



750 sw broad street

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## property information

name	750 SW Broad Street
location	750 sw broad street southern pines, nc 28387
county	moore
acreage	2.036 +/- (13,500 sq. ft. +/- building)
zoning	CB
price	\$1,600,000.00
potential uses	grocery, retail
utilities	water, sewer, power
pin	857019605837102

## property description

### Exceptional Visibility!

2.036 +/- acres available for sale in the heart of Downtown Southern Pines. Presently zoned central business (CB), this site is perfectly suited for a retail or office. Strategically located within minutes off of US Hwy. 1 and Hwy. 15/501 and situated in the center of commercial development. The only land tract with egress and ingress from both Bennett Street and Broad Street. Please contact our office to discuss this opportunity on this prime location.

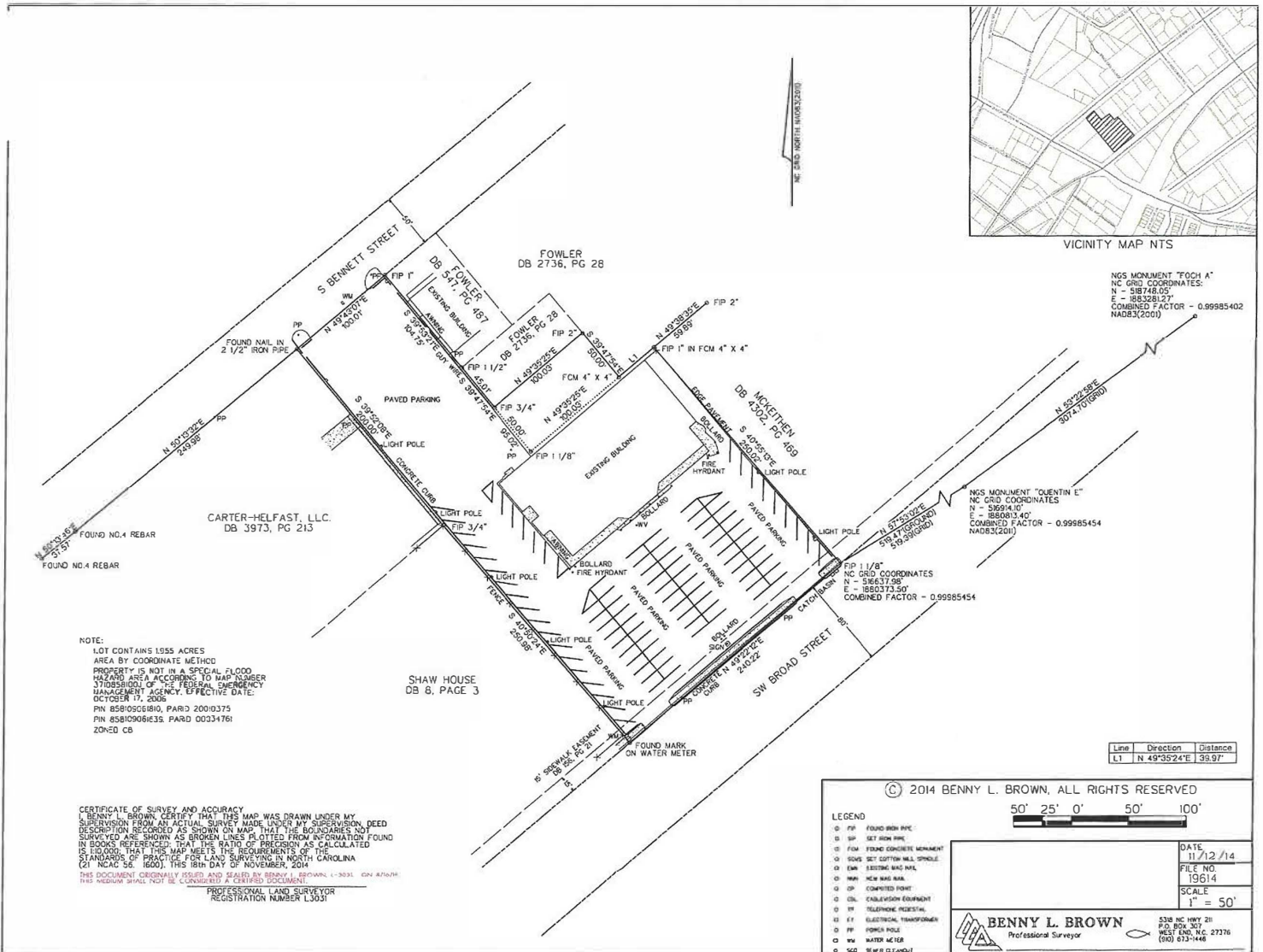
please visit [www.cliftcommercial.com](http://www.cliftcommercial.com) or call

**910.695.1909**



211 Trimble Plant Road • Southern Pines, NC 28387 • 910.695.1909 • [sales@cliftcommercial.com](mailto:sales@cliftcommercial.com)

