



Clift COMMERCIAL  
REAL ESTATE SERVICES

theos taverna

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## property information

name	theos taverna
location	38 Chinquapin Rd Pinehurst, NC 28315
county	Moore
acreage	N/A
zoning	Village Commercial
price	\$1,595,000.00
potential uses	Retail/office water,
utilities	sewer 857309065479
pin	35108
lrk	tbd
tax data	

## property description

RARE OPPORTUNITY! 1920's Historic building now available for Sale. 38 Chinquapin Road has housed Theo's Taverna for 30 years. This Village of Pinehurst dining institution (AND IS STILL OPERATING) renowned for its Mediterranean fare. The "famed owner, Elias"; his Greek family farmed olive oil, and the unique three story - 3,729+- square ft of building, design and 600 ft +- of out-door dining gardens, that thousands of locals and tourists have enjoyed. Theos is located in the heart of the Village, tucked away from the noise of the street traffic, yet visual for potential customers. This property is zoned Village Commercial - Can be a restaurant, retail and residential on second floor. Only serious and financially viable prospectives apply. Contact Susan Clift Brown at [scb@cliftcommercial.com](mailto:scb@cliftcommercial.com) to learn more about this historic property.



theos taverna 910.695.1909  
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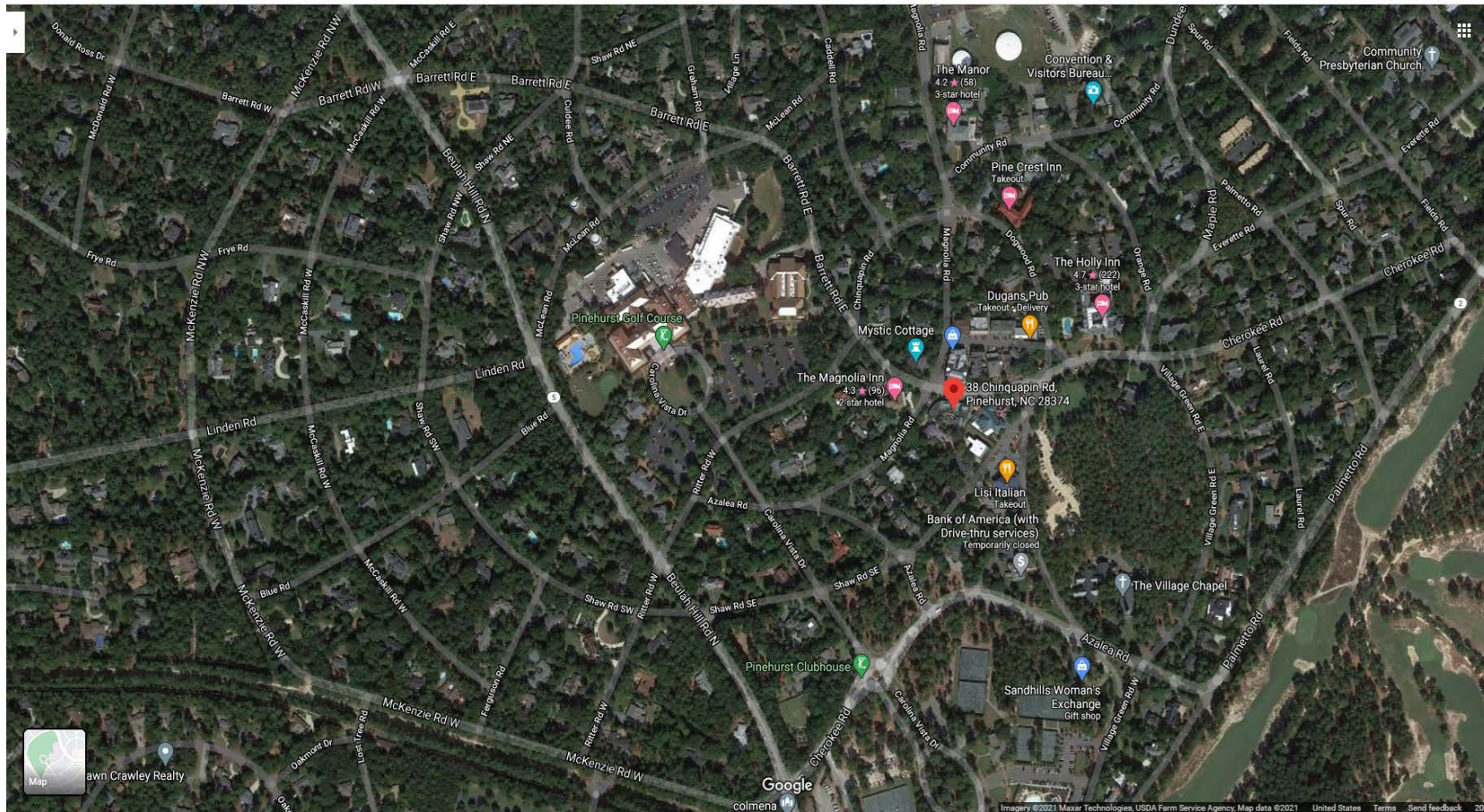


