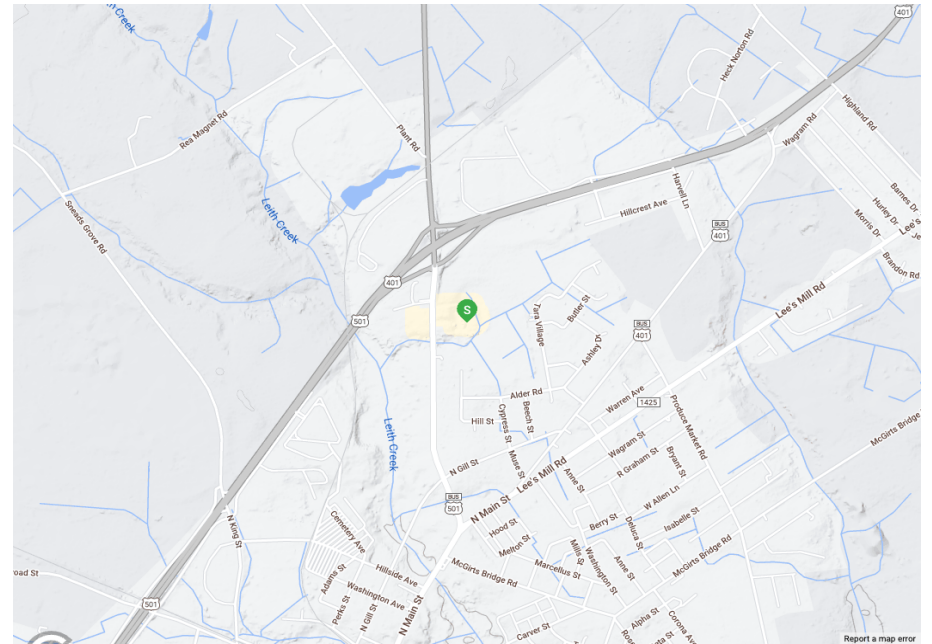
MAJOR TENANT/S	Food Lion and Family Dollar
LEASE TYPE	NNN



