



104 n. mcneill street

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property information

name	104 n. mcneill street
location	104 n. mcneill street carthage, nc 28327
county	moore
sq. ft.	sq. ft. +/-
zoning	commercial
price	\$230,000.00
potential uses	office, retail, commercial
utilities	water, sewer, power
pin	00004007 / 857819602831

property description

Located in Carthage, the county seat of Moore County, this charming early 1900s building has been renovated to include two currently occupied rental units (karate studio and restaurant) and three potential spaces for office, retail, or service organizations. Clever design provides central hallway entrances to each unit and potential display windows for retail businesses. This “mini-mall” concept is unique and appealing in “Sweet Carthage” location where all Moore County business is transacted to provide instant market for tenants. This property with features ample roadside and off-street parking, double-door loading access in rear of building and curb appeal on heavily traveled street.

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Moore County was created by dividing Cumberland County on July 4th, 1784. Since there was no incorporated town in the new county to serve as the county seat or locate the official courthouse, in 1796 a committee of the legislature selected a site in the center of the new county. The name given to the new courthouse site was Carthage, which was finally confirmed by the General Assembly in 1818. The remainder of the town was not laid out until 1803.

The current population of Carthage is approximately 2,278 residents and it continues to grow. There is a major subdivision, Forest Ridge, which is building homes on Union Church Road, near the high school. Another major subdivision, Cabin Branch, is also



located on Union Church Road, making this one of the fastest growing areas in the Sandhills, which includes the famous resort towns of Pinehurst and Southern Pines. Little River Farm, a golf course community on the southern edge of Carthage, offers golf packages, rental condominiums and a beautiful club house. The traffic count in Carthage has continued to grow due to its placement between Hwy 24/27 (east to west) and Hwy 15-501 (north to south).

According to the Convention and Visitors Bureau, the Southern Pines-Pinehurst area has received national accolades as one of the nation's most desirable places to live. Independent research firm POLICOM's recently ranked the area as 34th in economic strength out of 577 micropolitan areas in the United States. American City Business Journals (ACBJ) has ranked the Southern Pines-Pinehurst area as the No. 2 best "Dreamtown" in North Carolina and the 35th best in nation out of 140 smaller communities evaluated throughout the United States.



Moore County ranked 10th in travel impact among North Carolina's 100 counties. The buying power within Moore County is not limited to tourists, however. Statistics reveal that the wealth index of Moore County is the third highest in the Research Triangle Region. Bottom line, Southern Pines/Aberdeen/Pinehurst offers a pro-business environment and a healthy local economy.



The environment for business is as favorable as the climate. Six major sectors make up Moore County's economy: tourism, manufacturing, health services, retail, agriculture and retirement.