village of pinehurst



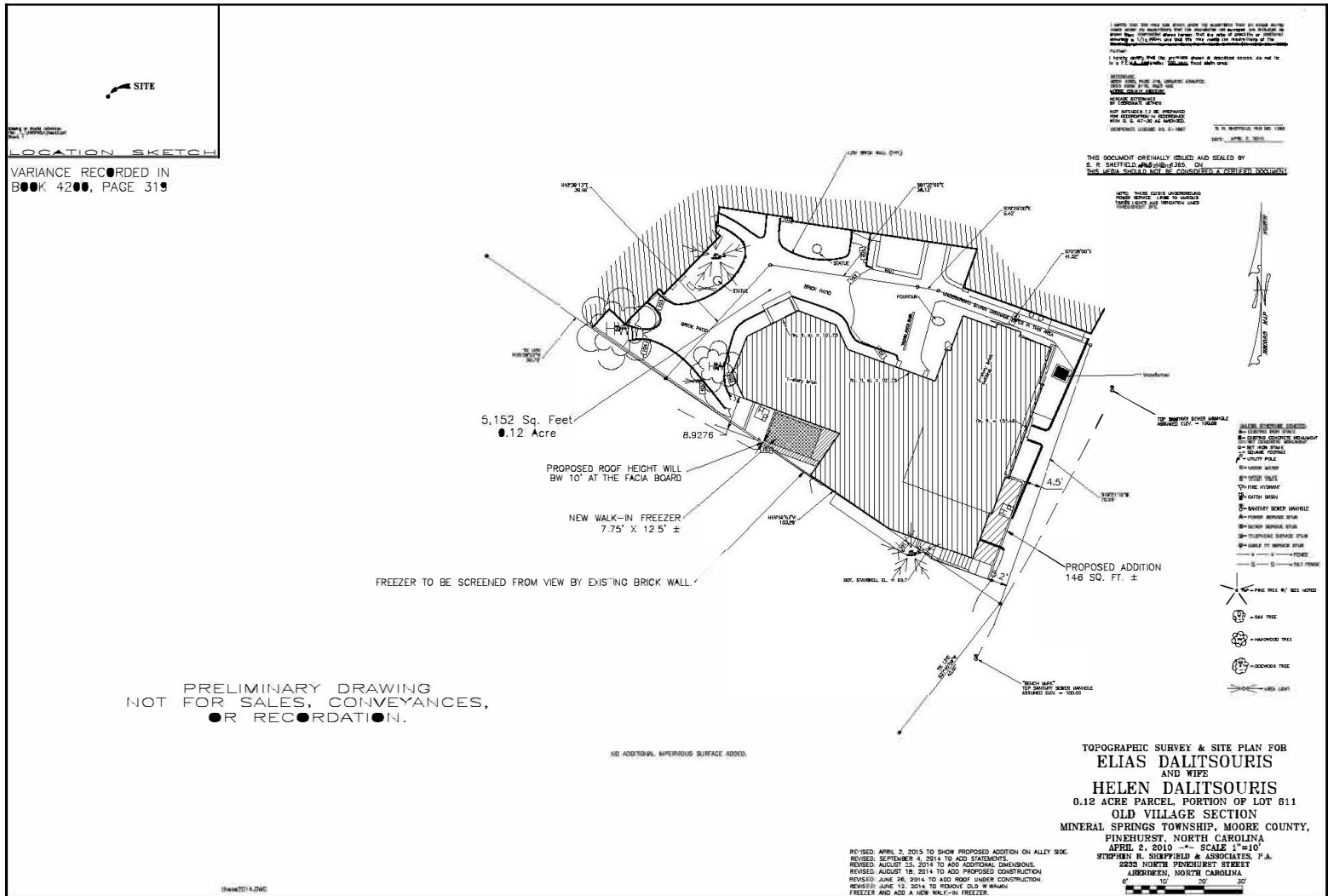


# aerial map





# topography - site plan

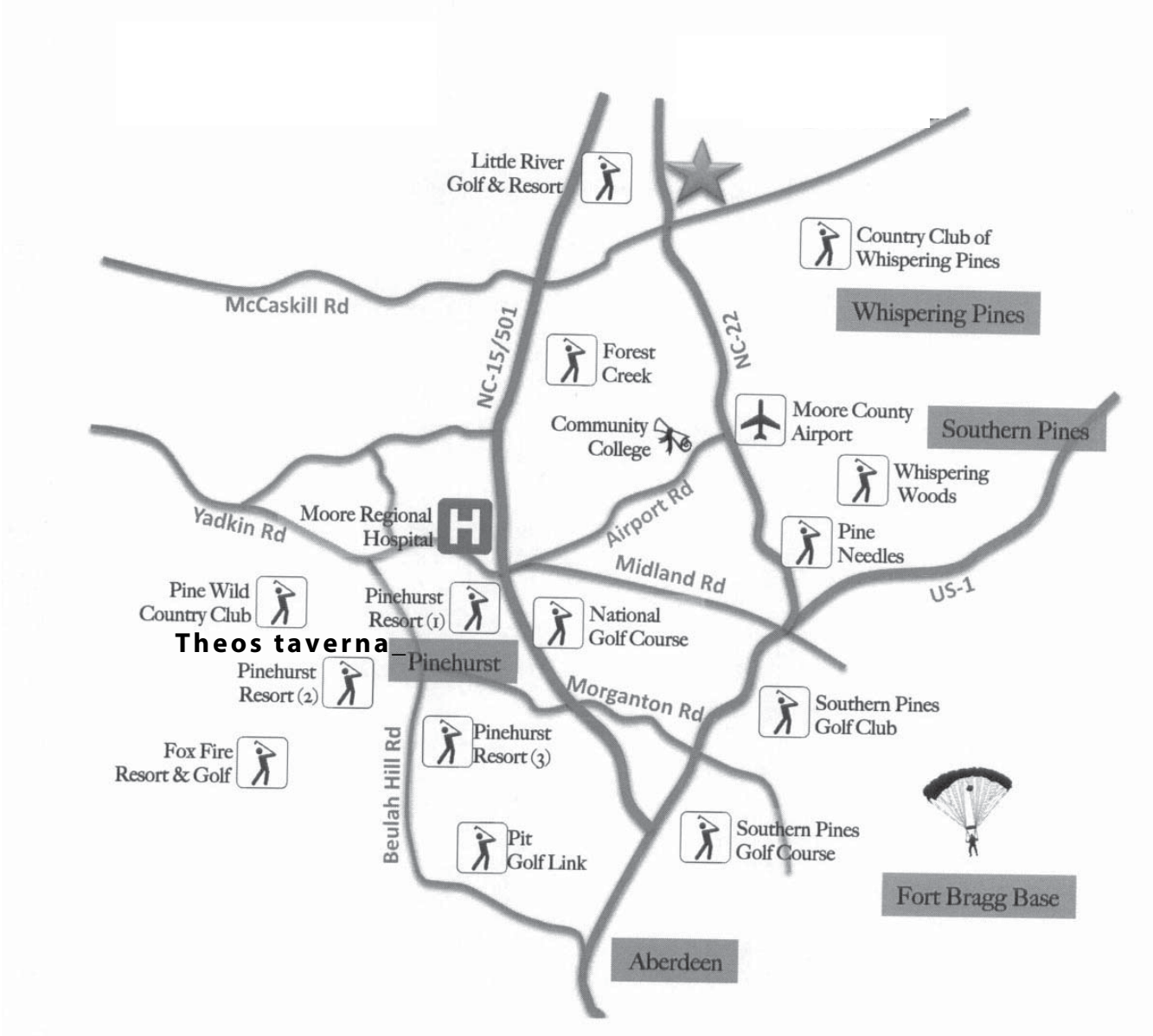




pinehurst directional map









# Golf Town USA: Pinehurst, North Carolina

**BY SHANE SHARP**

March 23, 2021

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*In its “Golf Town USA” series, GolfGuide.com is highlighting the cities, towns and regions across the U.S. in which golf is a way of life. We’ll feature must-play daily fee and resort courses, premier private clubs and other indelible connections to the golf industry.*