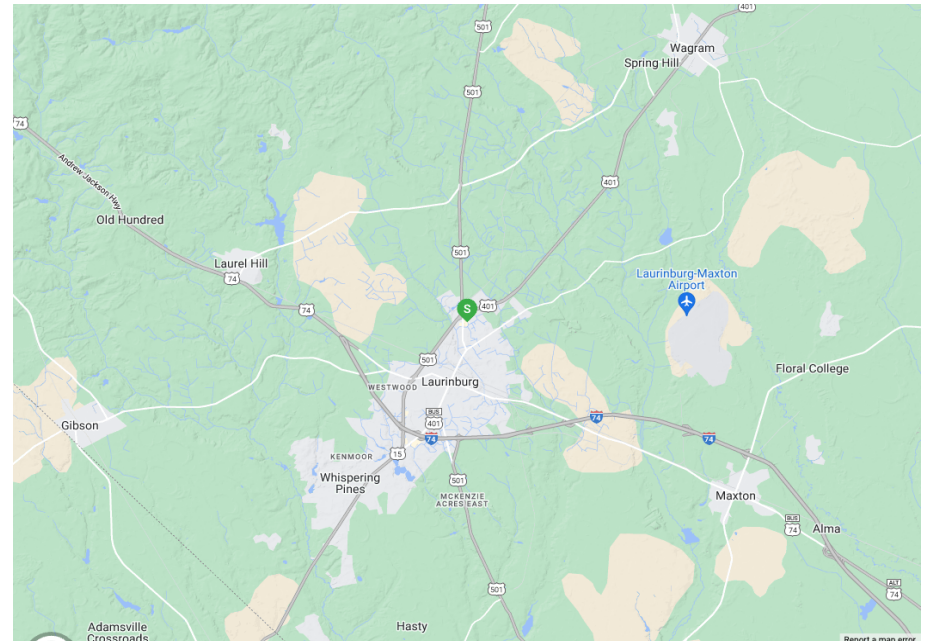
About Laurinburg, NC

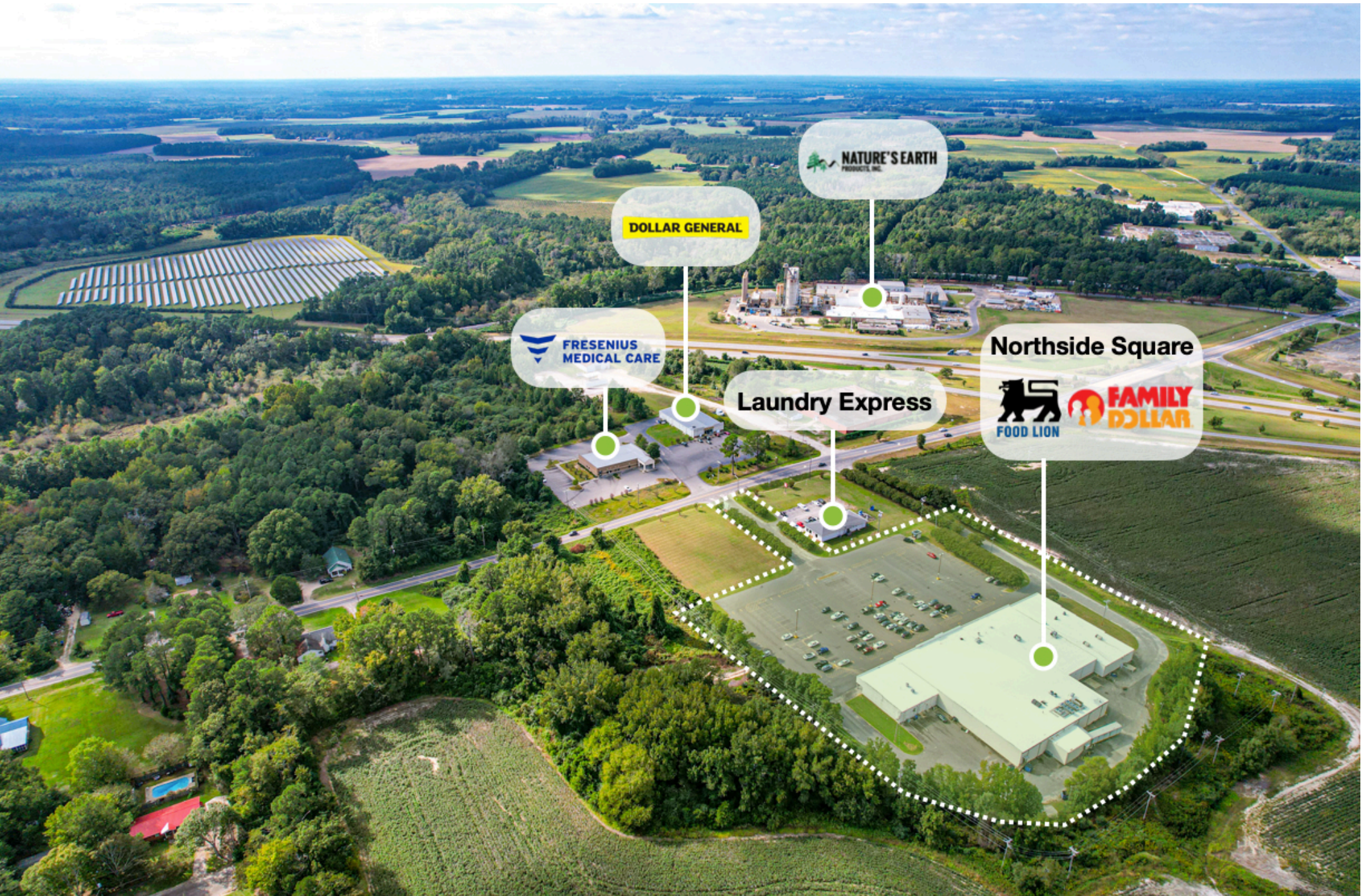
- Laurinburg is situated in the southeastern part of North Carolina, approximately 70 miles southwest of the state capital, Raleigh, and about 40 miles northwest of the city of Fayetteville.
- The town is home to St. Andrews University, a small liberal arts college that offers a range of undergraduate and graduate programs.
- The area is known for outdoor recreation, including hiking, fishing, and golfing. Nearby parks and lakes offer opportunities for nature lovers.
- Laurinburg has a historic district with several buildings listed on the National Register of Historic Places, showcasing its architectural heritage.
- The economy has traditionally been rooted in agriculture, with tobacco and cotton being significant crops in the past.
- Today, Laurinburg has a mix of industries, including manufacturing, healthcare, education, and retail.