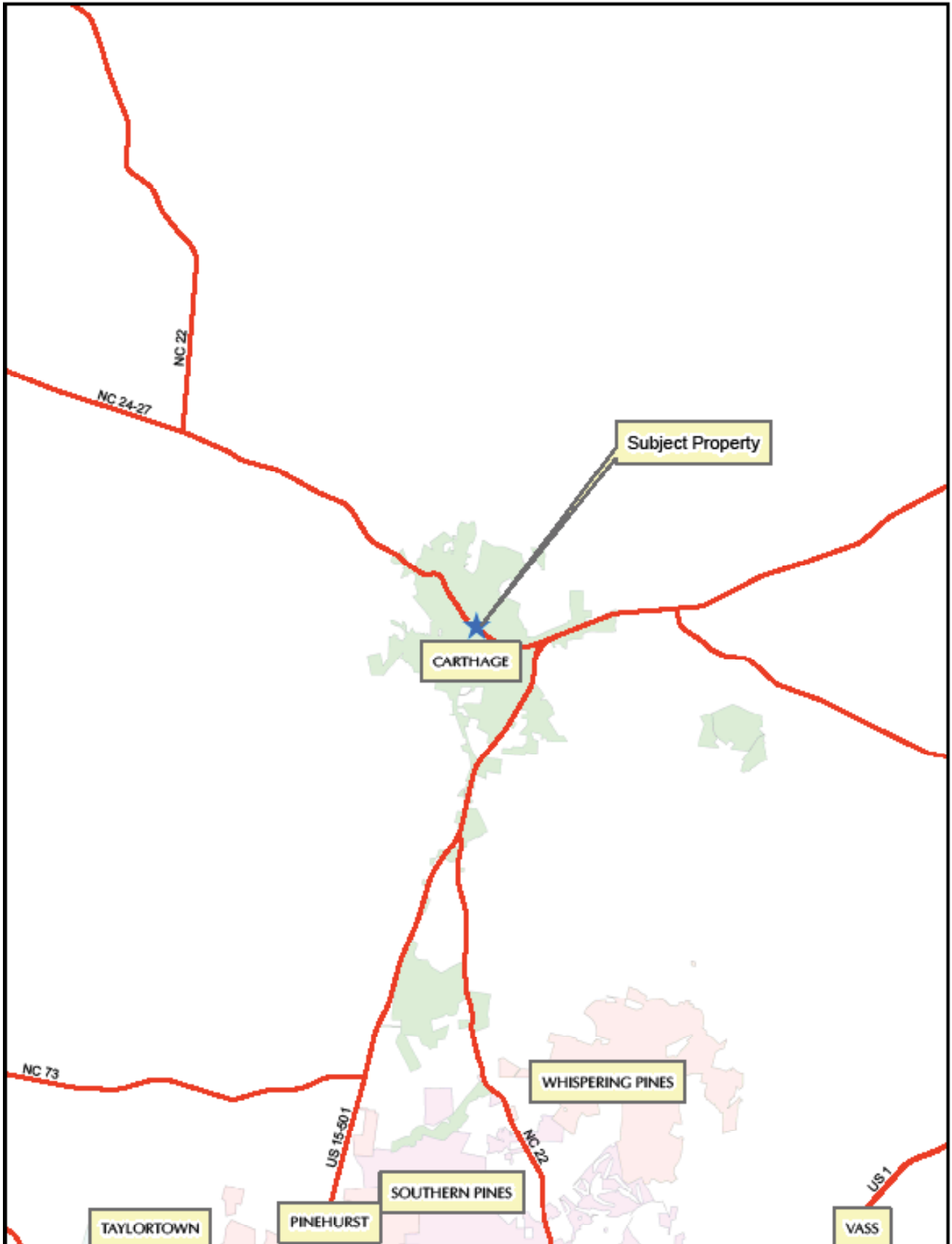
FirstHealth Moore Regional Hospital, incorporated in 1929, was listed in Becker's 2012 Hospital Review as one of the "Top 100 Great Community Hospitals" in the country. In 2014, Moore Regional ranked 5th best hospital in the state by Business NC Magazine. First Health was recognized at the annual NC Conference for Excellence for its organizational performance based upon the nationally esteemed Malcolm Baldrige National Quality criteria.

- Moore County's domestic tourism revenues was over \$374.2 million in 2011.
- Visitor spending also generated \$12.1 million in local tax receipts in Moore County in 2013, \$89.43 million payroll income and directly supported 5,140 local jobs.
- In North Carolina, visitors spent a record \$20 billion in 2013, a 4% increase over the previous year.
- Combined state and local tax revenue in 2013 was \$32.7 million in Moore County
- In June of 2014 the first-ever back-to-back US Opens at Pinehurst No. 2 generated more than \$140 million in visitor spending and had a statewide economic impact that topped \$238 million
- Moore County currently ranks 11th in the state in total travel expenditures of the 100 North Carolina counties (its population places it 32nd).



Population Projections	
2010 Census	88,247
July, 2015 Projection	94,254
July, 2020 Projection	99,561
July, 2025 Projection	104,226
July, 2030 Projection	108,326





