

# MORGANTON PARK SOUTH

US Hwy 15/501 & Pine Ridge Parkway, Southern Pines, NC



**MIDLAND ATLANTIC**  
PROPERTIES



## MIDLAND ATLANTIC PROPERTIES

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**DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT**

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# MORGANTON PARK SOUTH



## PROPERTY INFORMATION

Development Name	Morganton Park South
Property Address	US Hwy 15/501 & Pine Ridge Parkway
City, State Zip	Southern Pines, NC 28387

## PROPERTY HIGHLIGHTS

- Anchored by Target with a Planned Opening Date, October 2023
- Jr. Anchor and Small Shops Available



# RENDERINGS

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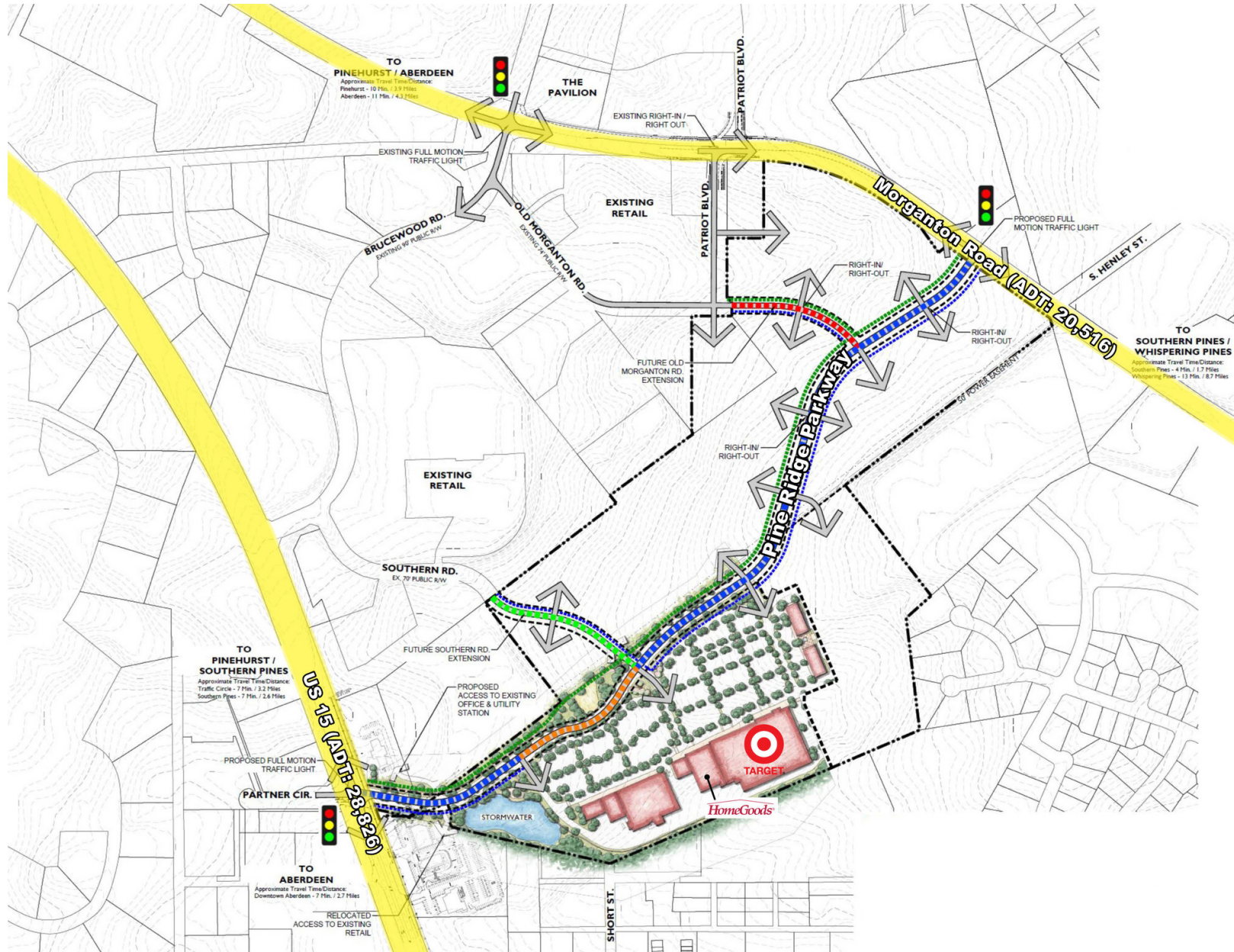


