

# 1,200 SF RETAIL SPACE FOR SUBLEASE IN PINEHURST, NC (Moore County)

225 Ivey Lane, Pinehurst, North Carolina 28374



PineCrest is a 100,400 sf neighborhood retail center located at the heavily travelled intersection of NC Highway 211 and Main Street in Pinehurst, North Carolina. The Center showcases a 78,200 sf Harris Teeter which is nearly double the size of the grocer's typical footprint. This Harris Teeter opened to record crowds in January 2016.

## Highlights

- **1,200 SF** available for sublease. Interior improvements completed in 2023, offering an efficient and open retail showroom. Perfect space for a variety of traditional retail and service concepts and/or uses.
- Co-tenants include Harris Teeter, McDonald's, Walgreens, First Health, Kung Fu, Domino's, Schneider Stone, Audible, Fantastic Sam's, Lee Nails, Anytime Fitness, Jersey Mike's, and Starbucks.
- Property is zoned CM. Space comes with a restroom, 120/208, 3-phase 4-wire electrical service, rooftop HVAC, rear double doors (6080).
- Excellent traffic on Yadkin Road / NC Highway 211, approximately 22,000 vehicles per day with Main Street carrying close to 9,000 vehicles per day.
- Sublease term through **March 31, 2030**.

## Demographics

	<u>3-Miles</u>	<u>5-Miles</u>	<u>7-Miles</u>
<b>Population</b>	20,202	32,825	62,294
<b>Ave. HH Income</b>	\$142,966	\$136,593	\$123,604
<b># of Households</b>	8,950	14,569	34,511
<b>Median Age</b>	56	54	47

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## Why Moore County:

Moore County is a thriving and attractive community with something to offer for everyone. From world-class golf courses and exceptional healthcare to vibrant downtowns with boutique shops, farm-to-table restaurants and lively breweries, Moore County offers a quality of life that is second to none.



### Access

- Just an hour south of Raleigh-Durham, one of the fastest growing metropolitan areas in the country, the county offers the best of both urban access and rural living.
- Three international airports within a 2-hour drive, one can easily reach domestic and international destinations.
- It is halfway between the beautiful NC mountains and coast and a short 45-minute drive from Fayetteville, home of the world's largest military installation by population.

### Community

- Moore County is home to 11 incorporated municipalities. 40% of residents live in **Pinehurst**, Southern Pines and Aberdeen (the Tri-Cities), each with amenities often seen in larger metropolitan areas.
- Other incorporated towns in Moore County that offer small-town living and a real sense of community in a peaceful setting include: Cameron, Carthage, Foxfire, Pinebluff, Robbins, Taylortown, Vass and Whispering Pines.



### Healthcare

- Quality healthcare that rivals medical systems at research institutions like UNC and Duke. Home to exceptional regional healthcare systems, including FirstHealth of the Carolinas, one of the highest physicians-to-resident ratios in the state and convenient access to high quality care typically found in larger metropolitan areas.
- Some of FirstHealth's top-notch medical facilities with state-of-the-art technology include the award-winning Moore Regional Hospital, the Reid Heart Center and their Comprehensive Cancer Center.

### Golf & Recreation

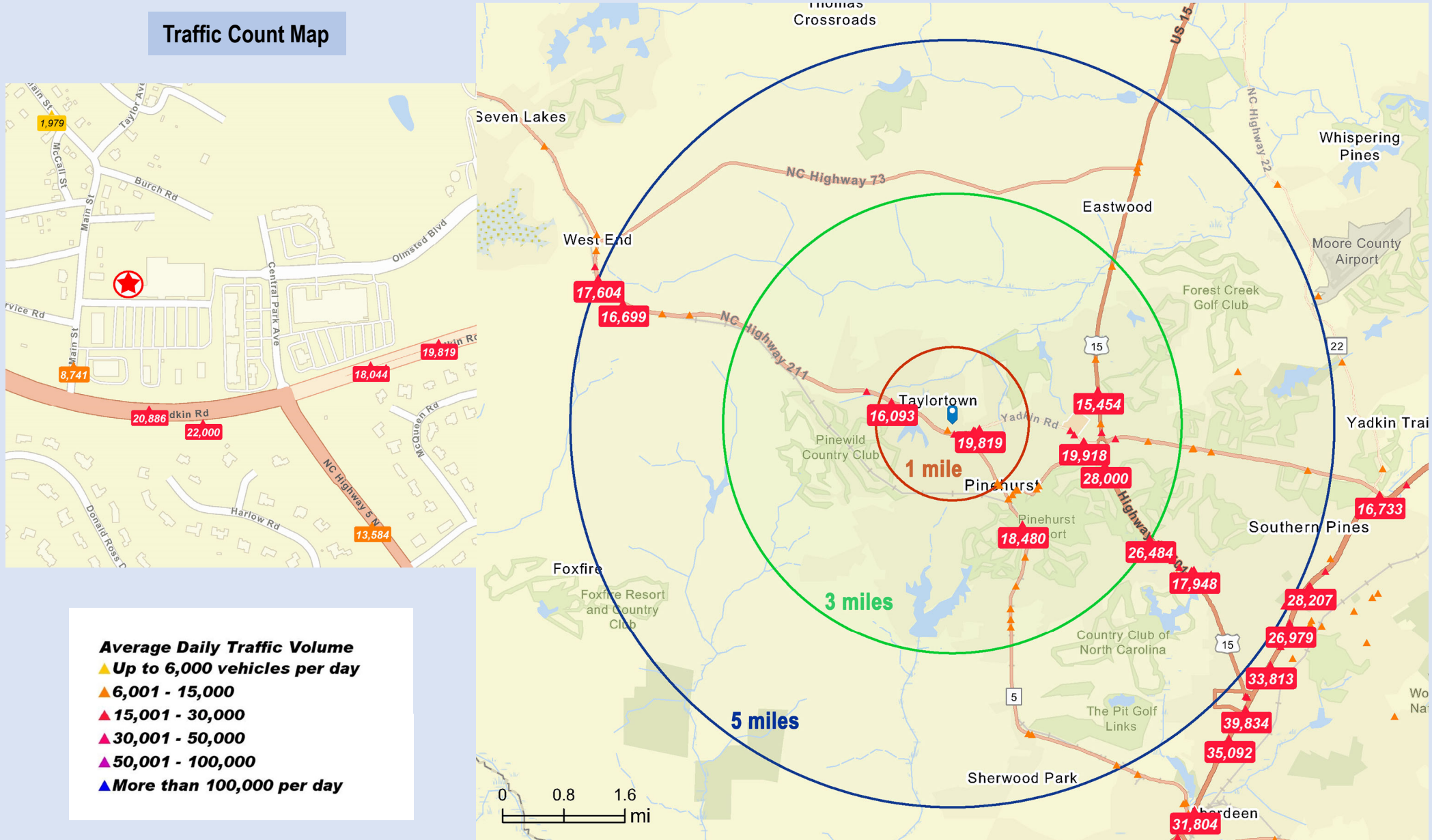
- Home to nearly 40 golf courses within a 15-mile radius which draw over 1 million visitors annually, including the famed Pinehurst No. 2 which the USGA named as the 1<sup>st</sup> ever anchor site for the U.S. Open Championship with five championships scheduled between 2024 & 2027.
- An active equestrian community, the Pinehurst Harness Track is nestled in the heart of Pinehurst, a 111-acre facility.



