

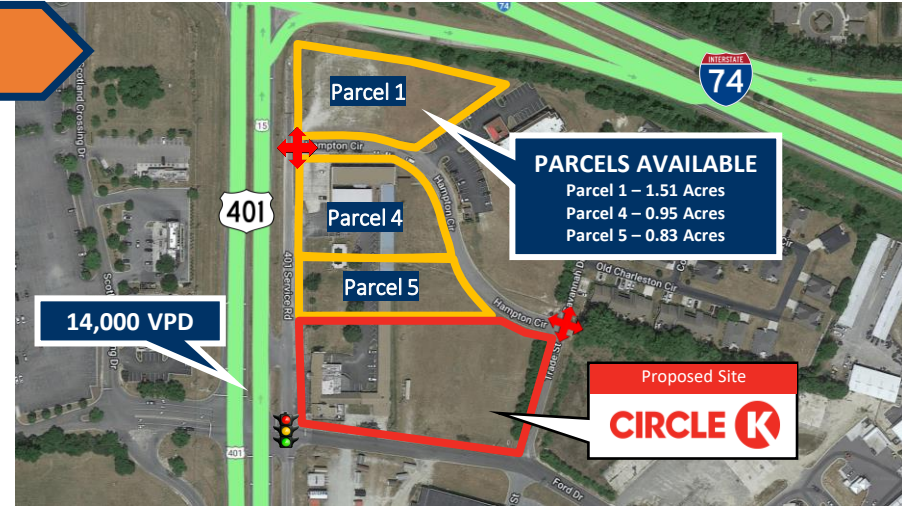
# LAURINBURG RETAIL OPPORTUNITY

1500 US-401 | Laurinburg, NC





**+/- 0.83 – 1.51 ACRE OPPORTUNITY – GL, BTS, or Sale**

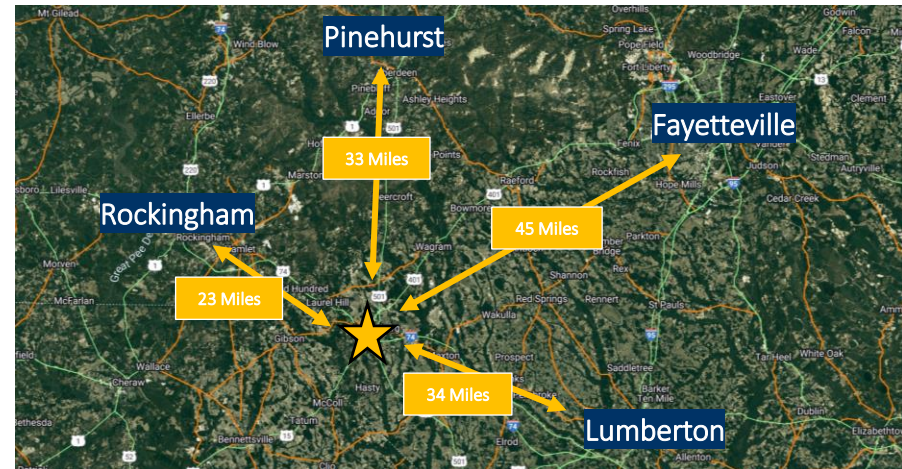
## HIGHLIGHTS

- **Three available opportunities in the core of Laurinburg’s retail corridor.**
- **Prime location for fast food or service oriented uses.**
- **Proposed Circle K at signaled intersection.**
- **14,000 VPD on US-401 and 22,000 VPD on Hwy 74.**



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	<b>2,796</b>	<b>14,524</b>	<b>19,637</b>
 <b>Households</b>	<b>1,297</b>	<b>6,043</b>	<b>8,047</b>
 <b>Avg HH Income</b>	<b>\$77,422</b>	<b>\$68,207</b>	<b>\$67,048</b>
 <b>Employees</b>	<b>4,689</b>	<b>8,363</b>	<b>10,085</b>



