

RETAIL PROPERTY FOR LEASE

Southwind Plaza – Flexible Retail

Spaces from 1,200 to 18,000+ SF

1113-1195 N Bragg Blvd, Spring Lake, NC 28390



for more information

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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PROPERTY DESCRIPTION

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Southwind Plaza offers an excellent leasing opportunity in **Spring Lake, NC**, with a diverse selection of spaces suited for retail, restaurant, service, and other commercial users. The center is strategically positioned along **N Bragg Boulevard** with **approximately 42,815 vehicles per day**, providing strong visibility and exposure for tenants.

The property is anchored by **Compare Foods**, an **approximately 29,000 SF grocery store**, and features an established tenant mix that includes **H&R Block**, **Brooklyn Pizza**, **RimTyme**, and additional businesses that help generate consistent customer activity throughout the center.

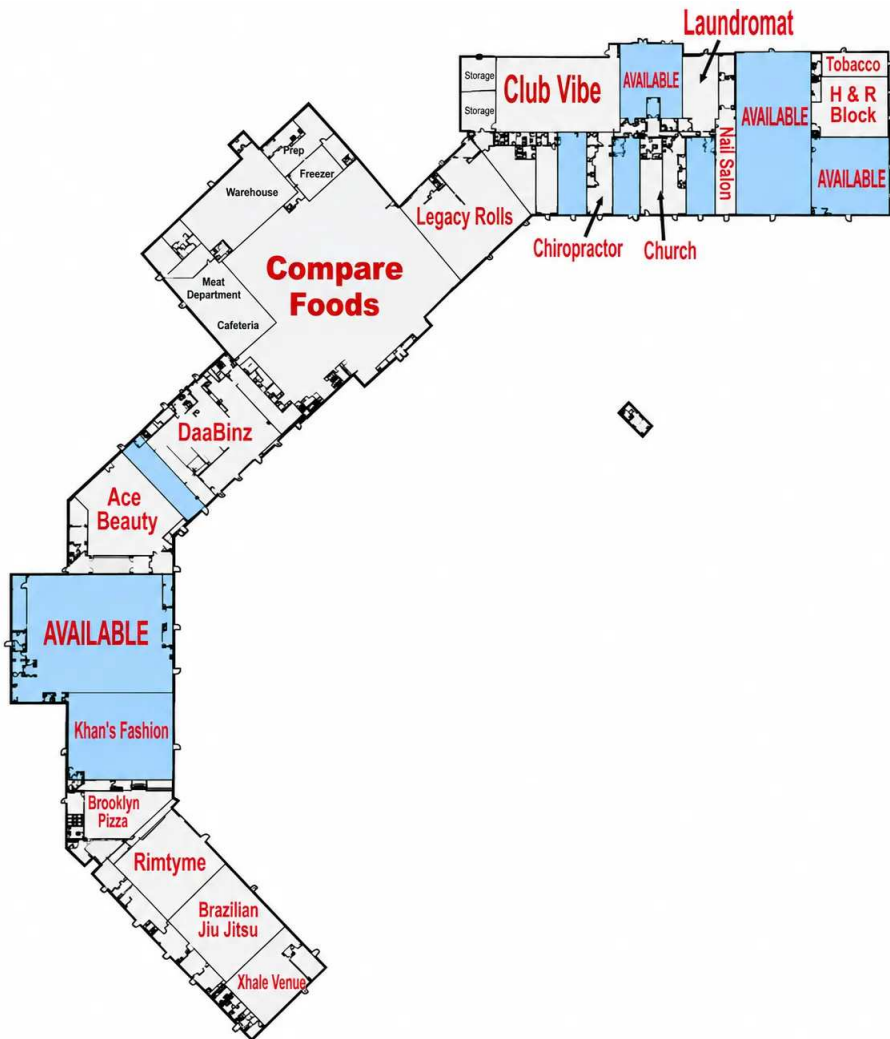
Southwind Plaza benefits from **three points of ingress and egress**, providing convenient access to and from the property. The center is also strategically located **adjacent to Fort Bragg**, which **supports approximately 54,000 personnel**, and near **Fayetteville Technical Community College**, providing access to a substantial base of military personnel, students, employees, residents, and daily commuters.

