

SEVEN LAKES MARKETPLACE | NC HWY. 211 AND LOVE GROVE CHURCH RD., SEVEN LAKES, NC | **PROPOSED SITE PLAN**

HIGHLIGHTS

Planned commercial, retail and office center including 3 highly visible +/- 2 acre outlets with access from Hwy. 211 and Love Grove Church Rd.

OVERVIEW

Seven Lakes is an upscale, rapidly-growing area located 8 miles west – northwest of Pinehurst off NC Hwy. 211. NCDOT road widening project includes new signalized intersection at Hwy. 211 and Love Grove Church Rd.

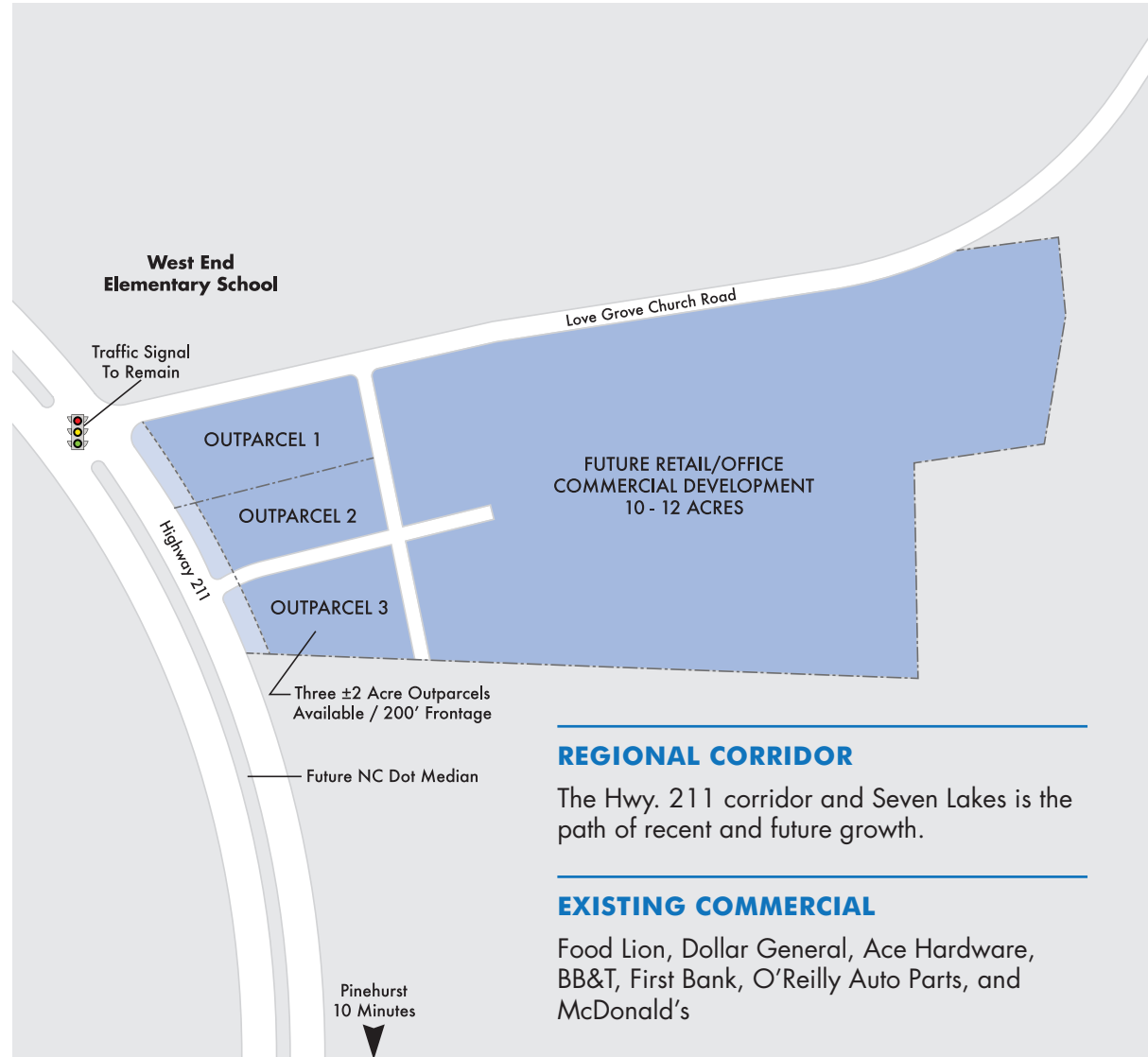
PRIMARY MARKET

The site is surrounded by high-end golf and lakeside communities, which are underserved with neighborhood retail offerings. The regional corridor, extending out over more than 9 miles, has extremely limited offerings for QSR/service and retail users.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	6,565	9,090	41,492
Average Income	\$90,698	\$85,345	\$83,085

TRAFFIC COUNTS **VEHICLES PER DAY**

Hwy. 211	15,500
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REGIONAL CORRIDOR

The Hwy. 211 corridor and Seven Lakes is the path of recent and future growth.

EXISTING COMMERCIAL

Food Lion, Dollar General, Ace Hardware, BB&T, First Bank, O’Reilly Auto Parts, and McDonald’s

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SEVEN LAKES MARKETPLACE | NC HWY. 211 AND LOVE GROVE CHURCH RD., SEVEN LAKES, NC | **SITE SURVEY**