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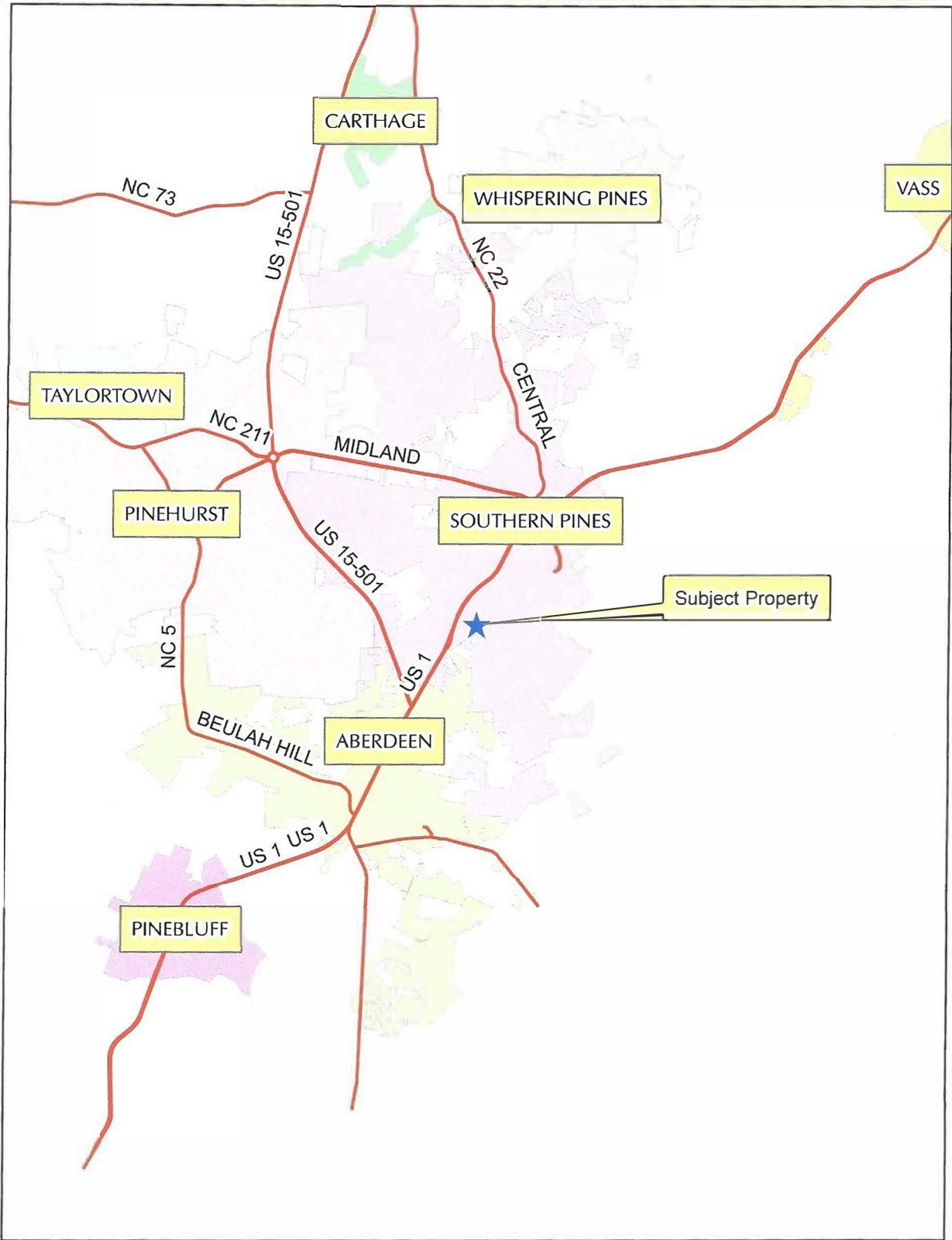
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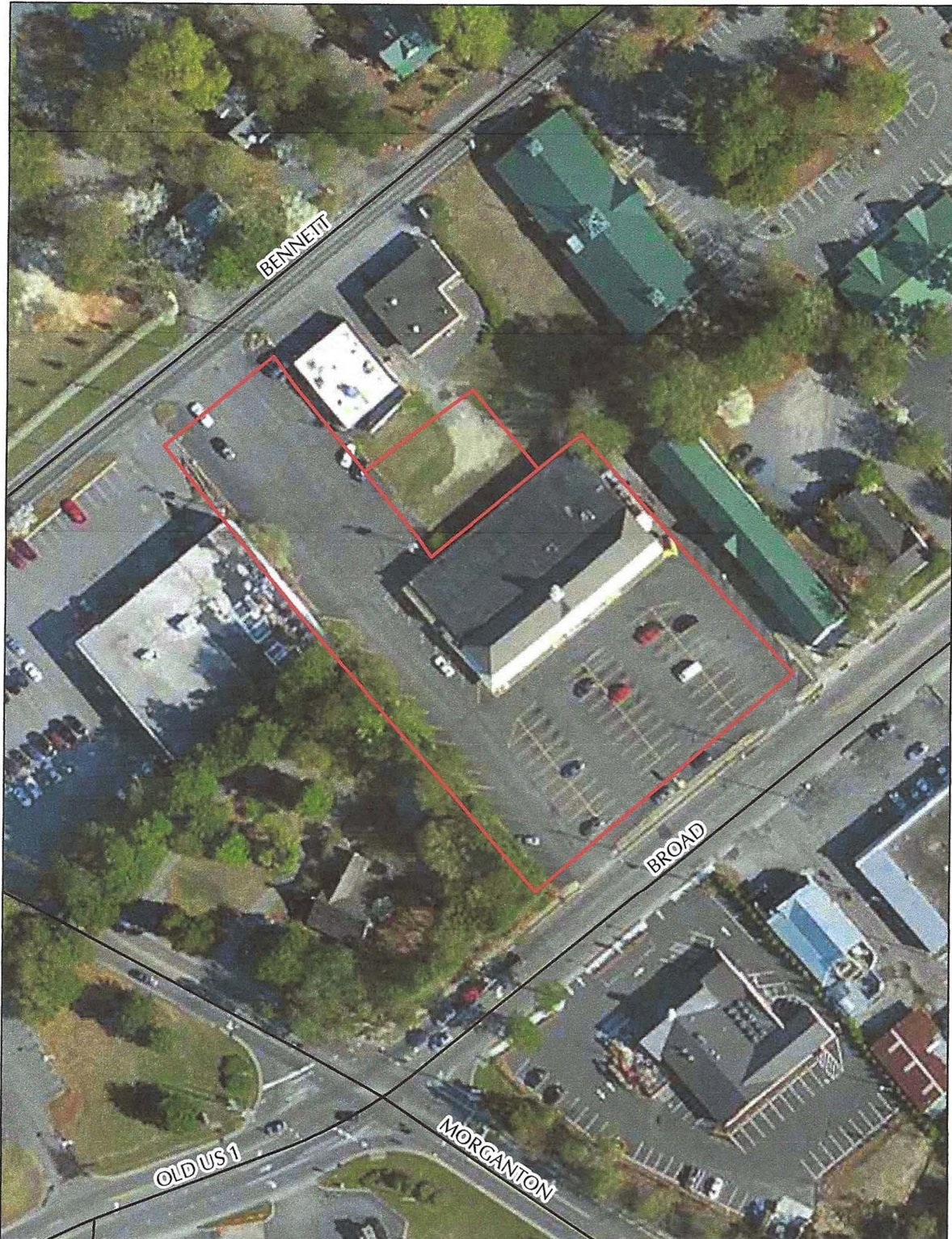
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750 SW Broad Street is located in Moore County, the heart of North Carolina golf country, an hour's drive South of Raleigh, Durham, Chapel Hill and RDU International Airport.