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# High Level Aerial

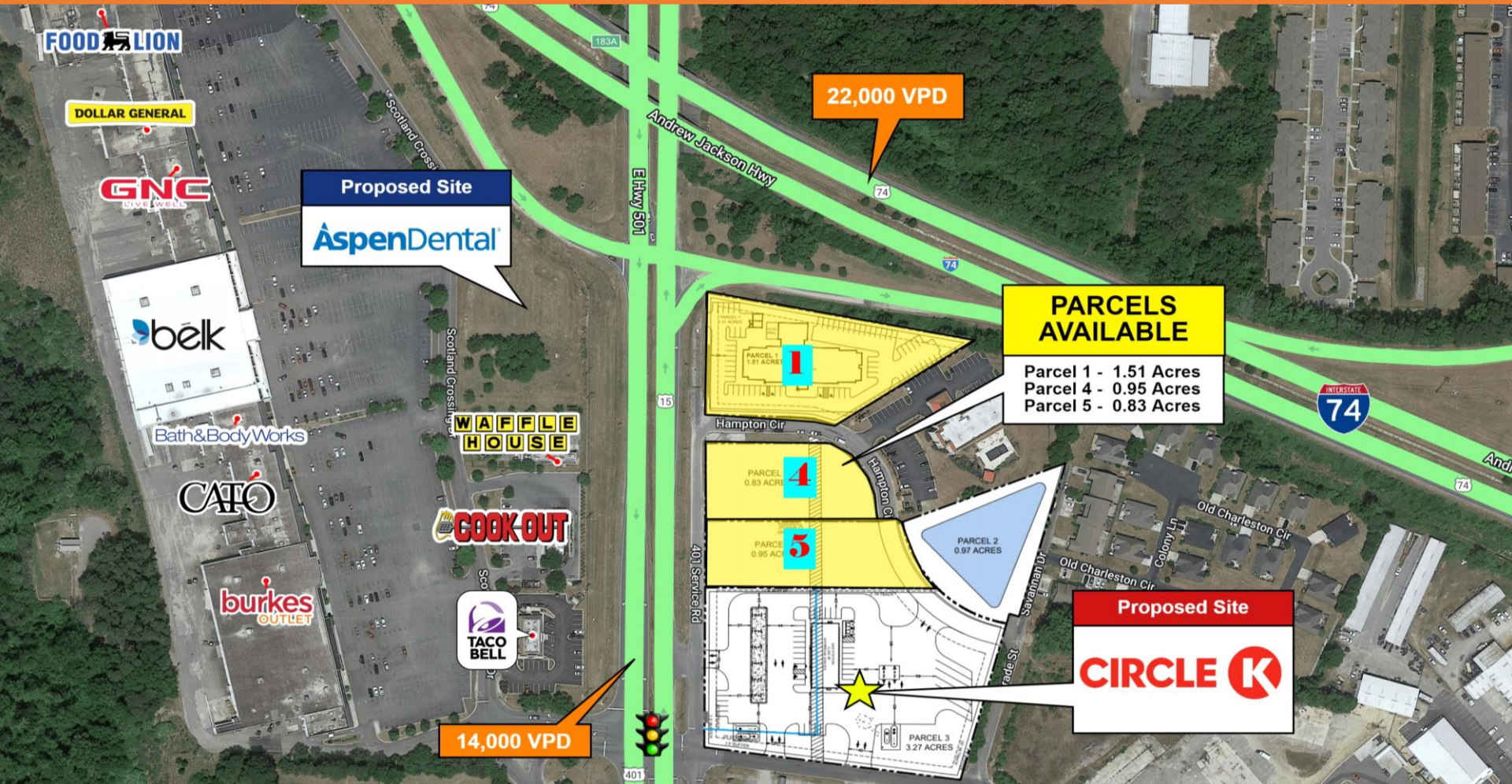
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# Low Level Aerial

