

COMMERCIAL LAND FOR SALE / LEASE
321 PLAZA ROAD
Laurinburg, NC 28352



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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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

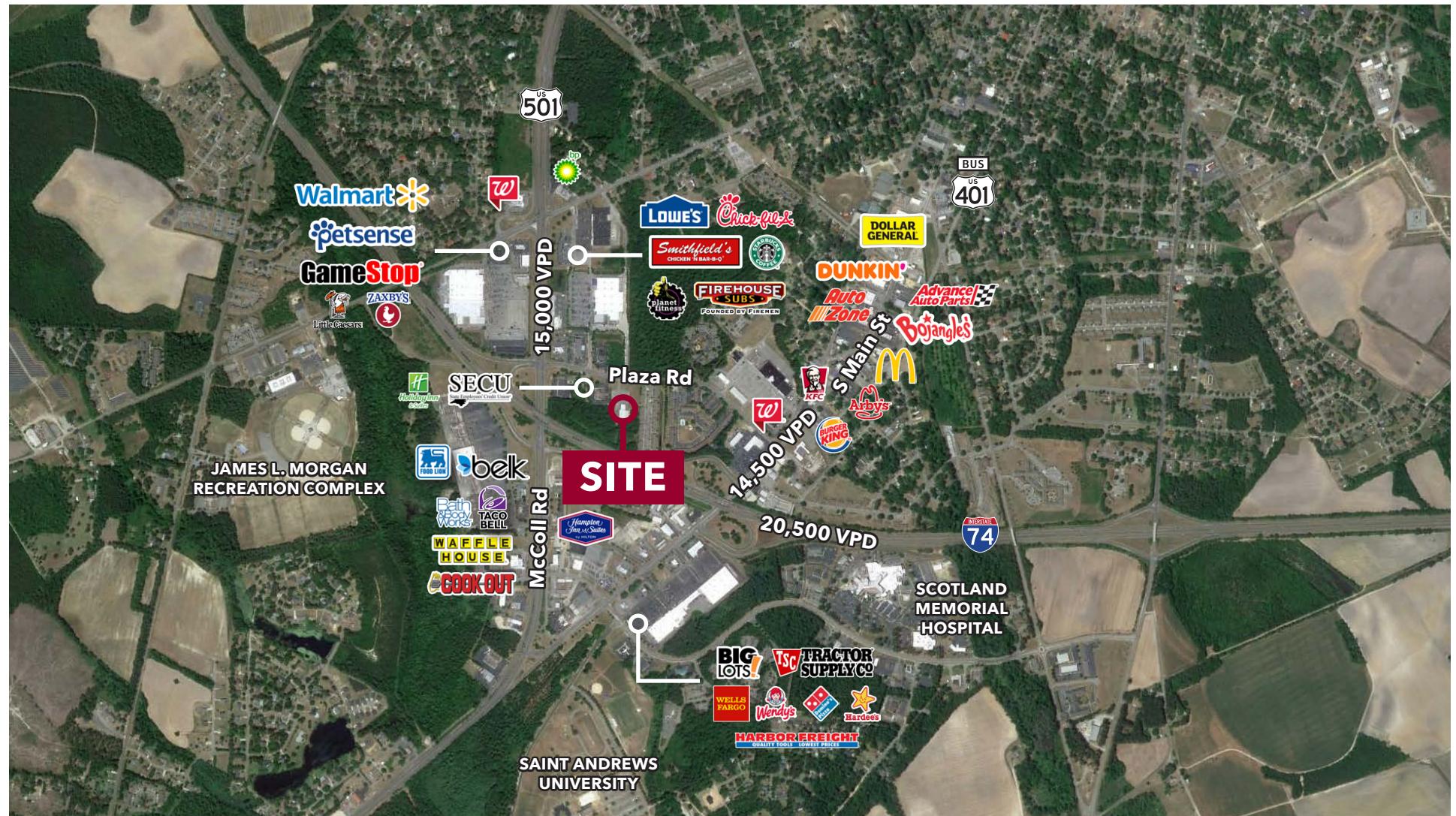


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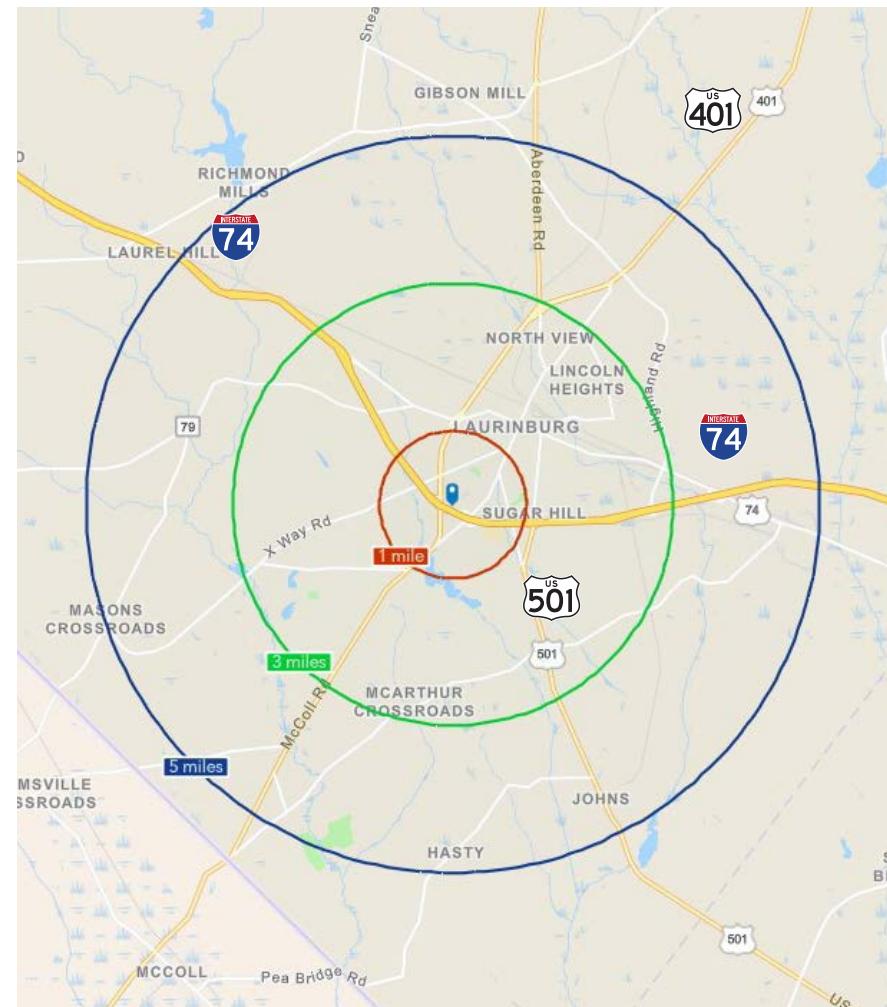
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| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| 2023 Population | 3,859 | 14,904 | 19,552 |
| Daytime Population | 6,989 | 18,193 | 22,587 |
| Median Age | 41.8 | 40.6 | 40.9 |
| Average Household 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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