Locator Map



Regional Map



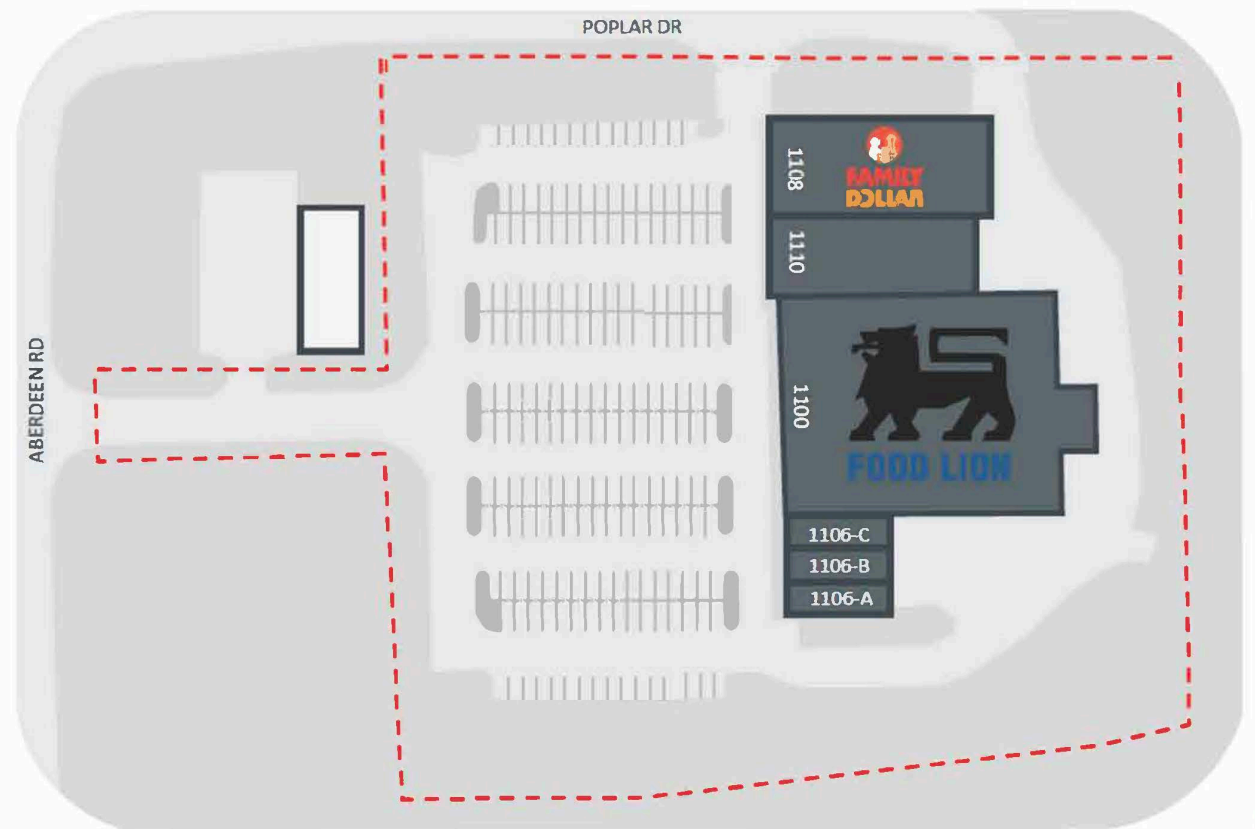




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Site Plan

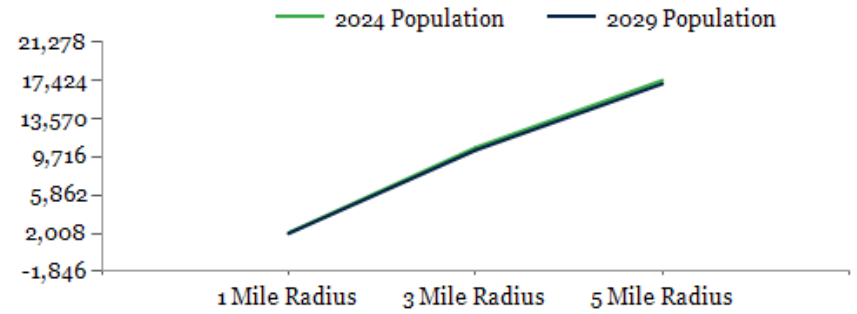
Unit	Tenant	Sq Ft
1108	Family Dollar	8,000
1110	Available	6,730
1100	Food Lion	25,000
1106-C	Magic Nails	1,200
1106-B	Restaurant	1,200
1106-A	Vape Shop	1,200