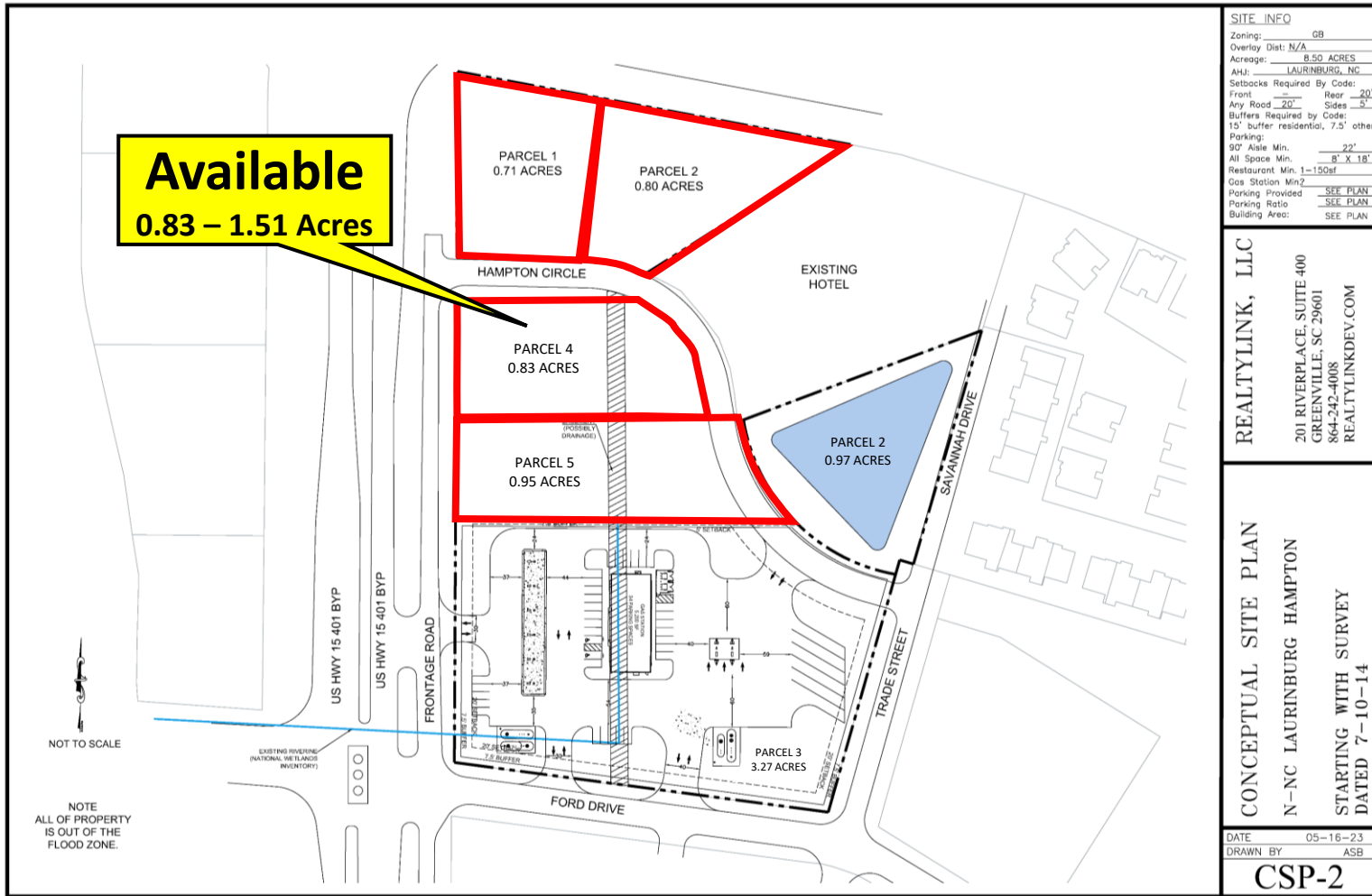
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# Site Plan

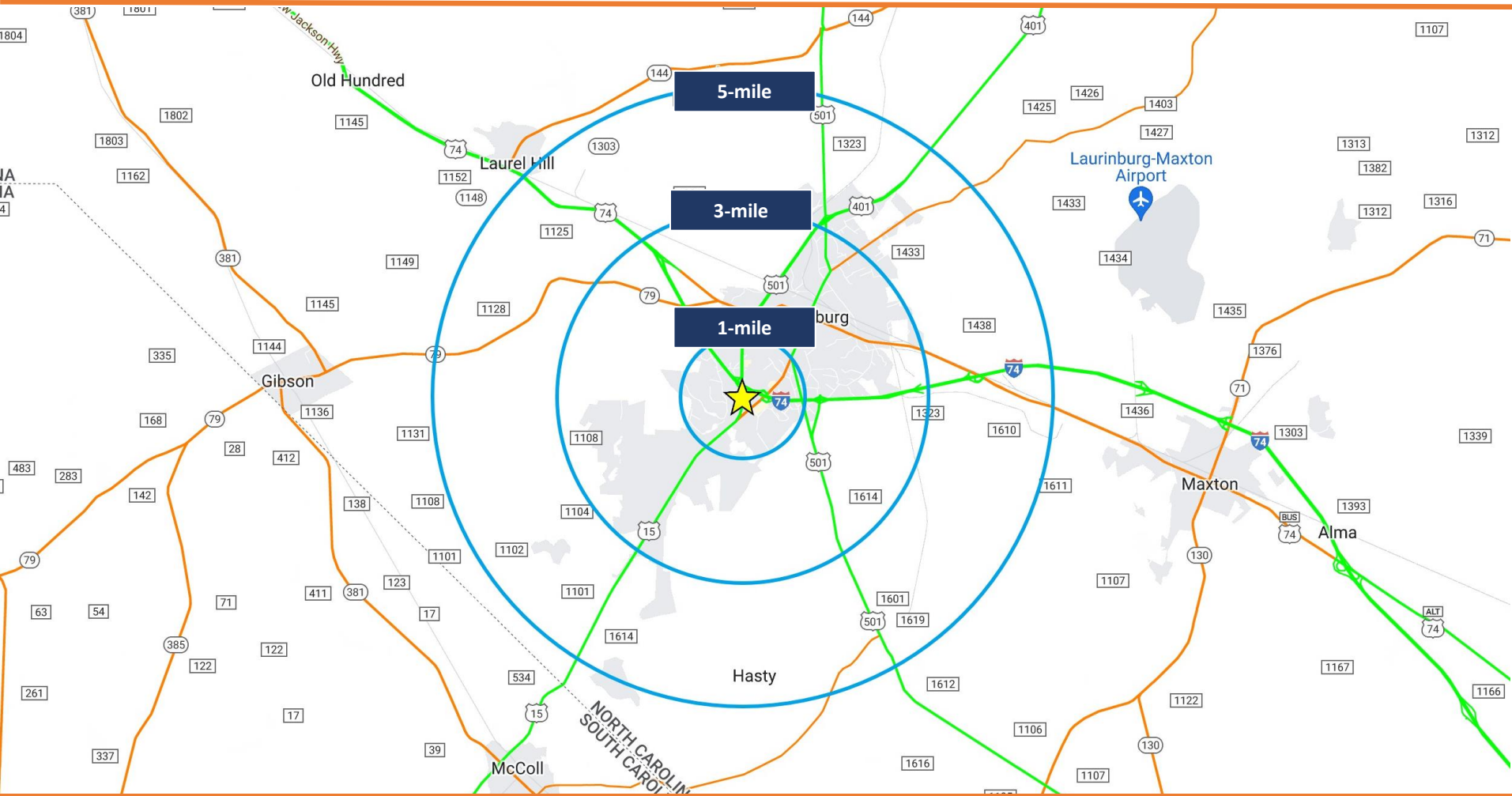
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# DEMOGRAPHIC RADIUS MAP

