

# Morganton Park

1752 OLD MORGANTON ROAD  
SOUTHERN PINES, NC 28387



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RALEIGH DURHAM

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# RETAIL FOR LEASE MORGANTON PARK

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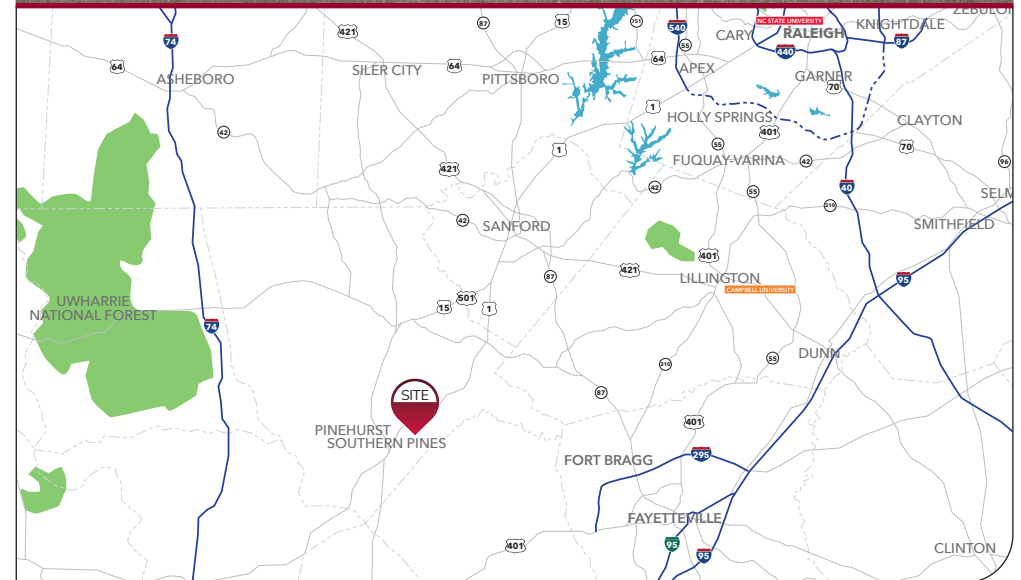
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## AVAILABILITY

- ±0.48 Acre Outparcel Ground Lease or Build-to-Suit

## PROPERTY OVERVIEW

- Located at the intersection of Morganton Road and Brucewood Road, Convenient to Downtown Southern Pines, Pinehurst, and Aberdeen
- Anchored by Lowes Food, Co-tenants include The Joint Chiropractic, PurreBarre, Lowes Foods Fuel Center, Pizza Hut, and Pet Supermarket
- Part of Morganton Park, a 188 acre master planned community
- Close proximity to schools, golf courses, and the Morganton Road Sports Complex



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,627	25,186	49,970
Average HH Income	\$97,070	\$125,350	\$123,929
No. of Businesses	416	1,796	2,636
No. of Employees	7,061	23,921	37,548
Daytime Population	8,126	32,078	59,332

Source: ESRI 2024

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## TENANT ROSTER

Suite 1700	Pet Supermarket	7,025 SF
Suite 1740	Lowes Foods	49,230 SF
Suite 1744	Royal Nails	2,836 SF
Suite 1752	Stretch Zone	1,418 SF
Suite 1756	Shinji Ramen & Roll	1,418 SF
Suite 1760	Orelo Taco Bar	2,127 SF
Suite 1764	Purre Barre	1,418 SF
Suite 1768	Pizza Hut	1,258 SF
Suite 1772	The Joint Chiropractic	1,258 SF
Suite 1776	Triangle Visions Optometry	2,516 SF
Suite 1790	Lowes Foods Fuel Center	
OP1	AVAILABLE GROUND LEASE OR BUILD-TO-SUIT	±0.48 AC

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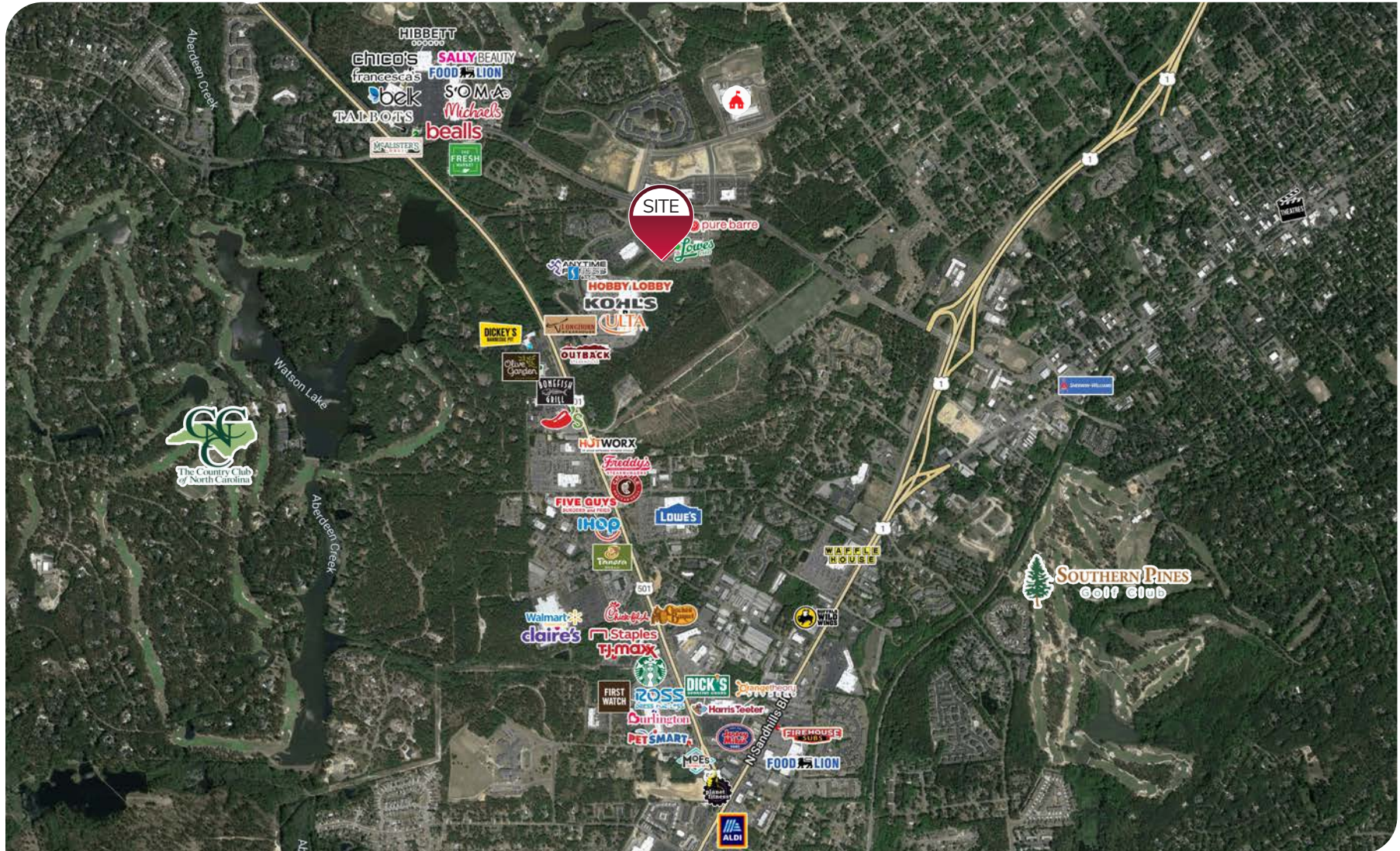
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