The Pinehurst, Southern Pines and Aberdeen area is known simply as the Home of American Golf. Storied [Pinehurst Resort](#), in the heart of the Village of Pinehurst, is dubbed the Cradle of American Golf. It also happens to be the largest golf property in the U.S., with nine 18-hole courses and a nine-hole short course.

The United States Golf Association (USGA) recently selected Pinehurst as the site for its second headquarters and named Pinehurst Resort’s No. 2 course an “Anchor Site” for the U.S. Open: it will host the championship in 2024, 2029, 2035, 2041 and 2047. Not to mention the litany of other tournaments held on both No. 2 and the resort’s equally challenging No. 4 course.



**Pine Needles**

Golf companies and big brands like Golf Pride and U.S. Kids have headquarters and operations around this distinct region of the Old North State referred to simply as the Sandhills. Oh, and did we mention there are more than 30 courses within a 15-mile radius, including the highest concentration of those ranked on Golf Digest's 100 Greatest Public list?

If there is a Golf Town to end all Golf Towns in the U.S. this collection of villages, hamlets and bustling small towns amid the longleaf pines and sandy soil of central North Carolina might just be it.

**Must Play:** Picking a must play course amid the Home of American Golf is like trying to pick just one favorite song by the Beatles, Eagles or Stones. So with that stated, we'll select a few. If it's a bucket list trip you seek, then both the aforementioned No. 2 and No. 4 at Pinehurst Resort more than fit the bill.



**Pinehurst No. 4**

The former was restored to its original Donald Ross greatness by Bill Coore and Ben Crenshaw in 2011. The latter was reimagined by Gil Hanse in 2018 and has since co-hosted the prestigious U.S. Amateur and North and South. Played consecutively, this dynamic duo makes for one of the most formidable, and unforgettable, one-two punches in American golf.

Moving south toward the quaint town of Southern Pines, golfers will run upon [Mid Pines Inn and Golf Club](#) and [Pine Needles Lodge and Golf Club](#), both of which should make any serious golfer's "must play" list. Mid Pines is a classic Ross design impeccably updated by Kyle Franz in 2013. Pine Needles, a Ross design that opened in 1927, was renovated by Franz in 2017.

Solid Seconds: Back at Pinehurst Resort, Tom Fazio's No. 8, which commemorates the resort's 100<sup>th</sup> anniversary, takes a backseat to no layout. In most "Golf Towns" it would be the marquee track, and legions of golfers rank it among the top five in the region.

Tobacco Road, wrought by "maverick" architect Mike Strantz, seems to get better with age. It's a modern marvel that contrasts nicely with the region's supply of classically designed venues and features many of the stunning features that led to Strantz's cult following among architecture aficionados.



**Talamore**

As far as convenient combos go, [Talamore Golf Resort](#) is situated about midway between the Village of Pinehurst and Southern Pines and presents two outstanding options in the Arnold Palmer-designed Mid-South Club and Rees Jones designed New Course. And the resort's villas are popular with traveling golfers.

**Hidden Gem:** Franz, who's been keeping busy over the past five years with local projects, has been tapped to restore one of Ross's first designs, Southern Pines Golf Club. Once it reopens later this year or in early 2022, it will not be hidden for long ... the [Longleaf Golf and Family Club](#) is a Dan Maples-designed gem owned by U.S. Kids Golf and is a "living laboratory" for junior golf and growing the game. In addition to the regulation 18 there is a sporty par-3 course, Bottlebrush, that's just \$8 a round.

**Preferred Private:** There are a fistful of top-notch private clubs in the Sandhills. But for value, pedigree, and stability, it's hard to beat the [Country Club of North Carolina](#). "CCNC's" two 18-hole layouts, Dogwood and Cardinal, are ranked No. 5 and 17 respectively by the North Carolina Golf Panel.