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# 1, 3 & 5-MILE DEMOGRAPHICS

1500 US-401 | Laurinburg, NC



## 1500 US-401 Laurinburg, NC

	1mi	3mi	5mi	
POPULATION	2023 Estimated Population	2,796	14,524	19,637
	2028 Projected Population	2,723	13,986	19,085
	2020 Census Population	2,844	14,851	20,040
	2010 Census Population	2,931	15,962	21,693
	Projected Annual Growth 2023 to 2028	-0.5%	-0.7%	-0.6%
	Historical Annual Growth 2010 to 2022	-0.4%	-0.7%	-0.7%
HOUSEHOLDS	2023 Estimated Households	1,297	6,043	8,047
	2028 Projected Households	1,158	5,330	7,160
	2020 Census Households	1,306	6,106	8,115
	2010 Census Households	1,309	6,367	8,494
	Projected Annual Growth 2023 to 2028	-2.1%	-2.4%	-2.2%
	Historical Annual Growth 2010 to 2022	-	-0.4%	-0.4%
AGE	2023 Est. Population Under 10 Years	14.6%	14.4%	14.0%
	2023 Est. Population 10 to 19 Years	11.3%	13.3%	13.6%
	2023 Est. Population 20 to 29 Years	15.0%	13.5%	13.4%
	2023 Est. Population 30 to 44 Years	13.8%	14.0%	14.7%
	2023 Est. Population 45 to 59 Years	16.1%	16.5%	17.0%
	2023 Est. Population 60 to 74 Years	19.3%	18.0%	18.1%
	2023 Est. Population 75 Years or Over	9.9%	10.3%	9.2%
	2023 Est. Median Age	38.4	38.1	38.1

## 1500 US-401 Laurinburg, NC

	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2023 Est. Male Population	43.3%	44.6%	45.4%
	2023 Est. Female Population	56.7%	55.4%	54.6%
	2023 Est. Never Married	39.2%	41.2%	41.2%
	2023 Est. Now Married	33.1%	33.0%	33.0%
	2023 Est. Separated or Divorced	18.7%	16.9%	16.9%
	2023 Est. Widowed	9.0%	9.0%	8.8%
	2023 Est. HH Income \$200,000 or More	7.5%	4.3%	3.7%
	2023 Est. HH Income \$150,000 to \$199,999	2.0%	2.2%	2.2%
INCOME	2023 Est. HH Income \$100,000 to \$149,999	5.3%	8.9%	8.9%
	2023 Est. HH Income \$75,000 to \$99,999	6.7%	9.4%	10.2%
	2023 Est. HH Income \$50,000 to \$74,999	16.5%	16.2%	16.5%
	2023 Est. HH Income \$35,000 to \$49,999	11.6%	12.7%	13.1%
	2023 Est. HH Income \$25,000 to \$34,999	11.2%	10.8%	10.4%
	2023 Est. HH Income \$15,000 to \$24,999	12.0%	13.8%	13.2%
	2023 Est. HH Income Under \$15,000	27.2%	21.9%	21.8%
	2023 Est. Average Household Income	\$77,422	\$68,207	\$67,048
	2023 Est. Median Household Income	\$41,267	\$42,555	\$42,882
	2023 Est. Per Capita Income	\$36,131	\$28,720	\$27,868
	2023 Est. Total Businesses	242	667	794
	2023 Est. Total Employees	4,689	8,363	10,085

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