

# Kimberly Park

## Food Lion Anchored Shopping Center

Food Lion anchored shopping center located near downtown Carthage. Located just off Highway 15-501 on Monroe Street/Highway 24-27. Easy access to I-74 via Highway 27. Close proximity to Southern Pines and Uwharrie National Forest.

- + Total Square Feet: 47,900± SF
- + Available Spaces:
  - + Suite G: 1,200± SF
- + Asking Rate: \$15.00/SF (NNN)
- + TICAM: \$2.80/SF
- + Traffic Counts: 11,000 VPD on Monroe Street & 11,500 VPD on Highway 15-501
- + Several strong national tenants including Subway and H&R Block
- + Close proximity to many national retailers including McDonalds, Walmart and Walgreens
- + Ample parking

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,200	4,283	8,262
Daytime Population	2,277	4,509	7,060
Households	495	1,712	3,255
Average Household Income	\$78,752	\$84,819	\$91,865
Avg Value of Owner Occ. Housing Units	\$268,733	\$331,757	\$346,146

\*Source: CBRE Fast Reports

### Major Tenants



H&R BLOCK®



### Contact Us

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Site Plan



SUITE	TENANT	SF
A	Brad Langley Dentistry	2,400
B	Budget Blinds	1,800
C	Tobacco Road of NC	1,200
D	Subway	1,200
E	Food Lion	29,000
F	Family Dollar	7,200
<b>G</b>	<b>AVAILABLE</b>	<b>1,200</b>
H	H&R Block	1,200
K	Time Out Sports Bar & Grille	2,700
<b>TOTAL</b>		<b>47,900</b>

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