**Country Club of North Carolina**

Ellis Maples and Willard Byrd designed Dogwood, and Byrd and Robert Trent Jones Sr. crafted Cardinal. If it is a pure golf experience / membership you seek, the [Dormie Club](#) delivers. The layout, designed by Coore and Crenshaw, is one of the top private designs in the country.

**Dine out:** When the [Pinehurst Brewing Company](#) opened in 2018, it instantly became a favorite among locals and visitors. Owned and operated by Pinehurst Resort, it's also emerged as one of the region's best BBQ joints, serving up pulled pork, baby back ribs and brisket ... [Drum and Quill](#) is a must for any hardcore golfer – a modeled after a traditional Irish public house, and owned by Kevin Drum, son of legendary golf writer Bob Drum ... for a big slab of meat and a rich bottle of cab, visit [1895 Grille](#) in Pinehurst Resort's Holly Inn ... and speaking of breweries, there are other outstanding craft brew purveyors including Southern Pines Brewing Company, Hatchet Brewing and Rail house Brewery, all owned / operated by military veterans.

**411:** Pinehurst, Southern Pines and Aberdeen are approximately 70 minutes from Raleigh-Durham International Airport, which offers direct flights from numerous cities. Charlotte Douglas International is two hours west and as an American hub, offers even more direct service. For golfers hitting the open road, the Sandhills are a day's drive from most East Coast population centers.



# About Moore County

...is a thriving location, appealing to individuals and families within a wide range of demographic profiles. Young professionals, families, active and retired military, retirees — talented and innovative people live here, enhance our workforce, and desire to see our communities grow and prosper.



Current 2021 population estimates indicate Moore County has 105,030 residents, and projections are that by the year 2035, the county's population will be over 125,000. A 60-mile radius from central Moore County encompasses a population of almost 3.3 million people (2018 estimate).

Our communities are also seeing an increase in the number of people aged 20 to 45 moving to the area, as more and more people in this age group are discovering the business and employment opportunities, safe neighborhoods, good schools, and other amenities here. Moore County is growing, but with its large land area, it maintains a more rural, uncongested feeling.

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# Moore County Demographics

County Profile

Moore County (NC)

January 2021

## Demographics

### Population & Growth

	Population	% Annual Growth
2019 Est Population	97,294	1.7%
2010 Census Total Population	88,247	1.8%
Jul2019 NC Certified Population Estimate	101,219	1.8%

### Urban/Rural Representation

		Urban/Rural Percent
2010 Census Total Population: Urban	43,543	49.3%
2010 Census Total Population: Rural	44,704	50.7%

### Estimated Population by Age

		% Pop by Age
2019 Est Median Age	44	
2019 Est Total Pop 0-19	22,710	23.4%
2019 Est Total Pop 20-24	4,461	4.6%
2019 Est Total Pop 25-34	10,928	11.2%
2019 Est Total Pop 35-44	11,214	11.5%
2019 Est Total Pop 45-54	11,757	12.1%
2019 Est Total Pop 55-64	13,046	13.5%
2019 Est Total Pop 65+	23,178	23.8%

## Commuters, Workers Age 16 and Over, 2019 Census ACS Est

### Percent of Workers, By Travel Time

Avg Travel Time, Minutes	24.9
Workers Not Working at Home	39,252
Travel Time to Work: < 10 minutes	14.2%
Travel Time to Work: 10-14 minutes	15.7%
Travel Time to Work: 15-19 minutes	18.7%
Travel Time to Work: 20-24 minutes	11.0%
Travel Time to Work: 25-29 minutes	6.3%
Travel Time to Work: 30-34 minutes	9.8%
Travel Time to Work: 35-44 minutes	7.4%
Travel Time to Work: 45-59 minutes	10.3%
Travel Time to Work: 60+ minutes	6.7%

### Workers, By Transportation

Worker Transp, Base	42,434
Work at Home	7.5%
Drove Car/Truck/Van Alone	81.6%
Carpooled Car/Truck/Van	8.0%
Public Transportation	0.1%
Walked	1.1%
Bicycle	0.0%
Taxi, Motorcycle, Other	1.7%

### Place of Work

Worked in State/County of Residence	
Worked in State/Outside County of Residence	
Worked Outside State of Residence	