DISTANCES	
Atlanta	353 miles
Charlotte	106 miles
Chicago	855 miles
Cleveland	530 miles
Greensboro	70 miles
Jacksonville	401 miles
Philadelphia	471 miles
Raleigh	71 miles
Richmond	285 miles
Washington, DC	340 miles
Baltimore	434 miles
Boston	855 miles
New York	572 miles

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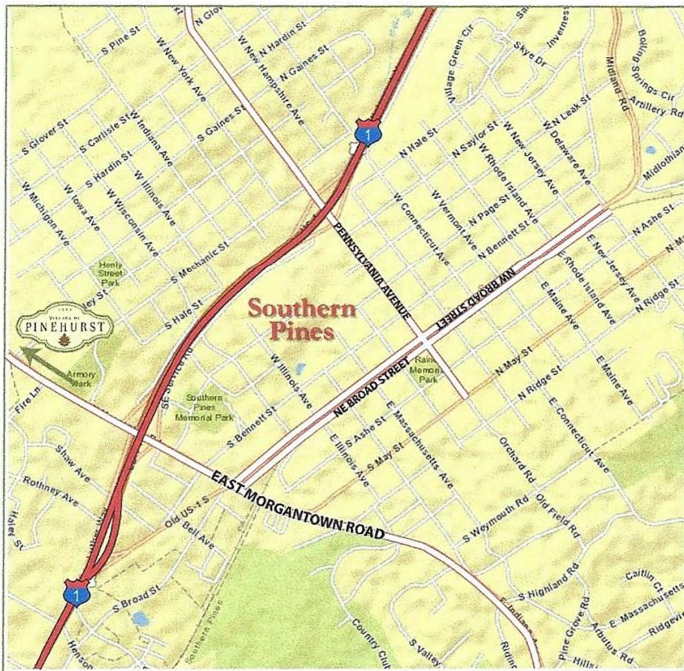
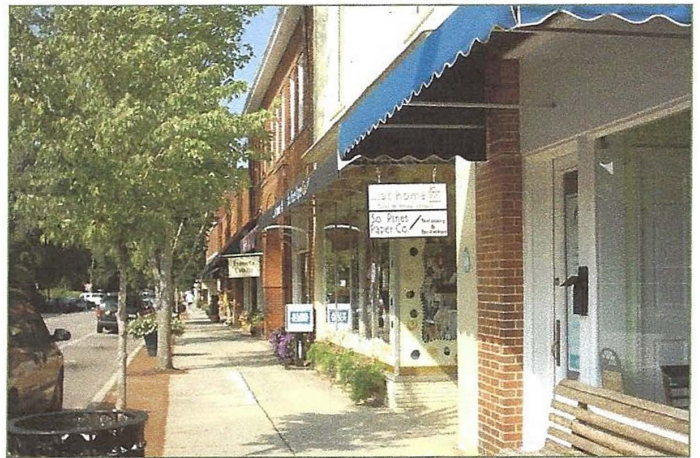




## section III • market data

## About Southern Pines

Conveniently situated in central North Carolina and supported by solid infrastructure and a strong workforce, the Town of Southern Pines is an ideal location to start or expand your business. The Southern Pines economy currently balances manufacturing, tourism, health services, education, and retirement, and continues to grow these sectors as well as encourage new industries. Southern Pines is known for its vibrant downtown area with many shops, restaurants, and entertainment. Broad Street, the main street of Southern Pines, is divided by train tracks that lead to the newly renovated train depot which houses the Southern Pines Welcome Center.



