

MORGANTON PARK SOUTH

SOUTHERN PINES, NORTH CAROLINA



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HomeGoods



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MIDLAND ATLANTIC
P R O P E R T I E S

Executive Overview

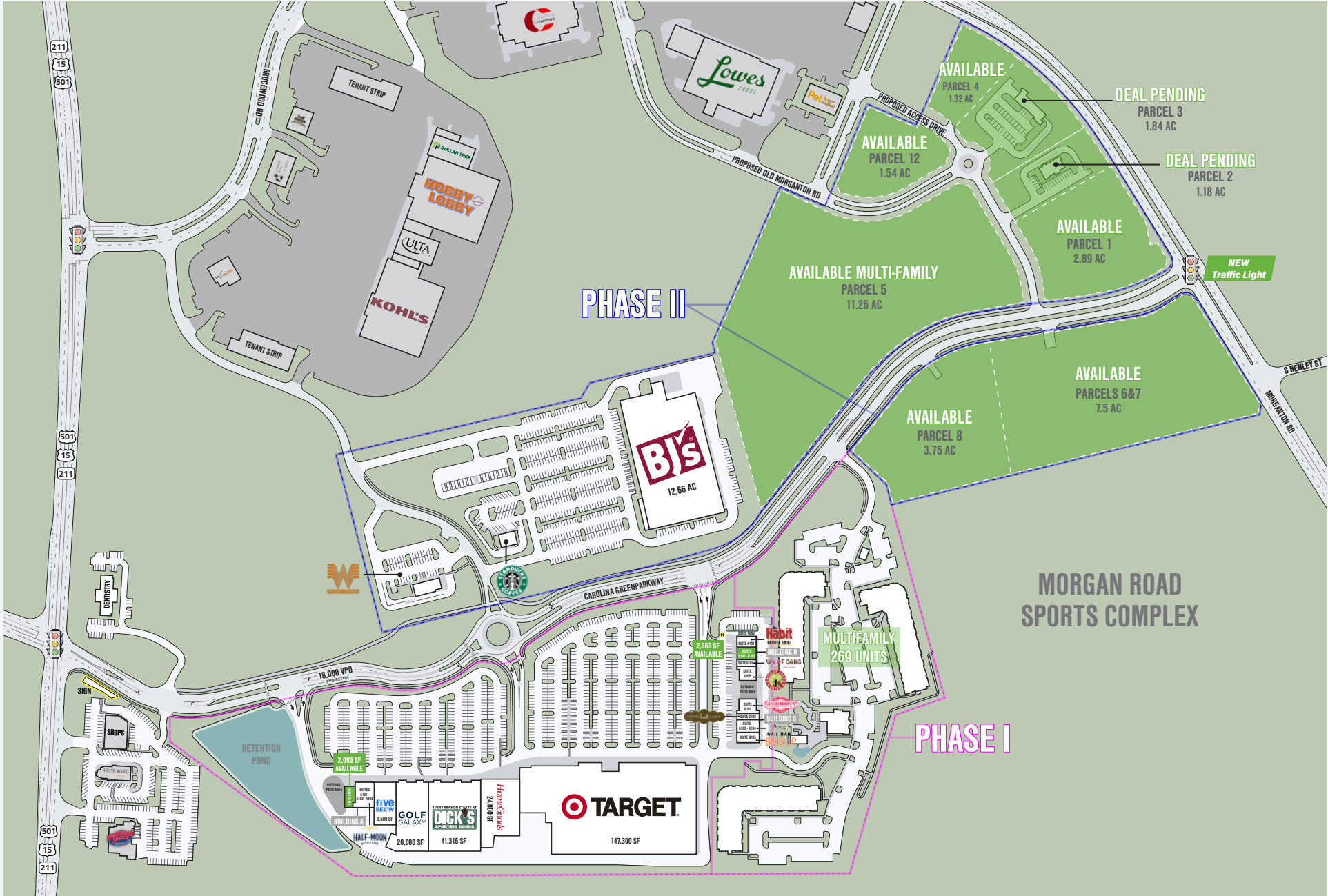
Morganton Park South is a 267,021 SF upscale regional retail shopping center located in the heart of Southern Pines, NC. The project features an upscale 'open-air' type atmosphere offering elegant architectural features, vibrant landscaping, and strong national soft-goods co-tenancy. The project will also feature 269 high-end apartment units developed by Zimmer Development Company.

