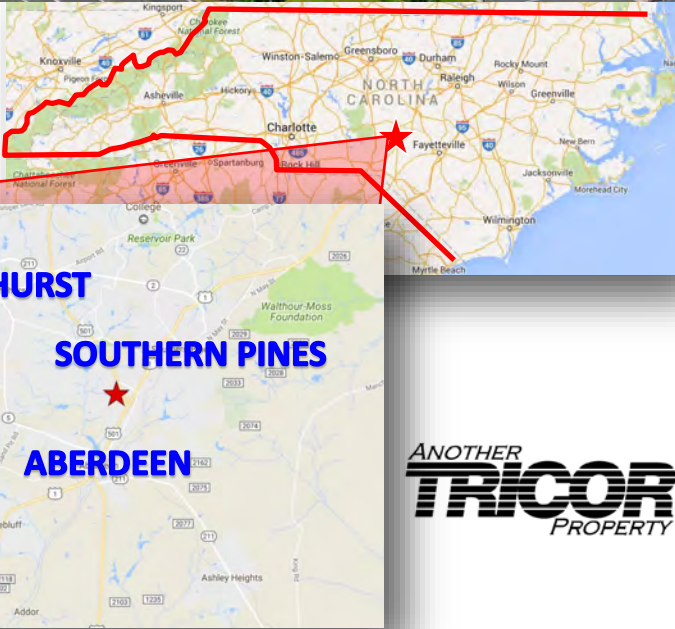


# TRICOR

280 & 290 TURNER STREET  
SOUTHERN PINES, NC 28315  
41,542 GLA

407-629-2040  
INFO@TRICOR.NET

## SHOPS AT SOUTHERN PINES



### PROPERTY HIGHLIGHTS

Convenient to downtown Pinehurst, downtown Southern Pines, Aberdeen and the area's world- renowned golf courses

Moore County ranks 10th out of 100 North Carolina counties in tourism spending with more than \$440 million spent annually as a direct result of tourism. With 44 active golf courses, including world renowned Pinehurst Number 2, golf is a major driver for the tourism industry. Note that behind golf, the most common activities to engage in while traveling to Moore County are dining (87%) and shopping (68%).

A significant portion of the housing stock serves as second homes and is not fully reflected in demographics. More than 50% of the homes in prominent local communities like County Club of North Carolina serve as second homes.

ANOTHER  
**TRICOR**  
PROPERTY

270 W NEW ENGLAND AVENUE  
WINTER PARK, FL 32789

407-629-2040  
www.tricor.net info@tricor.net

## SHOPS AT SOUTHERN PINES



Trade Name	Unit No	Square Feet	Dimensions
Staples	01	23,942	176 X 136.04
VACANT	A-01	6,000	60 X 100
VACANT	A-02	2,800	35 X 80
VACANT	A-03	2,000	25 X 80
VACANT	A-04	1,000	20 X 50
TK Nail	A-05	1,000	20 X 50
Tobacco	B-01	1,500	25 x 60
Susa Sushi	B-02	1,500	25 X 60
H & R Block	B-03	1,800	30 x 60
VACANT	Kiosk		
Charity	KA		
R/Southern Pines Commons			
Mattress Firm	OP1	4,000	80 X 50
Dr. Clifton S. Cameron	OP2/OP3	3,750	75 x 50



SOUTHERN PINES	1 Mile	3 Mile	5 Mile
2018 Estimated Population	4,562	22,074	43,318
2023 Projected Population	4,842	23,382	45,746
2018 Estimated Households	2,191	10,361	19,807
2023 Projected Households	2,320	10,950	20,857
2018 Estimated Average Household Income	\$40,222	\$78,684	\$82,271