

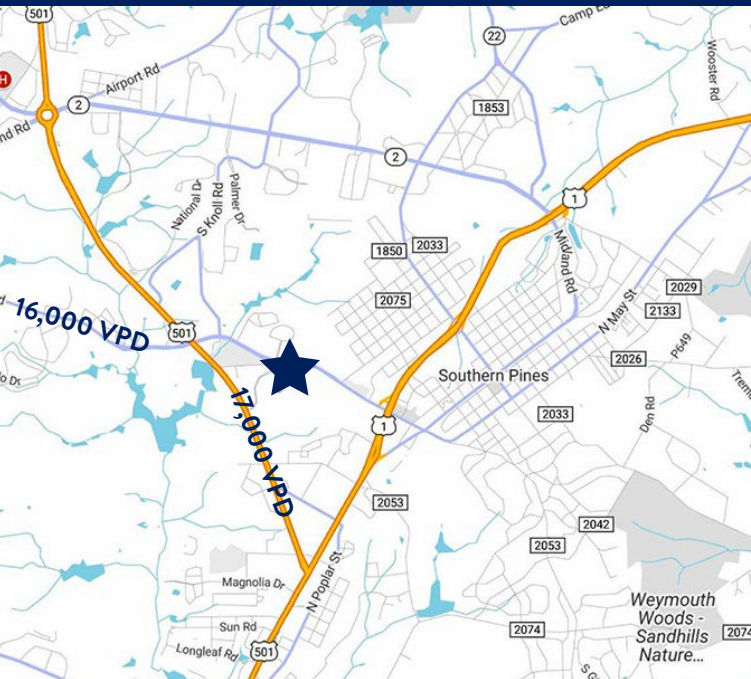
**FOR
SALE OR
LEASE**

MORGANTON PARK SOUTH

2482 Morganton Rd, Southern Pines, NC 28387



ONLY 2 RETAIL BAYS REMAINING + OUTPARCEL OPPORTUNITIES



FEATURES

- Two inline retail bays (1,258SF & 1,418SF) and four outparcels available
- Retail Critical Mass: Shadow anchored by Kohl's, Hobby Lobby, Ulta Beauty and Frank Theatres; 300,000 SF of Retail
- Part of larger 188 acre Morganton Park master development
- Convenient to downtown Pinehurst, downtown Southern Pines, Aberdeen and the area's world-renowned golf courses
- Adjacent to Morganton Road Sports Complex with ± 1,000 people visiting the complex daily
- Located across from a future 800-student elementary school opening August 2020

TRAFFIC COUNTS

16,000 VPD on Morganton Rd.
24,000 VPD on Highway 1
17,000 VPD on US 15/501

DEMOGRAPHICS

| | 3mi | 5mi | 7mi | 10mi |
|-----------------------|----------|----------|----------|----------|
| 2018 Est. Population: | 22,070 | 43,386 | 56,461 | 67,140 |
| 2018 Avg. HHI: | \$81,890 | \$83,944 | \$82,254 | \$79,825 |

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INLINE RETAIL SPACE STATUS

- RETAIL SPACE AVAILABLE
- LEASED SPACE

OUTPARCELS AVAILABLE

| | | |
|--|-------------|------------|
| | OUTPARCEL 1 | 1.13 ACRES |
| | OUTPARCEL 2 | 0.97 ACRES |
| | OUTPARCEL 3 | 1.15 ACRES |
| | OUTPARCEL 4 | 0.48 ACRES |

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NC DOT ROAD CHANGES

The corridors on 15-501 from Morganton Road to US-1 and on US1 between 15-501 and Morganton Road have represented the critical mass of national and regional retailers in Moore County for a long time. But over the past few years, NCDOT has approved and funded plans that will heavily impact access and circulation on both corridors for retailers. Both will become “Super Streets” with full movement access being blocked by a hard median and designed u-turn movements at specified points.

As a result, we believe Morganton Park Road in general and the master planned Morganton Park development in particular are uniquely positioned to become the most convenient and easily reachable retail destination in this submarket, serving the markets of Aberdeen, Pinehurst and Southern Pines. Our project has easy access to 15-501 via full movement lights at both Brucewood Road (the only full movement intersection on 15-501) and Morganton Road, and to US-1 via the full movement intersection at Morganton Road.



We urge all retailers to refer to <https://www.ncdot.gov/projects/us-1-15-501-moore/Pages/default.aspx> for detailed information regarding the NCDOT changes on US-1 and 15-501, including history, maps showing circulation and access and other related project documents. The planning for this project began in 2011, followed by funding in 2015-16, public meetings in 2017-18, right of way acquisition in 2018-19 and construction scheduled to being in 2020.

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