Highlights

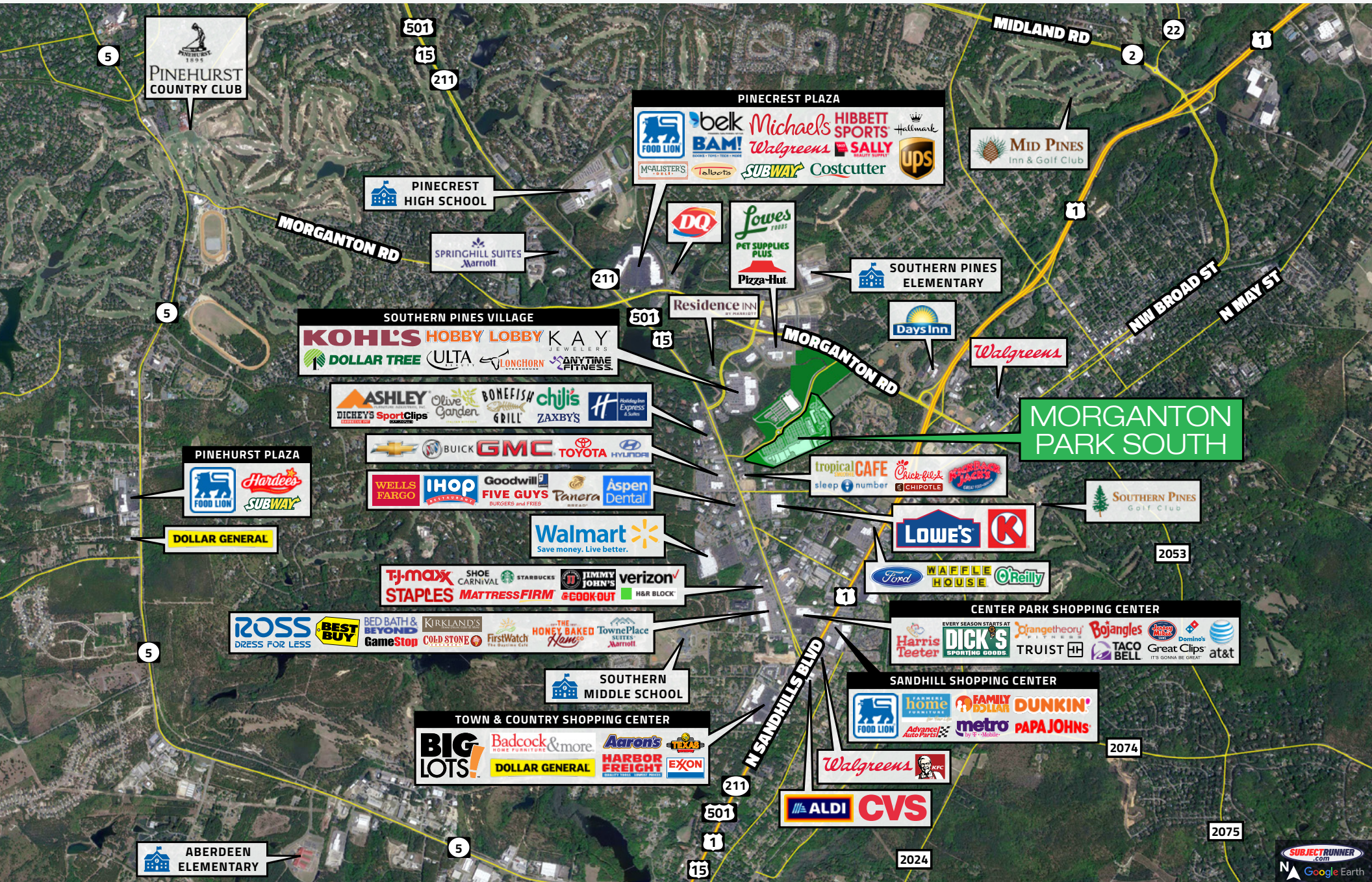
- Dick's, Golf Galaxy, Home Goods, Five Below now open, Target opening October 2024.
- Conveniently located off of Carolina Green Parkway (Projected 18,000 VPD) which is a 4 lane parkway now under construction connecting regional corridors US 15-501 and Morganton Road.
- Phase I provides three full access movements off of Carolina Green Parkway offering excellent ingress/egress to and from the project.
- Upscale small shop space, land, and outlot opportunities available.



Site Plan



Market Aerial



Southern Pines Overview

Southern Pines, North Carolina is a charming southern town located in the Sandhills region of North Carolina. It is known for its vibrant downtown, golf courses, national parks, and other outdoor attractions. The town is home to a variety of restaurants and shops, as well as a prominent art and music scene. Southern Pines boasts an impressive 1.5 million visitors per year with one of the highest visitor spending figures in all of North Carolina (\$673 million in 2022). Pinehurst, NC lies directly adjacent to Southern Pines, NC and is home to the historic Pinehurst Golf Resort. Pinehurst has been selected as one of two markets in the US to be the new home of the PGA Tour headquarters. Pinehurst Golf Resort has also been selected to host the Men's US Open Championship in 2024, 2029, 2035, 2041 and 2047; with over 250,000 people expected to attend the event in 2024. Southern Pines is a great place to relax, explore, and enjoy all the exciting features the town has to offer.



Vector Map



Gallery



Demographics



\$93,664

Average Household Income
within 3-Mile radius



1.5M

Visitors per year and
growing rapidly



Over \$700M

in projected visitor
spending in 2023



2022 Visitor

Spending year-over-year growth
was 70%, which was the 4th
fastest rate of growth in visitor
spending in North Carolina



\$891M

in total retail and restaurant
sales in 2021 – expected to
exceed 1 billion in 2024

About Developer



Morganton Park South

SOUTHERN PINES, NORTH CAROLINA

Midland Atlantic Properties is a landlord/developer based in Cincinnati, OH and the current owner of 37 shopping centers in 17 states comprised of 3.3 million sq. ft of space. The company specializes in all types of retail and has developed over 50 shopping centers in various regions across the US.





MIDLAND ATLANTIC
PROPERTIES



Morganton Park South

SOUTHERN PINES, NORTH CAROLINA