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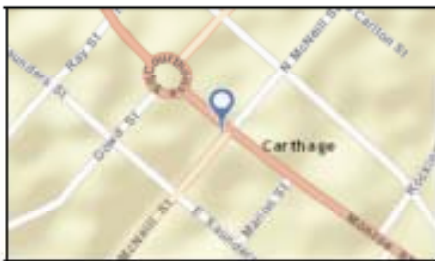
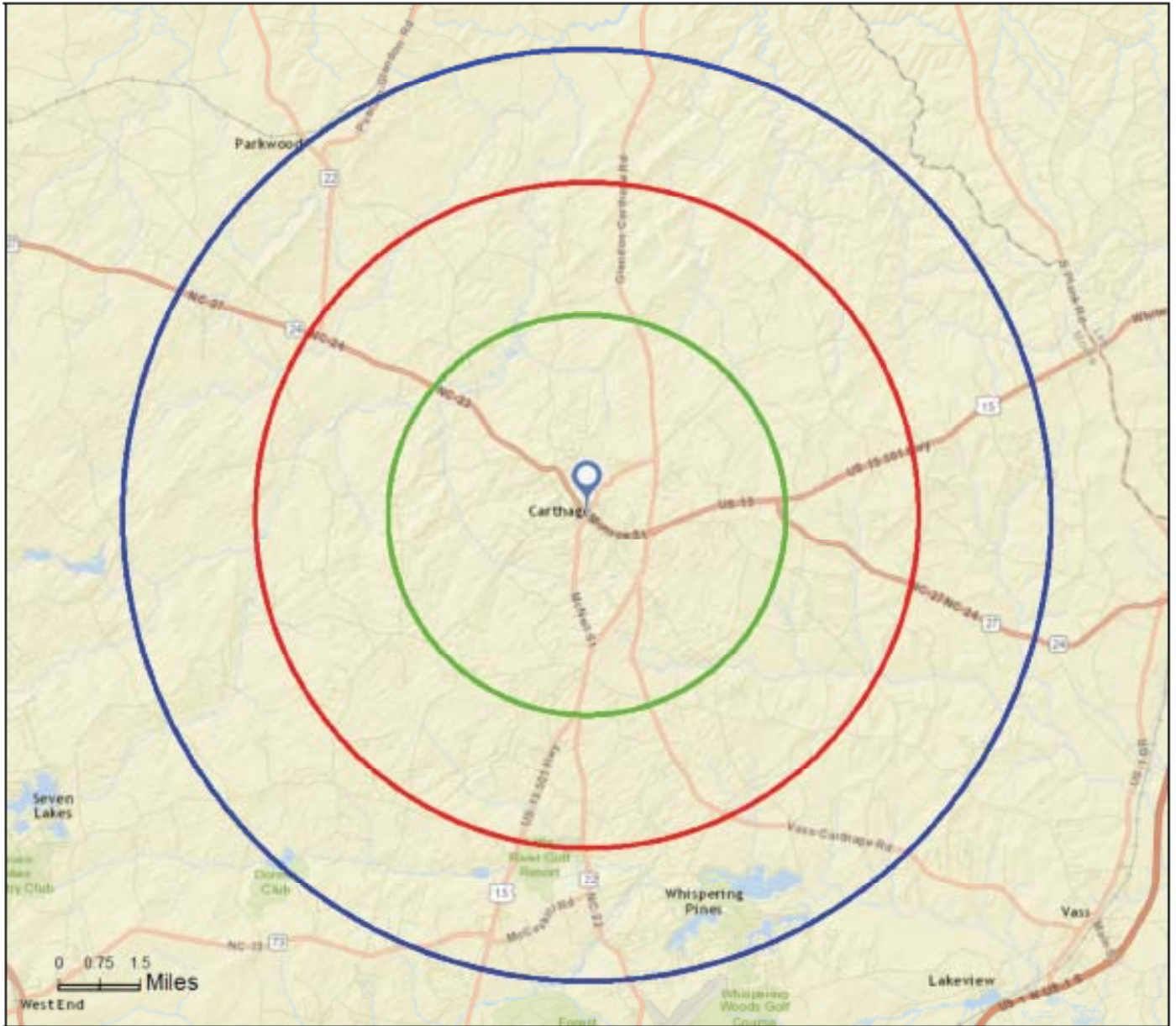
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Site Map