### Commuters

30,340
11,415
679

### Residents

71.5%
26.9%
1.6%

## Education

		Pop Age 25+
2019-20 Kindergarten-12th Enrollment	13,842	
2020 Average SAT score (1600 scale)	1,143	
2020 Percent of Graduates taking SAT	31.9%	
2018-19 (Provisional) Higher Education Completions	834	
2018-19 (Provisional) Higher Education Enrollment	5,164	
2019 Est Education Attainment age 25+, At Least High School Graduate	63,591	90.7%
2019 Est Education Attainment age 25+, At Least Bachelor's Degree	26,250	37.4%

## Housing

		<b>% Ann Growth or % Total</b>
2010 Census Total Housing	37,540	
2010 Census Total Households	43,940	
2019 Est Total Housing Units, % annual growth	47,273	1.4%
2019 Est Occupied Housing, % of total	39,821	84.2%
2019 Est Vacant Housing, % of total	7,452	15.8%
2019 Est Median Value of Owner Occupied Housing	\$216,500	
2019 Est Median Gross Rent	\$879	
2019 Est Owner Occupied Housing, % of total	30,143	75.7%
2019 Est Renter Occupied Housing, % of total	9,678	24.3%
2019 Est % Owner Occupied Vacancy Rate	3.3%	
2019 Est % Renter Occupied Vacancy Rate	7.4%	

		<b>% Ann Growth or % Pov</b>
2019 Est Median Family Income	\$75,306	
2019 Median Household Income (SAIPE)	\$63,942	7.5%
2019 Est Median Worker Earnings	\$34,635	
2019 Per Capita Income (BEA)	\$51,913	
2019 Est Pop, Income Below Poverty (SAIPE)	11,254	11.3%

## Employment / Unemployment

	<b>Currently</b>	<b>2019 Annual</b>
NOV2020 Prelim., 2019 Employment	40,655	41,263
NOV2020 Prelim., 2019 Unemployment	2,322	1,624
NOV2020 Prelim., 2019 Unemployment Rate	5.4%	3.8%
2020Q3YTD, 2019 Announced Job Creation	55	.
2020Q3YTD, 2019 Total Announced Investments (\$mil)	\$38.5	.

### Employment / Wages by Industry

	<b>2020Q2 Employment</b>	<b>2019 Employment</b>	<b>2020Q2 Avg Weekly Wage</b>	<b>2019 Avg Weekly Wage</b>
Total All Industries	31,991	36,970	\$824	\$785
Total Government	4,316	4,530	\$852	\$789
Total Private Industry	27,675	32,440	\$820	\$785
Agriculture Forestry Fishing & Hunting	199	209	\$710	\$721
Mining	.	.	.	.
Utilities	118	.	\$1,690	.
Construction	1,621	1,636	\$908	\$951
Manufacturing	.	1,873	.	\$781
Wholesale Trade	470	526	\$1,028	\$1,070
Retail Trade	4,421	4,689	\$540	\$517
Transportation and Warehousing	.	641	.	\$977
Information	257	290	\$1,024	\$1,120
Finance and Insurance	696	682	\$1,249	\$1,369
Real Estate and Rental and Leasing	268	402	\$838	\$825
Professional and Technical Services	1,337	1,277	\$1,399	\$1,229
Mgt of Companies, Enterprises	333	349	\$1,273	\$1,386
Administrative and Waste Services	1,613	1,597	\$718	\$713
Educational Services	2,771	.	\$820	.
Health Care and Social Assistance	8,782	9,502	\$999	\$1,052
Arts, Entertainment and Recreation	815	1,266	\$435	\$380
Accommodation and Food Services	3,239	5,808	\$397	\$387
Other Services Ex. Public Admin	1,044	1,258	\$627	\$587
Public Administration	1,782	1,849	\$884	\$798
Unclassified	0	0	\$0	\$0

## Commercial/Retail/Industrial

### Local Business

2020Q4 Available Industrial Buildings	9
2020Q2 Establishments: Total Private Industry	2,608
2020Q2 Establishments: Manufacturing	.
2019 Est Self Employed	3,874

### Local Retail Business

2020 Total Retail Sales (With Food/Drink) (\$mil)	\$1,246.9
2020 Total Retail Businesses (With Food/Drink)	856
2020 Avg Sales/Business Total (with Food/Drink)	\$1,456,671
2020Q4 Available Commercial Buildings (if County reports)	.