Southern Pines is centrally located to several other great areas, including Pinehurst, Aberdeen, Fort Bragg, Carthage, Cameron, Raeford, and Vass and offers over 40 golf courses, all within a 15 mile radius. The area has hosted two Men's and two Women's US Open tournaments and will be hosting them both together in June 2014. We are home to several other tournaments and championships.

750 sw broad

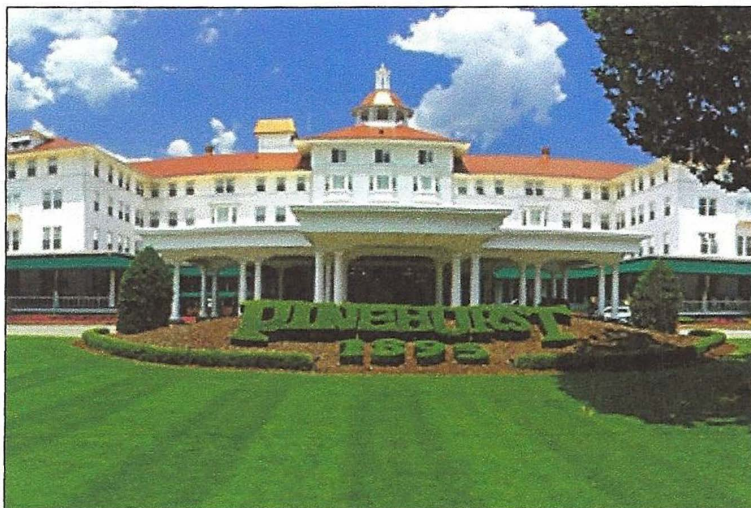
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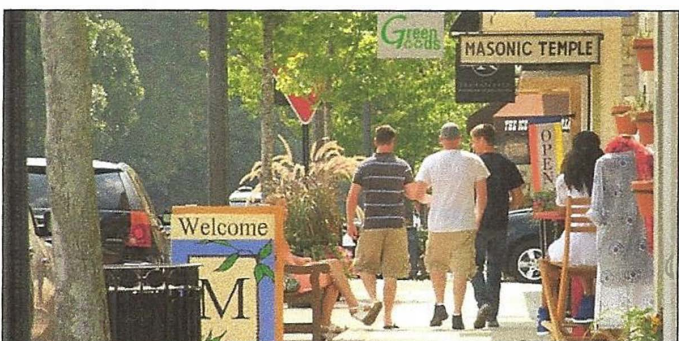




According to the Convention and Visitors Bureau, the Southern Pines-Pinehurst area has received national accolades as one of the nation's most desirable places to live. Independent research firm POLICOM's ranks the area as 34th in Economic Strength out of 577 micropolitan areas in the United States. 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 10<sup>th</sup> 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.



First Health of the Carolinas, incorporated in 1929, has been acknowledged as one of the nation's top 100 performing hospitals for the 2<sup>nd</sup> year in a row. In 2005, 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.

