



SOUTHERN PINES MARKETPLACE | 10564-10570 US HWY. 15/501, SOUTHERN PINES, NC



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SOUTHERN PINES MARKETPLACE | 10564-10570 US HWY. 15/501, SOUTHERN PINES, NC | **PROPERTY OVERVIEW**

HIGHLIGHTS

Southern Pines Marketplace is a Stein Mart anchored neighborhood shopping center totaling 57,000 sf located in Southern Pines, NC. Tenants include Olive Garden, Weaver Orthodontics, Dental Derby, Dickey's BBQ, Sports Clips, Xcell Repair and Massage Envy.

Located at the signalized intersection of US Hwy. 15/501 and Brucewood Rd. in Southern Pines, the marketplace offers tenants excellent visibility in a growing trade area with very strong demographics. Known for its world-renowned golf courses, the Pinehurst area is experiencing significant growth in the retail, tourism and residential sectors.

Southern Pines Marketplace will enjoy being located at one of two remaining full movement interchanges upon completion of NCDOT 'super street' project.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,903	24,137	45,689
Households	1,343	11,795	21,050
Average Income	\$83,563	\$104,076	\$105,470

TRAFFIC COUNTS

VEHICLES PER DAY

US Hwy. 15/501 (N. Sandhills Blvd.)	29,000
Morganton Rd.	16,000



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**SOUTHERN PINES MARKETPLACE
TENANT ROSTER**

UNIT	TENANT	SF
1	Stein Mart	32,000 sf
2	Olive Garden	10,104 sf
3	Dickey's BBQ	2,800 sf
4	Weaver Orthodontics	2,800 sf
5	Dental Derby	2,800 sf
6	Sport Clips	1,400 sf
7	AVAILABLE	1,017 sf
8	Xcell Repair	1,000 sf
9	Message Envoy	3,483 sf



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