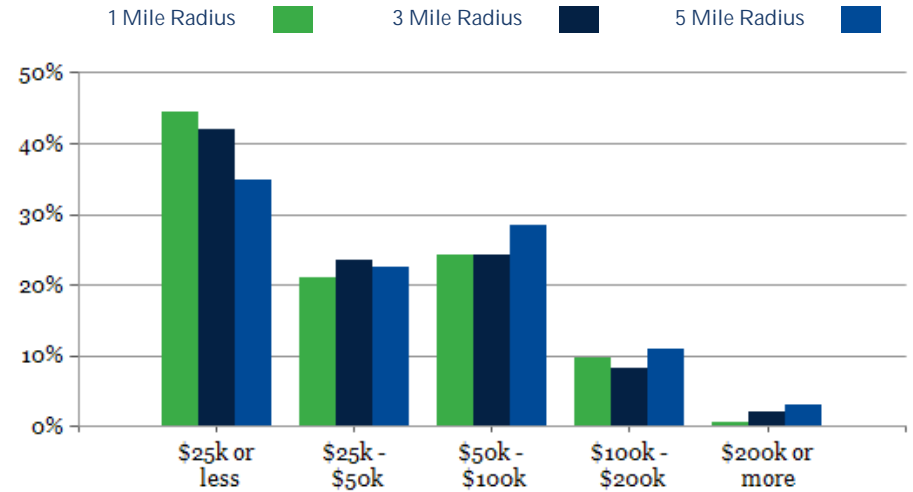
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,808	12,529	19,774
2010 Population	2,549	11,981	19,406
2024 Population	2,066	10,644	17,424
2029 Population	2,008	10,392	17,085
2024-2029: Population: Growth Rate	-2.85%	-2.40%	-1.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	217	1,172	1,466
\$15,000-\$24,999	157	724	1,040
\$25,000-\$34,999	91	536	756
\$35,000-\$49,999	86	524	859
\$50,000-\$74,999	96	607	1,187
\$75,000-\$99,999	109	483	863
\$100,000-\$149,999	60	289	645
\$150,000-\$199,999	22	82	144
\$200,000 or greater	6	90	226
Median HH Income	\$29,586	\$31,016	\$39,748
Average HH Income	\$48,079	\$50,344	\$59,748

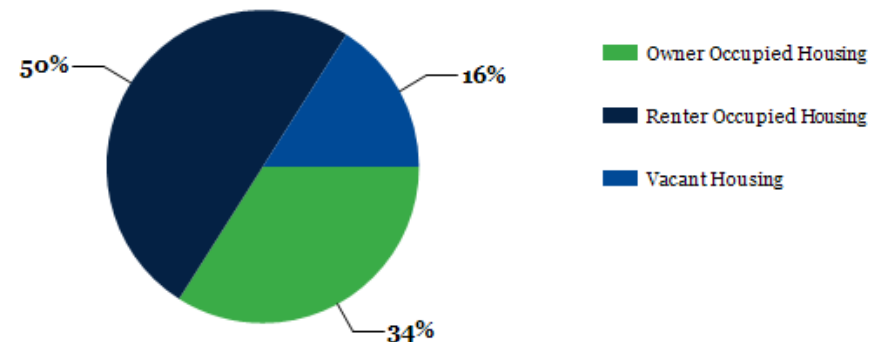
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,153	5,524	8,342
2010 Total Households	976	4,847	7,705
2024 Total Households	844	4,506	7,186
2029 Total Households	833	4,462	7,141
2024 Average Household Size	2.44	2.28	2.31
2024-2029: Households: Growth Rate	-1.30%	-1.00%	-0.65%