The property has also benefited from **recent capital improvements**, including a freshly repainted exterior, restriped parking lot, and new canopies, creating a clean, refreshed appearance and an inviting environment for customers and tenants.

Available suites range from approximately **1,200 SF to 18,000+ SF**, with consecutive spaces offering the potential to be combined to accommodate larger tenants.

Property Highlights

- ±1,200–18,450 SF leasing opportunities
- Anchored by ±29,000 SF Compare Foods
- Approximately 42,815 vehicles per day
- Three points of ingress and egress
- Adjacent to ±54,000-personnel Fort Bragg
- Recent exterior and parking improvements
- Nearby amenities and retail centers for convenience
- Well-maintained landscaping and curb appeal
- Accessibility features for all customers and employees



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN \$ 2.40 SF / YR	Lease Term:	Negotiable
Total Space:	1,200 - 18,450 SF	Lease Rate:	\$ 10- \$12 - SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1127-1133 N Bragg Blvd	Available	6,400 SF	NNN	\$10.00 SF/yr	Retail Space—currently occupied tenant is month to month
1135-1137 N Bragg Blvd	Available	12,050 SF	NNN	\$10.00 SF/yr	Retail Space—Occupied by Spirit Halloween Available Nov, 2026
1147 N Bragg Blvd	Available	1,412 SF	NNN	\$12.00 SF/yr	Retail Space Available - Right of Beauty Supply
1169 N Bragg Blvd	Available	1,247 SF	NNN	\$12.00 SF/yr	Retail Space Available Now—Beside Legacy Rolls
1173 N Bragg Blvd	Available	1,221 SF	NNN	\$12.00 SF/yr	Retail Space Available Now—Left of Church
1177 N Bragg Blvd	Available	1,200 SF	NNN	\$12.00 SF/yr	Retail Space Available Now—Right of Church
1183 N Bragg Blvd	Available	5,971 SF	NNN	\$10.00 SF/yr	Retail Space Available Now
1185 N Bragg Blvd	Available	1,538 SF	NNN	\$12.00 SF/yr	Retail Space Available Now
1187 N Bragg Blvd	Available	1,549 SF	NNN	\$12.00 SF/yr	Retail Space Available Now
107 Odell Road	Available	1,520 SF	NNN	\$12.00 SF/yr	Retail Space Available Now

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SITE PLAN



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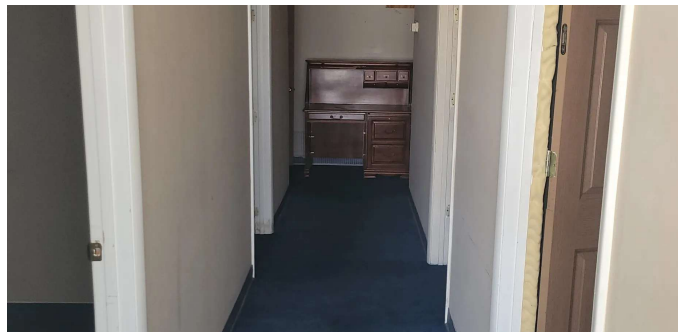
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ADDITIONAL PHOTOS