104 McNeill St, Carthage, North Carolina, 28527
Range: 3, 5, 7 mile radii

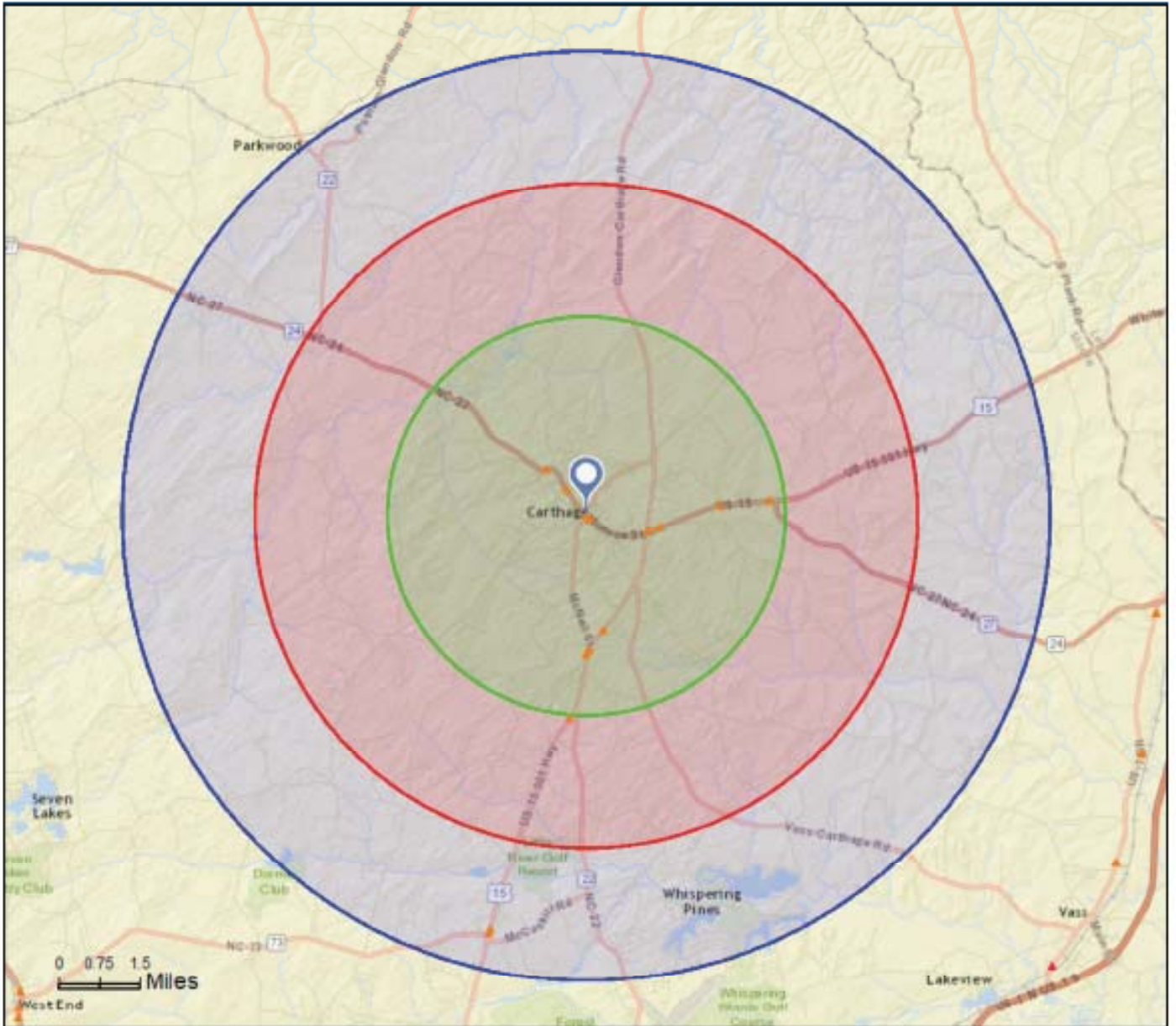
Prepared by Earl
Latitude: 35.34493
Longitude: -79.41610



Traffic Count Map

104 McNeill St, Carthage, North Carolina, 28327
Rings: 3, 5, 7 mile radii

Prepared by Eart
Latitude: 35.34493
Longitude: -79.41610



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

Executive Summary

104 McNeill St, Carthage, North Carolina, 28327
 Rings: 3, 5, 7 mile radii

Prepared by Earl
 Latitude: 35.34498
 Longitude: -79.41610

	3 miles	5 miles	7 miles
Population			
2000 Population	3,243	5,827	11,328
2010 Population	3,438	6,298	12,668
2018 Population	3,799	6,713	13,753
2020 Population	4,040	7,148	14,879
2000-2010 Annual Rate	0.59%	0.78%	1.13%
2010-2015 Annual Rate	1.61%	1.22%	1.58%
2015-2020 Annual Rate	1.58%	1.29%	1.59%
2015 Male Population	47.3%	48.4%	48.7%
2015 Female Population	52.7%	51.6%	51.3%
2015 Median Age	43.6	42.7	43.0