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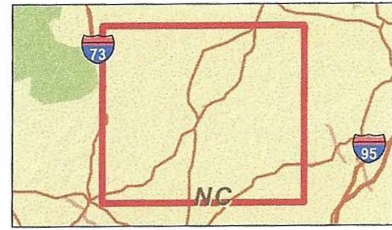
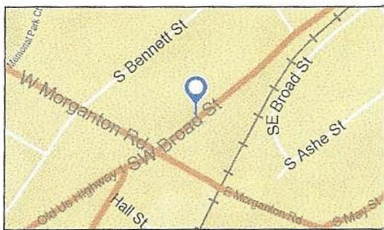
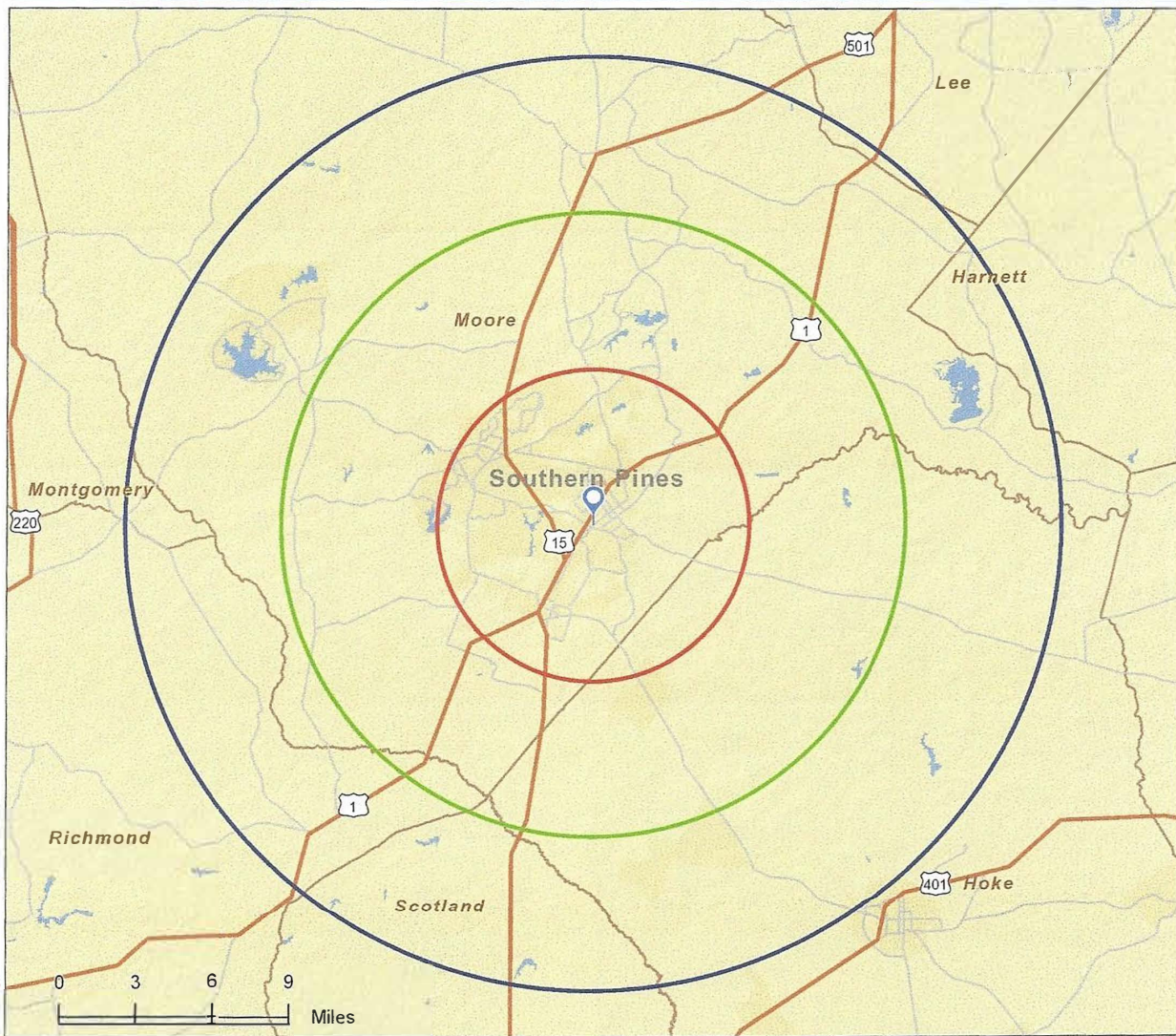




### Site Map

750 SW Broad Street  
750 SW Broad St, Southern Pines, North Carolina, 28387  
Ring: 5, 10, 15 Miles

Prepared by Susan Brown  
Latitude: 35.168644  
Longitude: -79.400589



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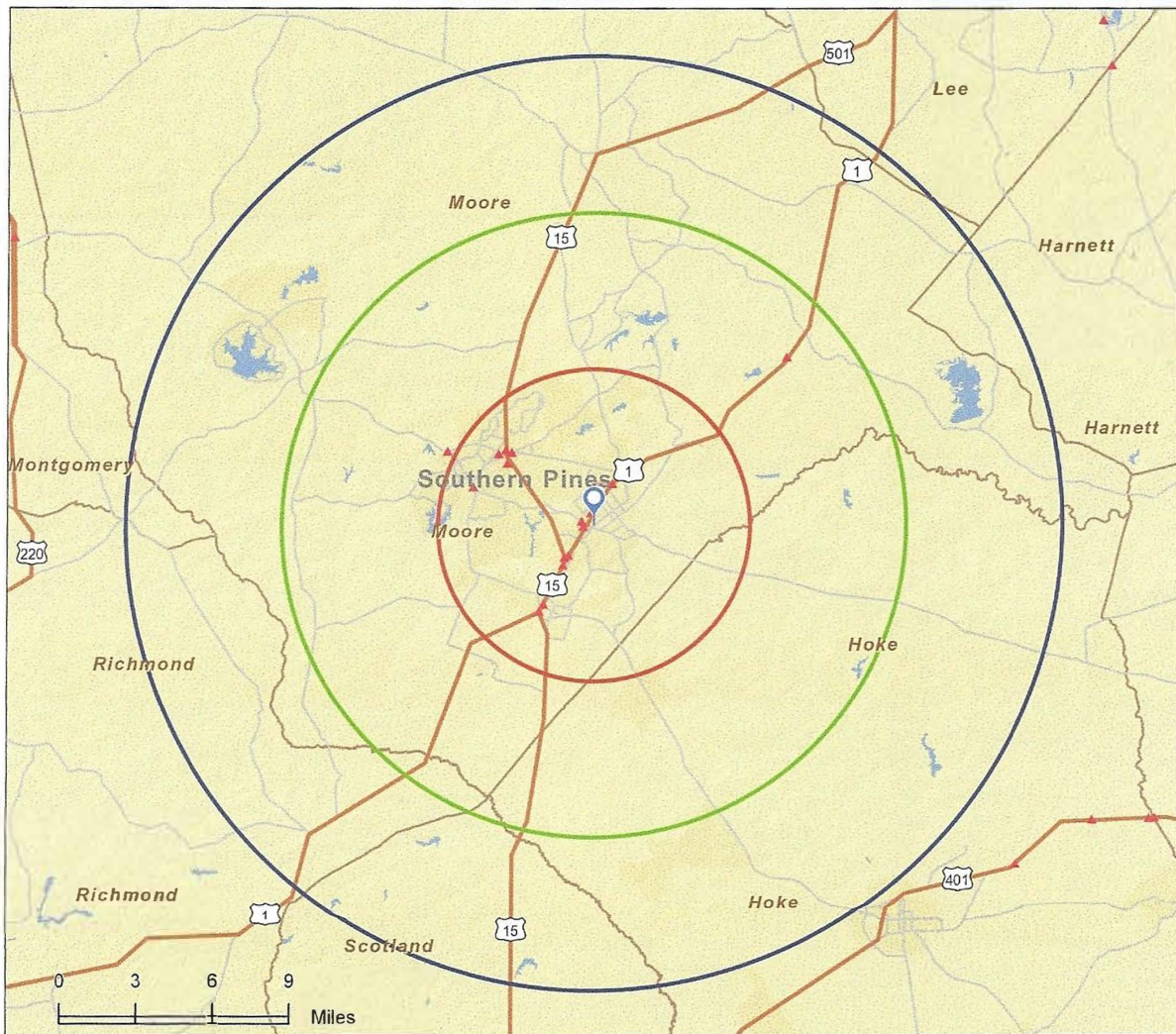




