

COMMERCIAL LAND FOR SALE / LEASE

321 PLAZA ROAD

Laurinburg, NC 28352



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PROPERTY HIGHLIGHTS

- » ±5.0 acres for sale or lease
- » Highly **flexible General Business (GB) zoning** permits a number of uses, including hotel, childcare center, manufacturing, office, retail, medical, automotive, and outdoor storage, among others
- » ±11,900 SF building on site, may be suitable for reuse or redevelopment
- » **20,500 VPD** on I-74
- » Scotland County PIN 01001703010
- » LEASE RATE: \$12/SF NNN | TICAM estimate \$1.87/SF
- » SALE PRICE: \$875,000



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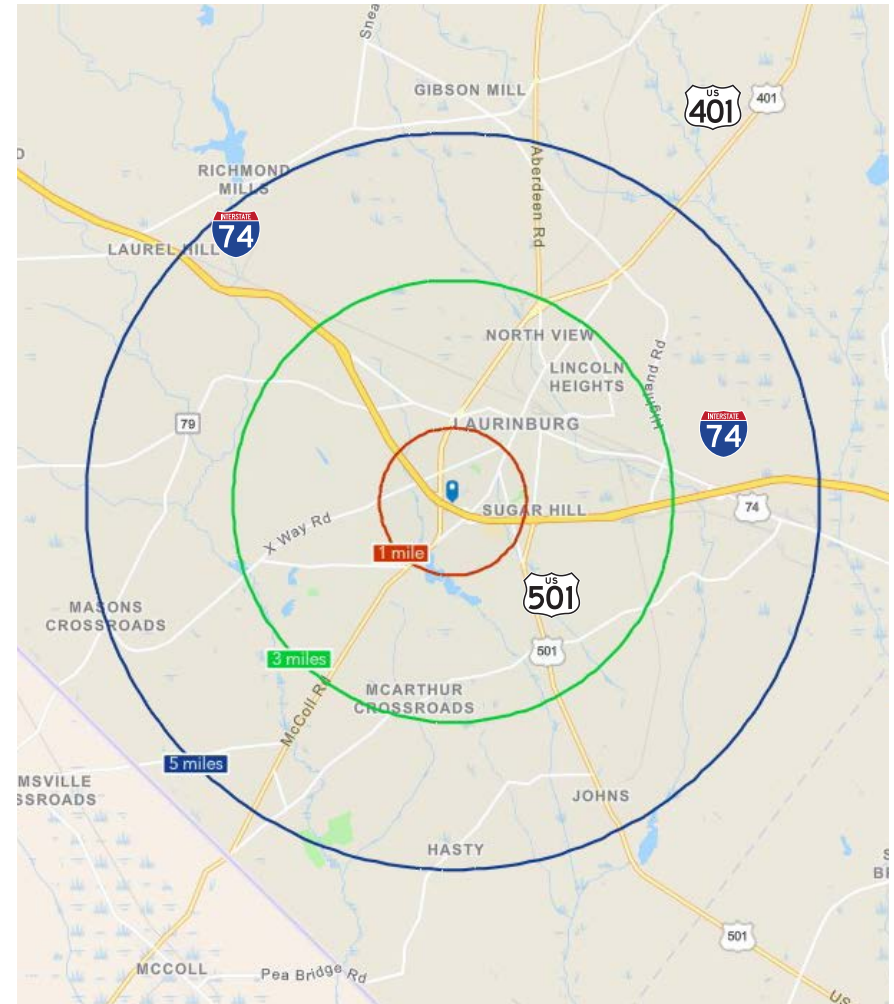
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	1 MILE	3 MILES	5 MILES
2023 Population	3,859	14,904	19,552
Daytime Population	6,989	18,193	22,587
Median Age	41.8	40.6	40.9
Average Household Income	\$61,864	\$59,979	\$59,629
Average Home Value	\$157,888	\$144,963	\$144,165

ABOUT LAURINBURG, NC

With strong highway access, proximity to Fort Liberty, and affordable land pricing, Laurinburg is emerging as a strategic location for logistics, healthcare, and retail service expansion.

Laurinburg is located on Interstate and US Hwy 74, a major east-west four-lane interstate highway, US Highway 401, a major north-south four-lane highway, and minutes away from Interstate 95 which runs from Maine to Florida. Also located just 43 miles from Fayetteville and Fort Liberty (formerly Fort Bragg), Laurinburg is conveniently located for residential or business purposes for the expansion generated by Base Realignment and Closing (BRAC) and the impending growth of Fort Liberty.





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