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## Traffic Count Map



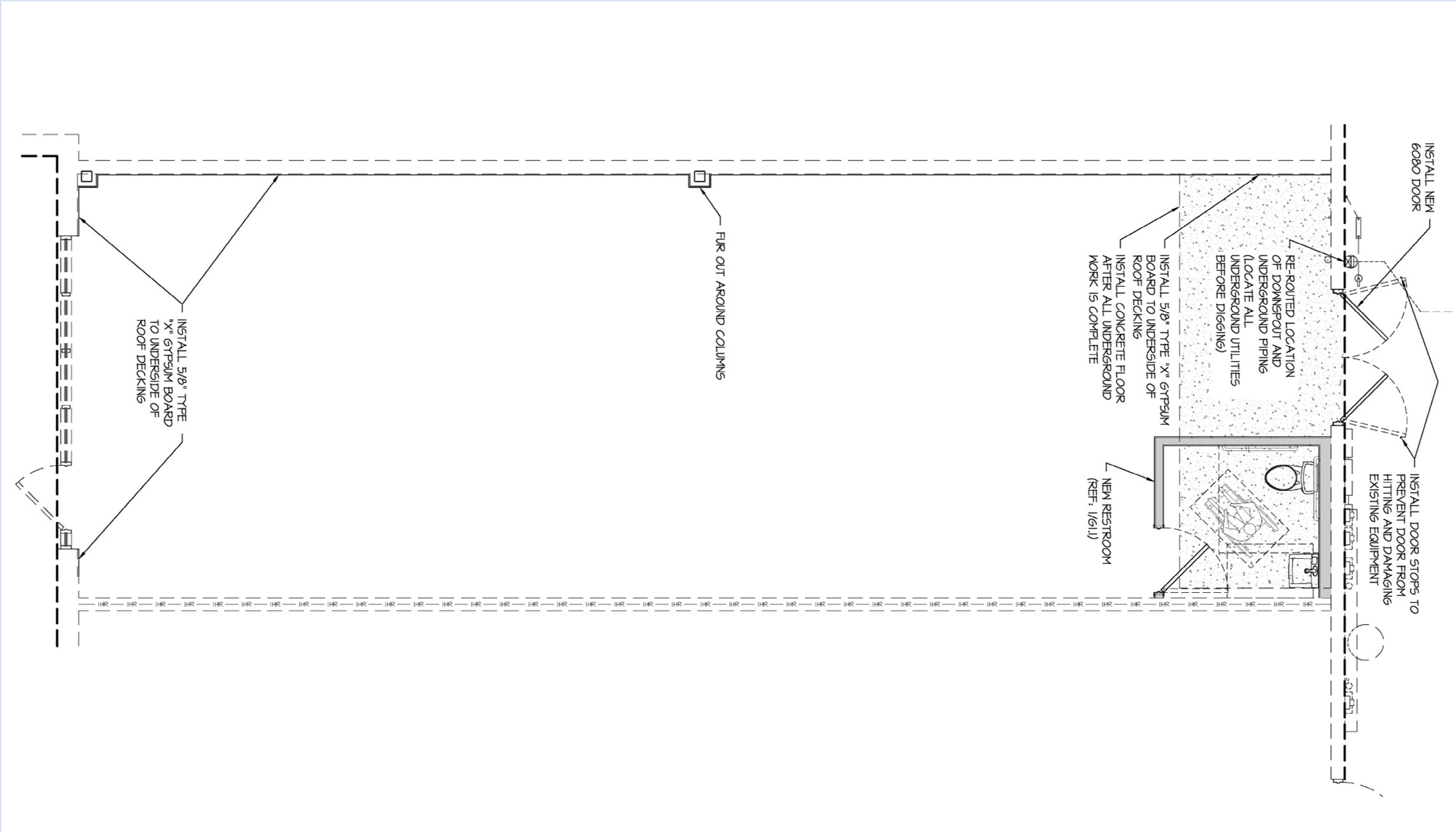
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