2024 Household Income

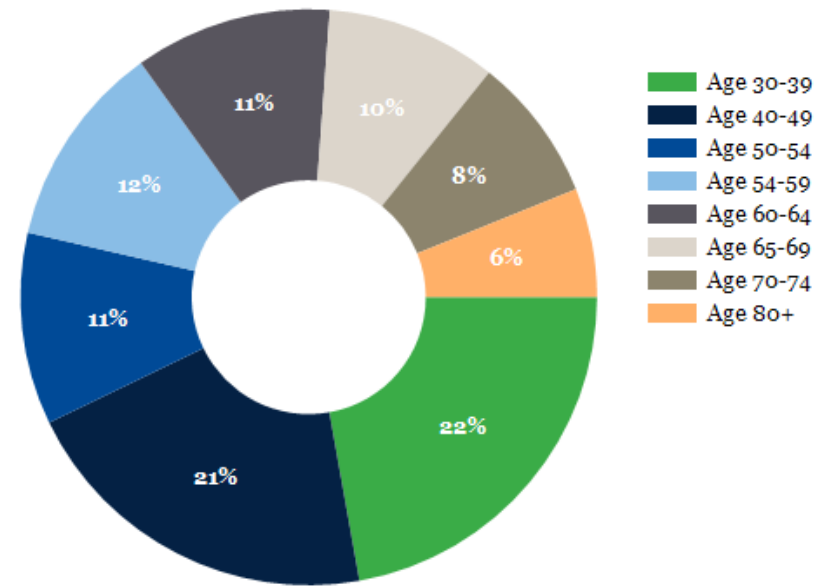


2024 Own vs. Rent - 1 Mile Radius

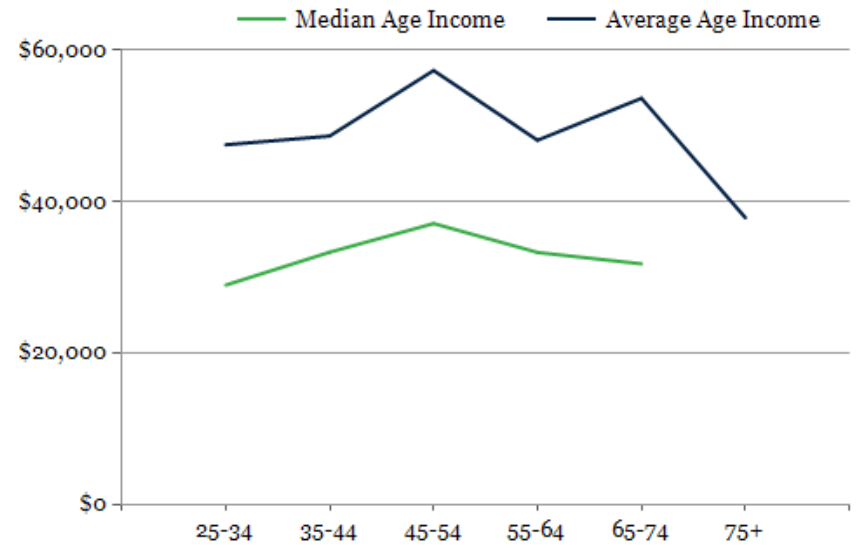


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	124	616	934
2024 Population Age 35-39	119	579	898
2024 Population Age 40-44	116	563	930
2024 Population Age 45-49	110	562	925
2024 Population Age 50-54	118	599	1,020
2024 Population Age 55-59	126	579	1,009
2024 Population Age 60-64	121	714	1,230
2024 Population Age 65-69	105	662	1,111
2024 Population Age 70-74	89	580	976
2024 Population Age 75-79	67	378	685
2024 Population Age 80-84	45	270	501
2024 Population Age 85+	40	280	494
2024 Population Age 18+	1,455	7,924	13,381
2024 Median Age	36	39	41
2029 Median Age	36	39	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$28,948	\$33,911	\$41,435
Average Household Income 25-34	\$47,500	\$49,872	\$56,444
Median Household Income 35-44	\$33,298	\$36,054	\$51,273
Average Household Income 35-44	\$48,656	\$55,733	\$69,962
Median Household Income 45-54	\$37,085	\$38,948	\$53,200
Average Household Income 45-54	\$57,319	\$60,261	\$74,308
Median Household Income 55-64	\$33,266	\$34,105	\$45,100
Average Household Income 55-64	\$48,094	\$54,424	\$64,612
Median Household Income 65-74	\$31,761	\$27,738	\$36,384
Average Household Income 65-74	\$53,637	\$46,375	\$54,481
Average Household Income 75+	\$37,857	\$40,807	\$45,783



Northside Square Shopping Center

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