

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

225 Ivey Lane, Pinehurst, North Carolina 28374



PineCroft 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. **TURNKEY RETAIL SHOWROOM SPACE** with interior improvements completed in 2023. 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. Prohibited Uses include, but not limited to, smoke shop, vape shop, and restaurant uses. Please contact us for more details.
- 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>
Population	20,202	32,825	62,294
Ave. HH Income	\$142,966	\$136,593	\$123,604
# of Households	8,950	14,569	34,511
Median Age	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. .



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.

Recreation & Golf

- 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 1st 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.

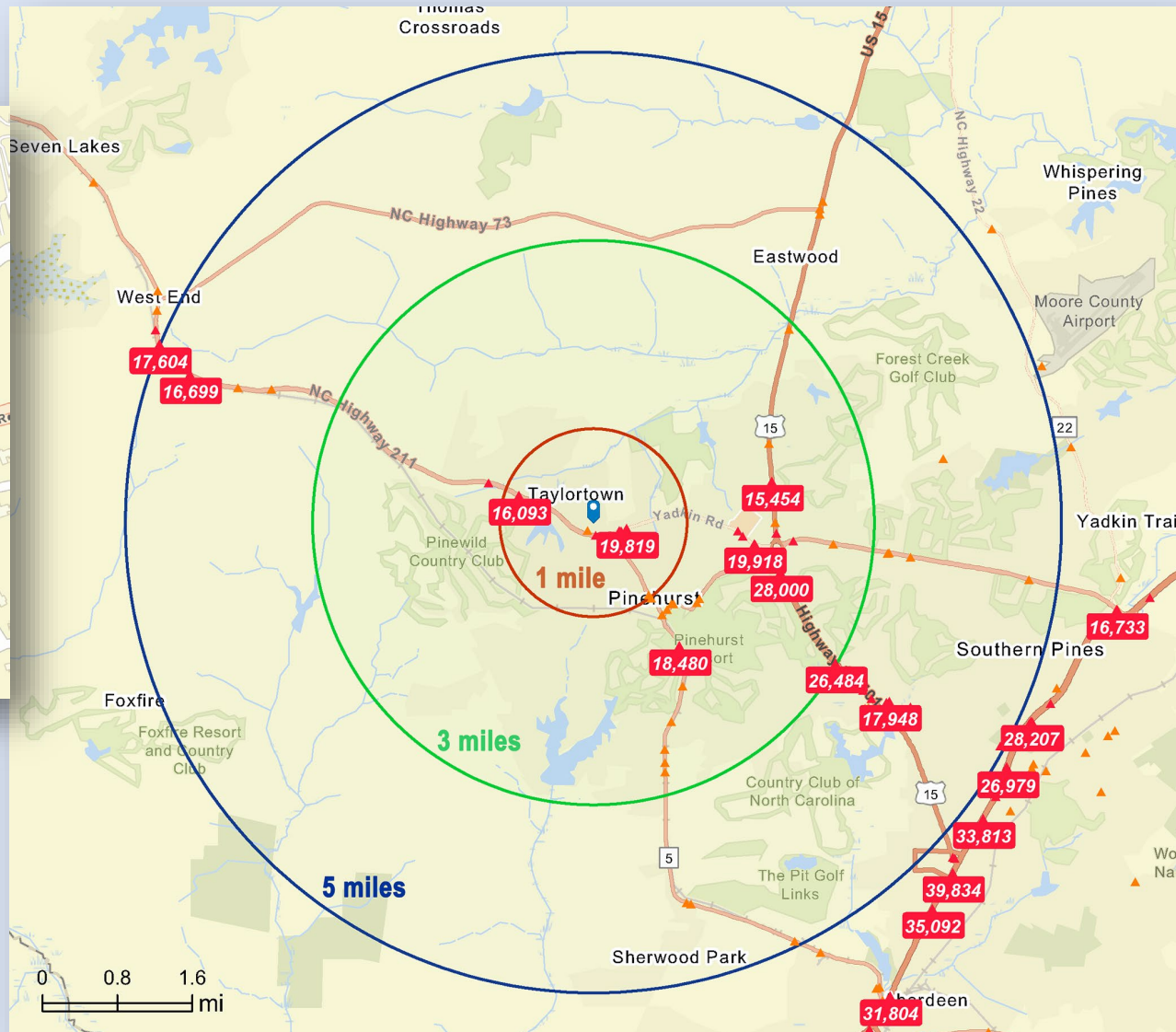




Traffic Count Map



▲ More than 100,000 per day



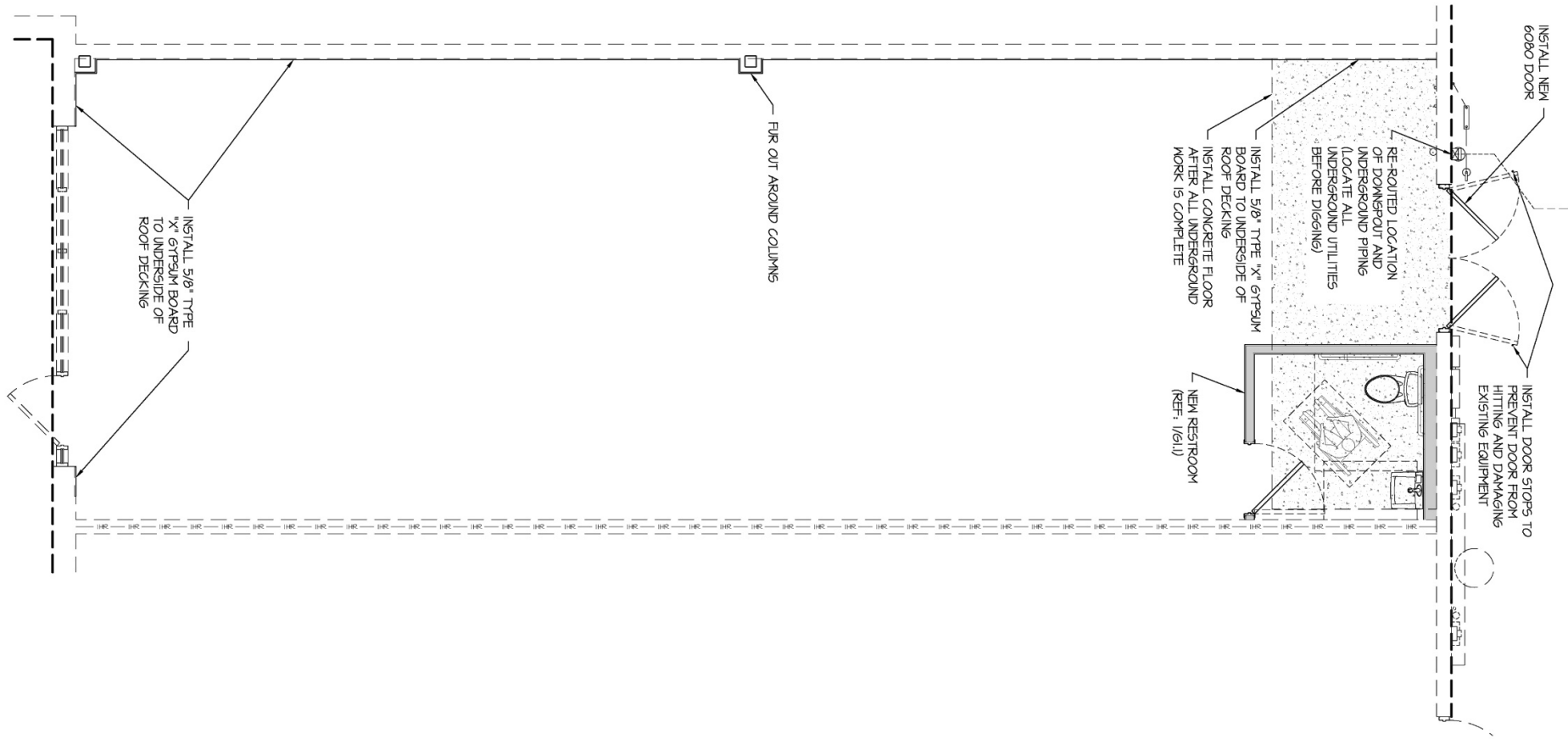
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For Subleasing Inquiries:

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