## Traffic Count Map

750 SW Broad Street  
 750 SW Broad St, Southern Pines, North Carolina, 28387  
 Ring: 5, 10, 15 Miles

Prepared by Susan Brown  
 Latitude: 35.168644  
 Longitude: -79.400589



- 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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

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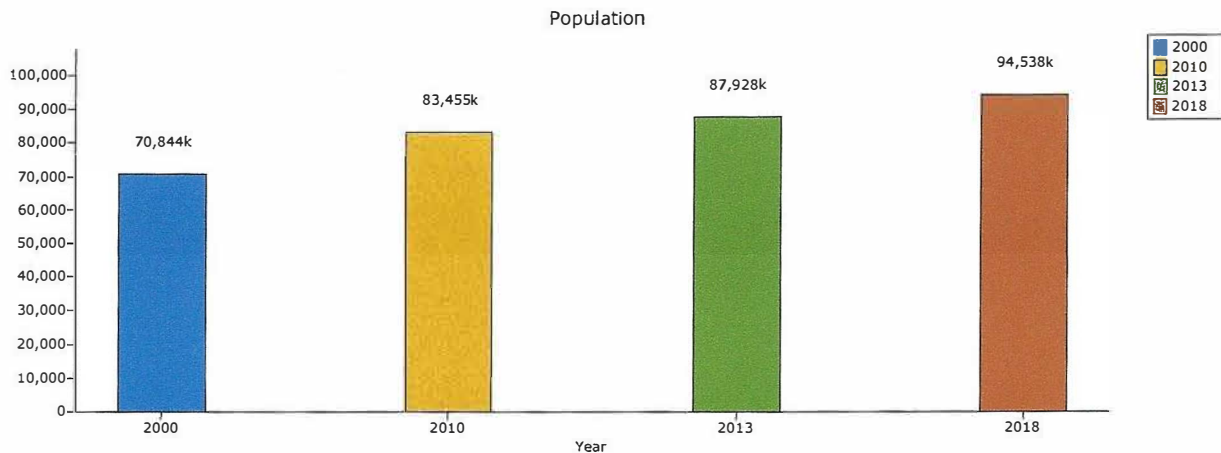
Executive Summary with Charts

750 SW Broad Street  
 750 SW Broad St, Southern Pines, North Carolina, 28387,  
 Rings: 5, 10, 15 mile radii

Prepared by Susan Brown  
 Latitude: 35.168644112  
 Longitude: -79.40058857

Population	5 miles	10 miles	15 miles
2000 Population	27,452	49,123	70,844
2010 Population	34,102	59,162	83,455
2013 Population	36,032	62,598	87,928
2018 Population	38,686	67,459	94,538
2000-2010 Annual Rate	2.19%	1.88%	1.65%
2010-2013 Annual Rate	1.71%	1.75%	1.62%
2013-2018 Annual Rate	1.43%	1.51%	1.46%
2013 Male Population	46.4%	47.6%	47.9%
2013 Female Population	53.6%	52.4%	52.1%
2013 Median Age	48.3	47.0	45.8

In the identified area, the current year population is 87,928. In 2010, the Census count in the area was 83,455. The rate of change since 2010 was 1.62% annually. The five-year projection for the population in the area is 94,538 representing a change of 1.46% annually from 2012 to 2017. Currently, the population is 47.9% male and 52.1% female.



**Median Age**

The median age in this area is 45.8, compared to U.S. median age of 37.3.