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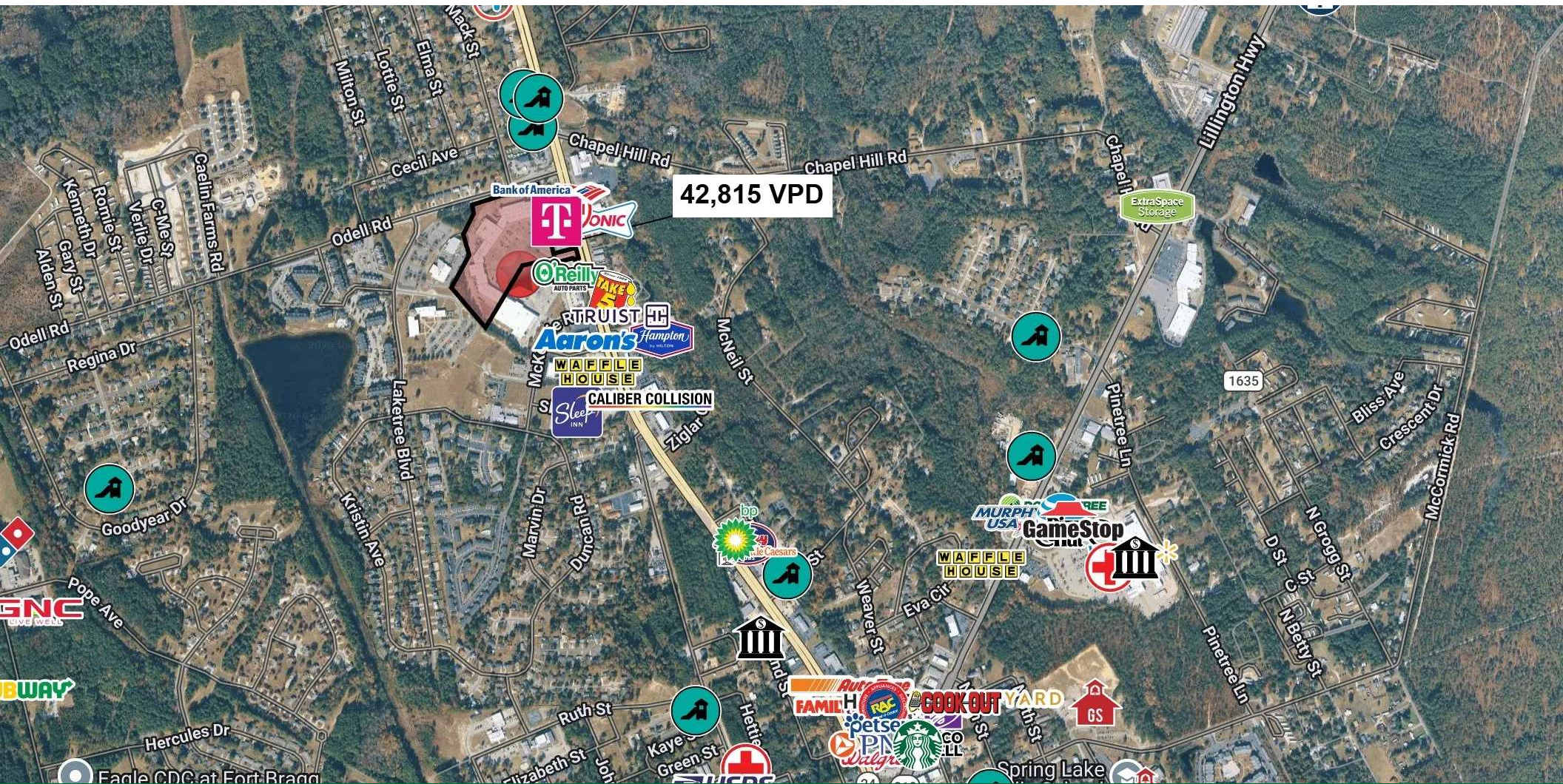
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RETAILER MAP



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TRADE AREA DEMOGRAPHICS

90,578

DAYTIME POPULATION WITHIN A 15 MINUTE DRIVE

70,287

RESIDENTS
15 MIN DRIVE

27,219

HOUSEHOLDS
15 MIN DRIVE

16,211

EMPLOYEES
15 MIN DRIVE

DRIVE TIME TRADE AREAS

	5 Minutes	10 Minutes	15 Minutes
Daytime Population	5,092	13,567	90,578
Total Population	4,821	14,066	70,287
Total Households	2,219	5,943	27,219
Total Businesses	271	418	1,764
Total Employees	2,002	4,036	16,211

Source: Esri Business Analyst, 2026 estimates. Business and employee counts, Esri and Data Axle 2026.

POPULATION AND HOUSEHOLD TREND

	Census 2020	2026	2031
Population, 5 miles	39,546	39,939	39,984
Households, 3 miles	6,638	6,793	6,874
Households, 5 miles	11,020	11,325	11,503

Household formation outpaces population growth: 483 net new households across five miles between 2020 and 2031.

RADIUS RINGS

	1 Mile	3 Miles	5 Miles
Daytime Population	4,428	47,047	65,883
Total Population	4,633	18,956	39,939
Total Households	2,108	6,793	11,325
Avg Household Size	2.17	2.36	2.54
Median Age	30.7	25.9	24.5
Renter Occupied Units	1,447	5,431	8,471

Trade Area Segment

Military Proximity (B3) is the dominant Esri Tapestry segment at three miles, five miles and fifteen minutes: military renter families in suburban areas. The one mile ring is Metro Fusion (C3), mobile households in densely populated urban areas.