## Quality of Life

### Taxes

FY2020-21 Property Tax Rate per \$100 Value	\$0.5100
FY2019-20 Annual Taxable Retail Sales (\$mil)	\$1,488.6
2021 Tier designation	3

### Childcare

2020Q4 Licensed Child Care Facilities	65
2020Q4 Licensed Child Care Enrollment	1,760

### Healthcare Providers

2019 Number of Physicians	355
2019 Physicians/10,000 population	35.1
2019 RNs/10,000 population	148.2
2019 Dentists/10,000 population	7.9
2017 Pharmacists/10,000 population	11.9

#### Sources:

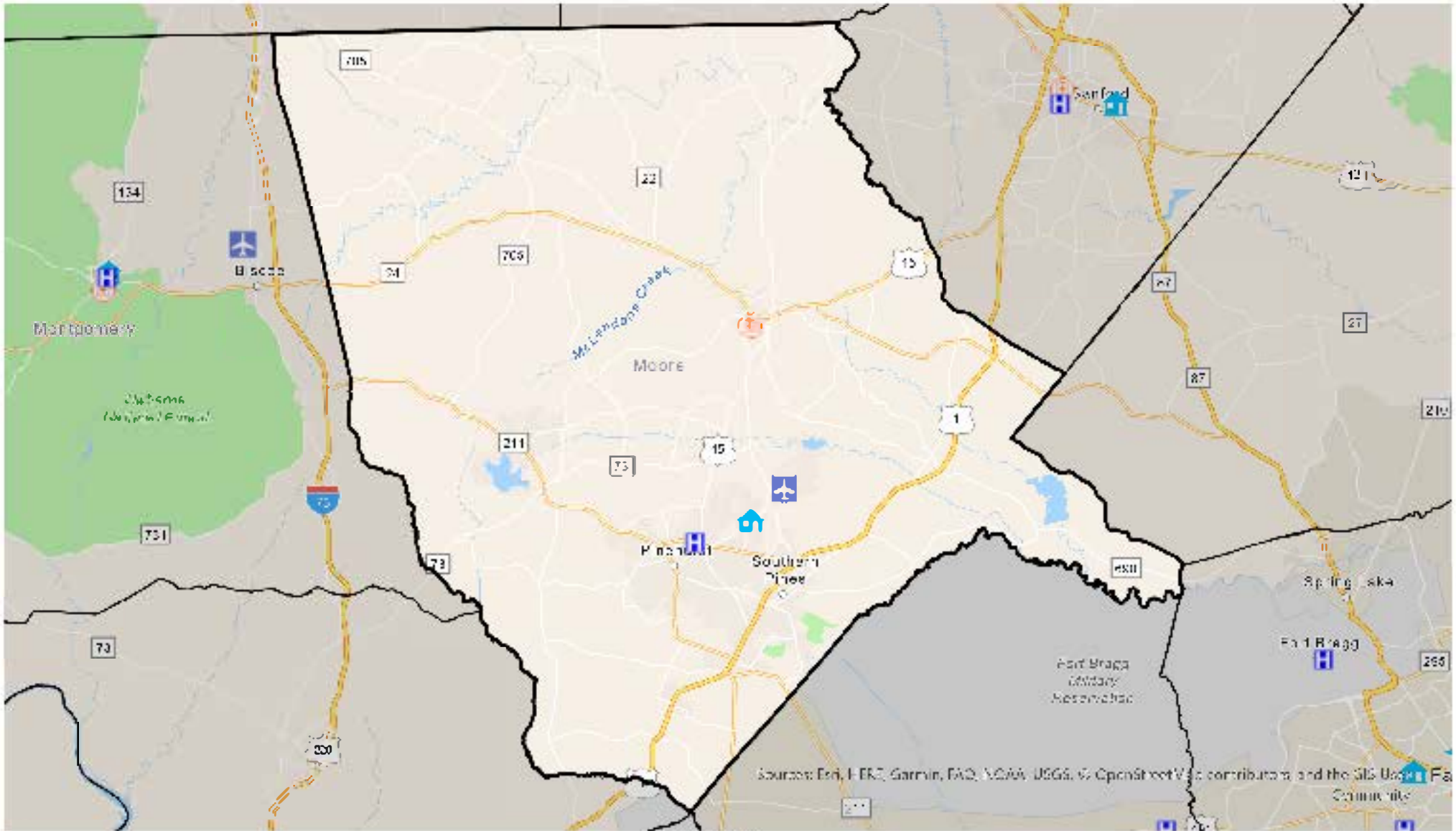
Census (2010, ACS 2015-19) for income, commuters, place of work, population, housing, and educational attainment at <https://data.census.gov>. AGS for retail data at [www.AppliedGeographic.com](http://www.AppliedGeographic.com). NC Dept. of Education for SAT data by NC county system at <http://www.ncpublicschools.org>. US Dept. of Education, National Center for Education Statistics for higher education data at <https://nces.ed.gov/ipeds/datacenter>. NC Commerce, Labor and Economic Analysis Division for NC tiers, occupational data, employment and unemployment, and wages and establishments by industry at <http://accessnc.nccommerce.com/>. EDPNC for announced new jobs and investment and available buildings at <https://edpnc.com>. NC Dept. of Health & Human Services for childcare data at <http://www.ncdhhs.gov/>. UNC Sheps Center for healthcare professions at <https://nchealthworkforce.unc.edu/>. For more data resources, see <http://accessnc.nccommerce.com/index.html>.

#### Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the 1600 scoring system and represent county systems. Unemployment data is now the latest month which is preliminary and is subject to change. US Education IPEDs data for Completions and Enrollment is at least Provisional and updated when Final. Census' American Community Survey (ACS) data are estimates, noted 'Est' and are from the 5-year survey; data is as of final year with dollars inflated to final year. Per capita income is a broad measure of income spread over all residents. Worker earnings includes wage income for residents regardless of where they work. Private sector wages are paid by local employers to their employees regardless of where they live. Additional data resources are available at: <http://accessnc.nccommerce.com/index.html>.



# Moore County, North Carolina



- Legend**
- |  |                     |  |                           |  |                                       |
|--|---------------------|--|---------------------------|--|---------------------------------------|
|  | Commercial Airports |  | Hospitals                 |  | Public Universities                   |
|  | General Aviation    |  | Public Health-Departments |  | Independent Colleges and Universities |
|  | NC Ports            |  | Community Colleges        |  | Military Installations                |



7 Miles

Source: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

## about north carolina



North Carolina is composed of 100 counties. The top two largest metropolitan areas are among the top ten fastest-growing in the country: its capital, Raleigh, and its largest city, Charlotte. In the past five decades, North Carolina's economy has undergone a transition from heavy reliance upon tobacco, textiles, and furniture-making to a more diversified economy with engineering, energy, biotechnology, and finance sectors. North Carolina's capital has grown 17.9 percent since 2001, placing Raleigh-Cary at No. 5 among the 51 largest metro areas in the country where technology is booming. Since 2010, North Carolina has been chosen as the third-best state for business by Forbes Magazine, and the second-best state by Chief Executive Officer Magazine. Site Selection magazine ranked North Carolina 2nd in its annual Top Business Climate survey for 2017.



From skilled workers and a comprehensive workforce development network to a nationally touted business climate, North Carolina has the tangibles that businesses need as well as a lifestyle that helps employees flourish. People are at their best in North Carolina and in this increasingly global economy, happy and productive people are the source of a company's competitive advantage.



From business resources and human resources to natural resources, North Carolina provides companies the competitive advantages they need to succeed both locally and globally.

theos taverna

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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

Sandhills Community College	3.61-miles
Mill Creek Village	3.25-miles
The Shoppes at Whispering Pines	1.55-miles
Moore County Airport	2.89-miles



# MOORE COUNTY, NC

ADD COMPARISON

<b>POPULATION</b> 93,070 1.45% GROWTH	<b>MEDIAN AGE</b> 45	<b>MEDIAN HOUSEHOLD INCOME</b> \$51,873 1.72% GROWTH
<b>POVERTY RATE</b> 14.6%	<b>NUMBER OF EMPLOYEES</b> 37,342 2.53% GROWTH	<b>MEDIAN PROPERTY VALUE</b> \$205,300 3.11% GROWTH

- ABOUT
- ECONOMY
- HEALTH & SAFETY
- DIVERSITY
- EDUCATION
- HOUSING & LIVING