**Race and Ethnicity**

	5 miles	10 miles	15 miles
2013 White Alone	77.5%	76.9%	75.8%
2013 Black Alone	17.0%	16.4%	17.1%
2013 American Indian/Alaska Native Alone	0.8%	1.2%	1.5%
2013 Asian Alone	1.4%	1.2%	1.1%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	1.4%	2.1%	2.2%
2013 Two or More Races	1.9%	2.1%	2.3%
2013 Hispanic Origin (Any Race)	4.0%	5.0%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 16.9% 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 45.5 in the identified area, compared to 61.4 for the U.S. as a whole.





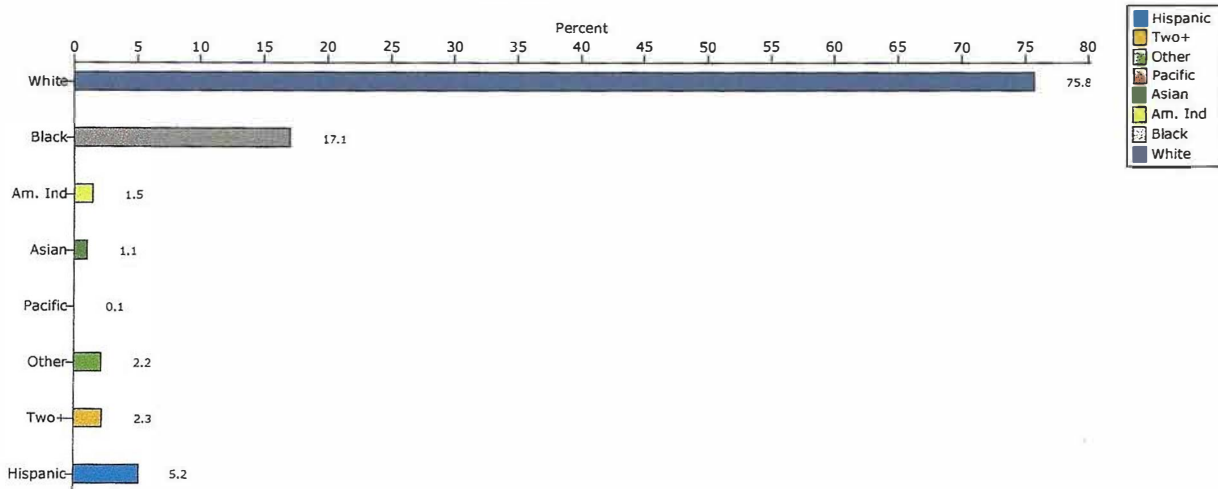
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5 miles      10 miles      15 miles

Race and Ethnicity 2013

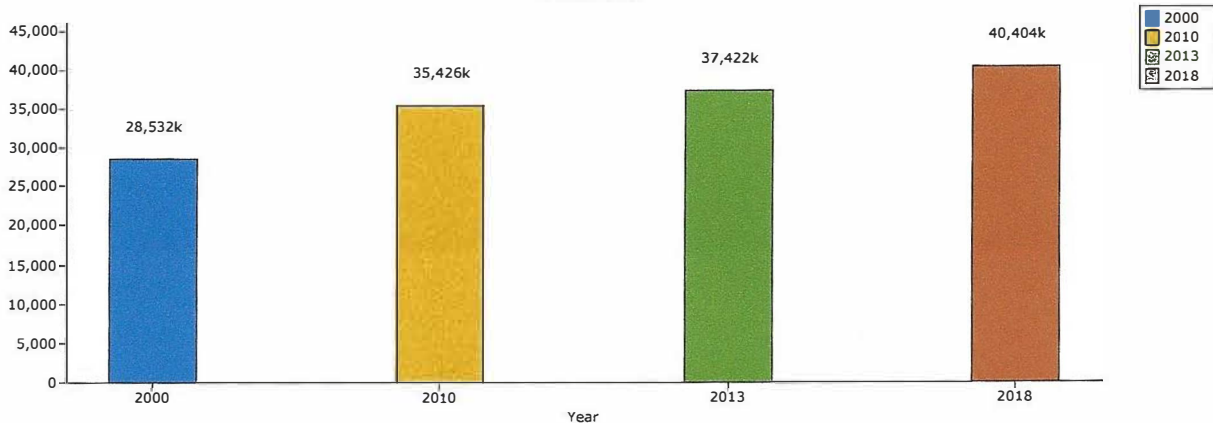


### Households

2000 Households	12,052	20,377	28,532
2010 Households	15,686	25,711	35,426
2013 Total Households	16,608	27,254	37,422
2018 Total Households	17,907	29,487	40,404
2000-2010 Annual Rate	2.67%	2.35%	2.19%
2010-2013 Annual Rate	1.77%	1.81%	1.70%
2013-2018 Annual Rate	1.52%	1.59%	1.55%
2013 Average Household Size	2.14	2.26	2.32

The household count in this area has changed from 35,426 in 2010 to 37,422 in the current year, a change of 1.70% annually. The five-year projection of households is 40,404, a change of 1.55% annually from the current year total. Average household size is currently 2.32, compared to 2.32 in the year 2010. The number of families in the current year is 25,112 in the specified area.