In the identified area, the current year population is 13,753. In 2010, the Census count in the area was 12,668. The rate of change since 2010 was 1.58% annually. The five-year projection for the population in the area is 14,879 representing a change of 1.59% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	74.6%	78.6%	83.5%
2015 Black Alone	20.2%	16.2%	11.2%
2015 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2015 Asian Alone	0.7%	0.6%	0.8%
2015 Pacific Islander Alone	0.0%	0.0%	0.1%
2015 Other Race	0.7%	1.0%	1.3%
2015 Two or More Races	2.6%	2.5%	2.5%
2015 Hispanic Origin (Any Race)	3.1%	3.8%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,212	2,183	4,371
2010 Households	1,439	2,542	5,081
2018 Total Households	1,897	2,758	5,891
2020 Total Households	1,741	2,960	6,080
2000-2010 Annual Rate	1.73%	1.53%	1.52%
2010-2015 Annual Rate	2.00%	1.57%	1.84%
2015-2020 Annual Rate	1.74%	1.42%	1.89%
2015 Average Household Size	2.27	2.39	2.44

The household count in this area has changed from 5,081 in 2010 to 5,891 in the current year, a change of 1.84% annually. The five-year projection of households is 6,080, a change of 1.89% annually from the current year total. Average household size is currently 2.44, compared to 2.47 in the year 2010. The number of families in the current year is 3,858 in the specified area.

Executive Summary

104 McNeill St, Carthage, North Carolina, 28327
Rings: 3, 5, 7 mile radii

Prepared by Earl
Latitude: 35.34498
Longitude: -79.41610

	3 miles	5 miles	7 miles
Median Household Income			
2018 Median Household Income	\$36,758	\$41,424	\$50,946
2020 Median Household Income	\$46,670	\$50,253	\$55,572
2018-2020 Annual Rate	3.79%	3.94%	1.78%
Average Household Income			
2018 Average Household Income	\$53,127	\$54,583	\$61,885
2020 Average Household Income	\$60,824	\$62,001	\$69,980
2018-2020 Annual Rate	2.74%	2.58%	2.49%
Per Capita Income			
2018 Per Capita Income	\$22,488	\$22,879	\$25,146
2020 Per Capita Income	\$25,972	\$25,841	\$28,564
2018-2020 Annual Rate	2.92%	2.74%	2.58%

Current median household income is \$30,946 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$55,572 in five years, compared to \$80,563 for all U.S. households

Current average household income is \$61,885 in this area, compared to \$74,899 for all U.S. households. Average household income is projected to be \$69,980 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,146 in the area, compared to the U.S. per capita income of \$28,897. The per capita income is projected to be \$28,564 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,971	2,433	4,648
2000 Owner Occupied Housing Units	925	1,702	3,551
2000 Renter Occupied Housing Units	267	461	620
2000 Vacant Housing Units	159	250	475
2010 Total Housing Units	1,643	2,079	5,748
2010 Owner Occupied Housing Units	1,000	1,883	3,988
2010 Renter Occupied Housing Units	439	659	1,093
2010 Vacant Housing Units	204	337	667
2015 Total Housing Units	1,821	3,121	6,319
2015 Owner Occupied Housing Units	1,062	1,966	4,270
2015 Renter Occupied Housing Units	534	792	1,321
2015 Vacant Housing Units	224	363	728
2020 Total Housing Units	1,968	3,361	6,871
2020 Owner Occupied Housing Units	1,156	2,101	4,634
2020 Renter Occupied Housing Units	588	869	1,446
2020 Vacant Housing Units	244	391	791

Currently, 67.6% of the 6,319 housing units in the area are owner occupied; 20.9% renter occupied; and 11.5% are vacant. Currently, in the U.S., 65.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 5,748 housing units in the area - 69.4% owner occupied, 19.0% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 4.30%. Median home value in the area is \$211,622, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.67% annually to \$229,896.