Daytime Draw

The center serves substantially more people by day than it houses. Within three miles the daytime population of 47,047 is roughly two and a half times the 18,956 residents, reflecting the adjacent Fort Bragg workforce.

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RETAIL DEMAND

\$199,047,266

ANNUAL RETAIL AND FOOD SERVICE DEMAND WITHIN 5 MILES

CONSUMER DEMAND BY TRADE AREA

Trade Area	Retail Trade	Food Service	Total Demand
3 miles	\$95,222,054	\$18,591,970	\$113,814,023
5 miles	\$166,557,001	\$32,490,265	\$199,047,266
5 minute drive	\$28,453,764	\$5,287,919	\$33,741,684
15 minute drive	\$462,180,768	\$87,715,298	\$549,896,066

Source: Esri 2026/2031 Consumer Spending databases, derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

CATEGORY DEMAND AND LOCAL SUPPLY, 5 MINUTE DRIVE

Category	Annual Demand	Establishments
Food and Beverage Stores	\$6,739,051	6
General Merchandise	\$5,158,215	2
Restaurants and Eating Places	\$5,134,705	36
Clothing, Shoe and Jewelry	\$1,481,487	4
Furniture and Home Furnishings	\$1,000,092	1
Health and Personal Care	\$936,401	2

Demand from Esri Retail Demand by Industry 2026. Establishment counts, Esri and Data Axle 2026.

WHERE DEMAND OUTRUNS SUPPLY

Three categories show meaningful trade area demand against thin local supply within a five minute drive, and each can be accommodated in the suites available at Southwind Plaza.

\$5.16M

GENERAL MERCHANDISE DEMAND

2 ESTABLISHMENTS WITHIN 5 MINUTES

\$1.00M

FURNITURE AND HOME FURNISHINGS

1 ESTABLISHMENT WITHIN 5 MINUTES

\$936K

HEALTH AND PERSONAL CARE

2 ESTABLISHMENTS WITHIN 5 MINUTES

Grocery Anchored

Compare Foods anchors the center at approximately 29,000 square feet, capturing a share of the \$6.7 million in annual food and beverage store demand generated within a five minute drive.

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CONSUMER PROFILE

RESTAURANT DEMAND INDEX

Market Potential Index measures how likely households within a five minute drive are to use a brand compared to the national average of 100.

Concept	Index
Church's Texas Chicken	226
Checkers / Rally's	213
Captain D's	191
Waffle House	170
Golden Corral	163
Popeyes Louisiana Kitchen	137
Little Caesars	135
Wingstop	133
Hardee's	132
Papa John's	129
Krispy Kreme	129
KFC	127
Whataburger	125
Pizza Hut	122

Source: MRI-Simmons national propensity data applied to 2026 Esri demographics.

DELIVERY AND CONVENIENCE

Consumer Behavior	Index
Purchased cigarettes at convenience store	149
Promptly buy latest cell phone model	149
Used Postmates for delivery, last 30 days	144
Renter carries personal property insurance	138
Used Uber Eats for delivery, last 30 days	131
Used Grubhub for delivery, last 30 days	130
Used DoorDash for delivery, last 30 days	129
Ordered home delivery fast food	126
Use Samsung phone most often	125
Fast food 9 or more times, last 30 days	118
Buy based on price not brands	111

Index of 100 equals the national average. Five minute drive time.

WHAT THE PROFILE SUPPORTS

Quick Service and Carryout

Chicken and value quick service produce the highest indices measured in this trade area, and delivery platform usage runs above the national average across every service tracked.

Wireless and Insurance

Cell phone replacement intent indexes at 149 and renter insurance at 138, both supporting inline service retail at 1,200 to 1,520 square feet.

Value Formats

A price-led shopper base indexing at 111 for buying on price over brand, combined with \$5.16 million of general merchandise demand against two establishments, supports value general merchandise in the larger suites.

Personal Services

Other Services accounts for 20.3 percent of all establishments within five minutes, the largest single category in the trade area.

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