

AVAILABLE FOR LEASE



TOWN & COUNTRY SHOPPING CENTER

1301-1389 SANDHILLS BLVD (US HWY 1) – ABERDEEN-SOUTHERN PINES, NC 28315



PROPERTY INFORMATION

Shopping Center GLA:	156,356 SF
Available Space:	750 - 15,000 SF
Available Parking:	760 Spaces (5:1,000 SF)
Lease Rate:	Please Call
TICAM:	\$1.55 PSF

TRAFFIC COUNTS

Vehicles Per Day (2015):	40,000 (US Hwy 1)
Projected VPD (2040):	69,000 (US Hwy 1)

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population (2016):	22,500	41,500	74,100
Growth, 2000-2016:	32.7%	31.5%	28.4%
Daytime Population:	31,400	46,350	82,333
Avg Household Income:	\$79,600	\$82,200	\$81,400

PROPERTY HIGHLIGHTS

- 156,365 SF Big Lots anchored shopping center strategically located at the dominant retail intersection (US Hwy 1 & 15/501) in the Southern Pines - Pinehurst trade area.
- TENANT MIX: Big Lots, Tuesday Morning, Texas Roadhouse, Dollar General, Badcock's Furniture, Aaron's, Subway, NC DMV, Prescription Shoppe of Aberdeen, & more.
- Town & Country's main entrance along US Hwy 1 offers some of the highest vehicle traffic counts in Moore County (40K VPD - projected to increase to 69K VPD by 2040)

TRADE AREA HIGHLIGHTS

- The adjacent towns of Aberdeen-Southern Pines-Pinehurst are collectively known as North Carolina's 'Sandhills' region, and form a 10-mile regional trade area anchored by the intersection of US Highways 1 & 15/501 (directly North of Town & Country Shopping Center).
- The market has witnessed consistent demographic growth due to its convenient accessibility to the Triangle and Triad regions, and proximity to Ft. Bragg (a major regional economic engine just 15 miles West).
- Significant affluent part-time resident population (100K+ second homes in the area) who live in the market for 6+ months a year but are not reflected in Census Data.
- 40 golf courses within a 10 mile radius, including some the State's premier master-planned golf communities including the famous Pinehurst #2, which hosts the U.S. Opens, Ryder Cups and other championship tournaments.
- Home to Moore Regional Hospital (395-bed acute care facility employing over 3,000 healthcare professionals).

Leasing & Outparcel Availability through Stuart Davidson | Mark Properties Inc. | sdavidson@markproperties.com | (919) 688-8006 ext. 232

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Broker Cooperation Invited