Households



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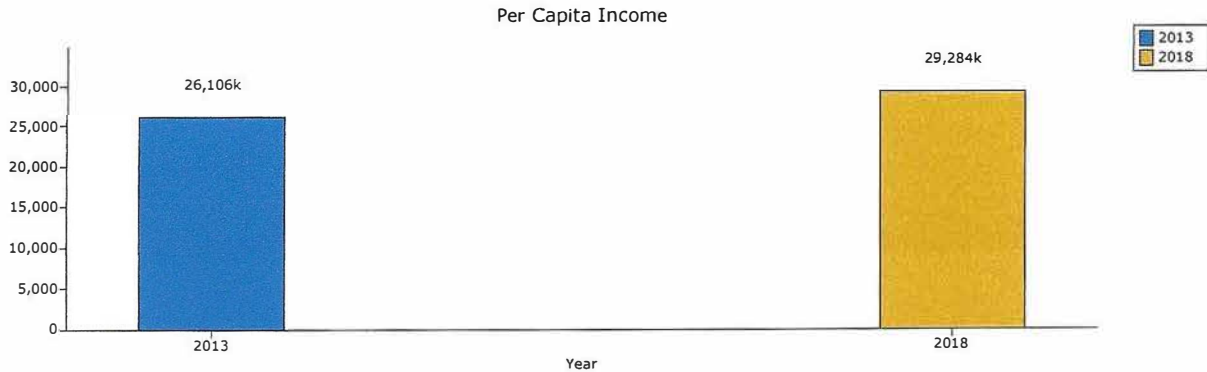
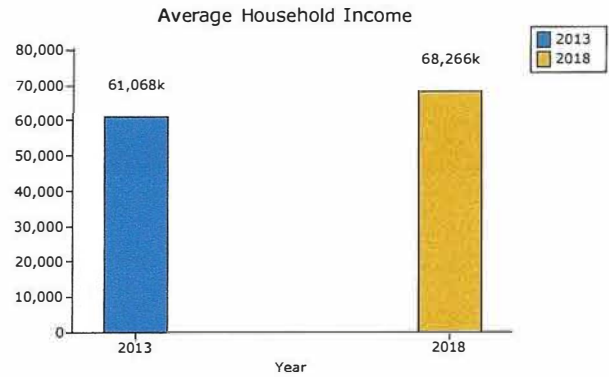
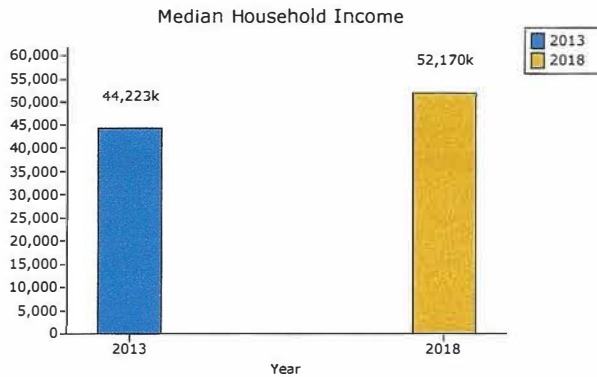
	5 miles	10 miles	15 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$44,045	\$45,064	\$44,223
2018 Median Household Income	\$52,145	\$52,979	\$52,170
2013-2018 Annual Rate	3.43%	3.29%	3.36%
<b>Average Household Income</b>			
2013 Average Household Income	\$63,510	\$63,013	\$61,068
2018 Average Household Income	\$71,400	\$70,580	\$68,266
2013-2018 Annual Rate	2.37%	2.29%	2.25%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$29,252	\$27,566	\$26,106
2018 Per Capita Income	\$33,013	\$30,976	\$29,284
2013-2018 Annual Rate	2.45%	2.36%	2.32%

**Households by Income**

Current median household income is \$44,223 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$52,170 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$61,068 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$68,266 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$26,106 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$29,284 in five years, compared to \$29,882 for all U.S. households





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Housing	5 miles	10 miles	15 miles
2000 Total Housing Units	14,168	23,444	32,591
2000 Owner Occupied Housing Units	8,875	15,705	22,392
2000 Owner Occupied Housing Units	3,177	4,672	6,140
2000 Vacant Housing Units	2,116	3,067	4,059
2010 Total Housing Units	18,593	29,951	41,085
2010 Owner Occupied Housing Units	10,494	18,625	26,282
2010 Renter Occupied Housing Units	5,192	7,086	9,144
2010 Vacant Housing Units	2,907	4,240	5,659
2013 Total Housing Units	19,641	31,706	43,343
2013 Owner Occupied Housing Units	10,791	19,275	27,100
2013 Renter Occupied Housing Units	5,817	7,980	10,322
2013 Vacant Housing Units	3,033	4,452	5,921
2018 Total Housing Units	21,005	34,078	46,604
2018 Owner Occupied Housing Units	11,737	21,046	29,499
2018 Renter Occupied Housing Units	6,169	8,440	10,905
2018 Vacant Housing Units	3,098	4,591	6,200

Currently, 62.5% of the 43,343 housing units in the area are owner occupied; 23.8%, renter occupied; and 13.7% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 41,085 housing units in the area - 64.0% owner occupied, 22.3% renter occupied, and 13.8% vacant. The annual rate of change in housing units since 2010 is 2.41%. Median home value in the area is \$206,527, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.37% annually to \$221,014.