# RENDERINGS





# OVERALL SITE PLAN



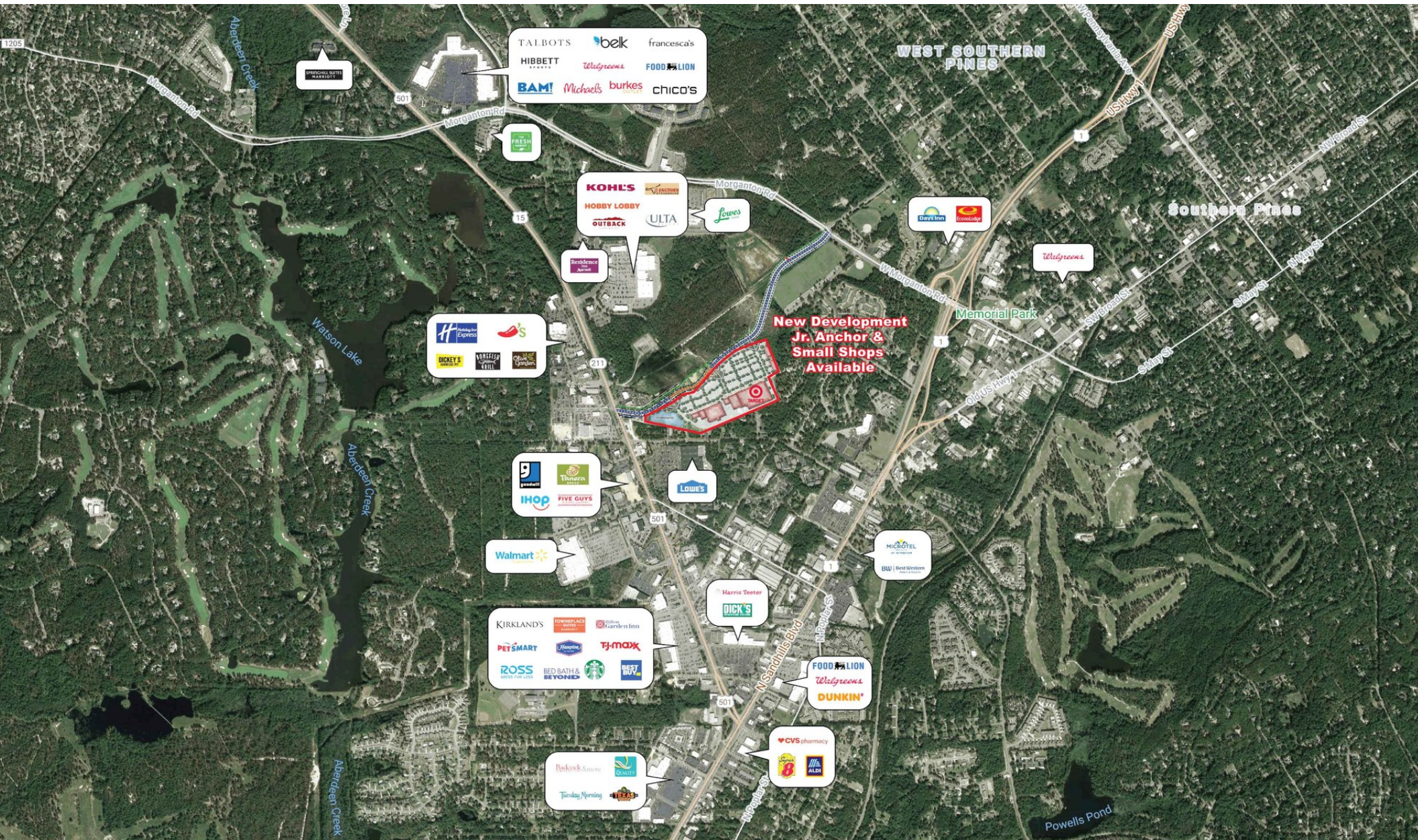


# LEASING EXHIBIT



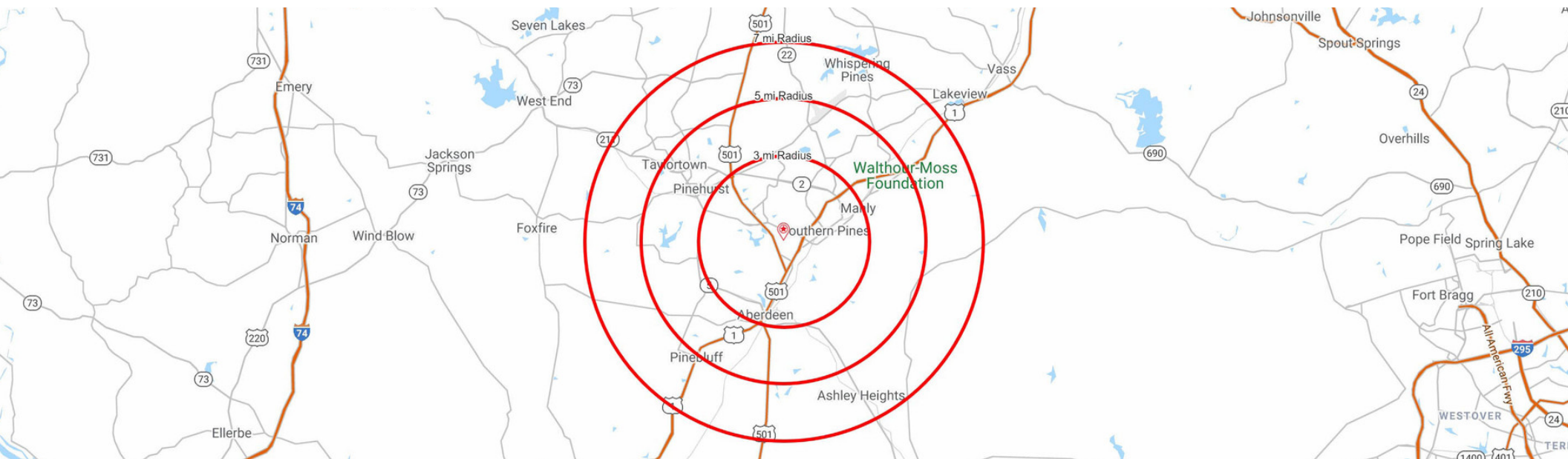


# OVERVIEW AERIAL





# DEMOGRAPHIC OVERVIEW



## POPULATION & HOUSING

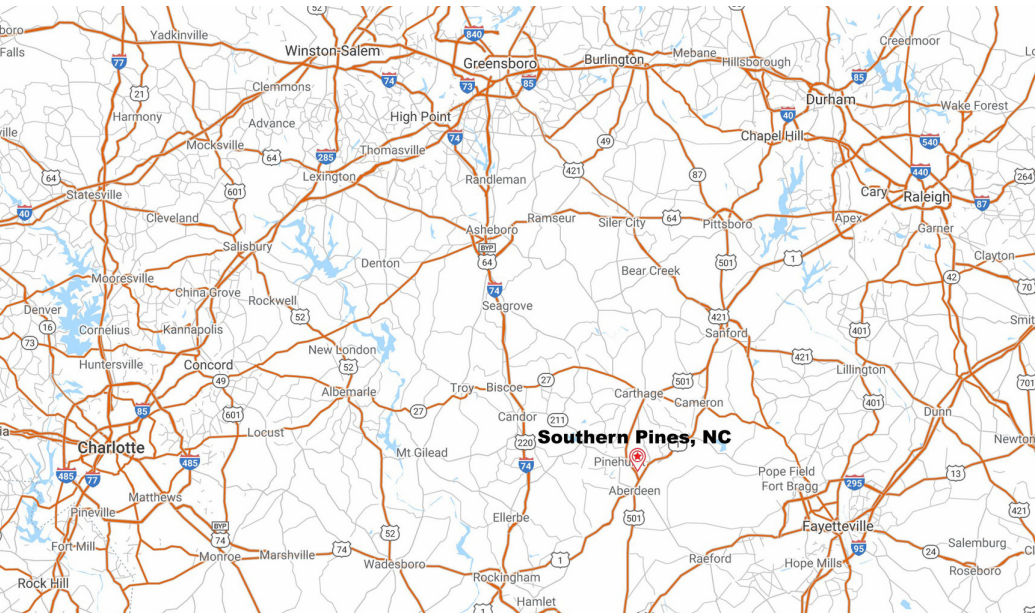
	3 MILE	5 MILES	7 MILES
Total Population	22,802	44,190	57,920
Projected Annual Growth (2021-2026)	2.2%	2.1%	2.2%
Total Households	10,600	19,701	25,256
Median Home Value	\$277,590	\$264,266	\$259,257

## INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$89,311	\$92,082	\$91,013
Daytime Population (16+ years)	24,109	45,938	53,690
Total Businesses	1,777	2,565	2,799
Total Employees	15,386	28,315	30,318



# SOUTHERN PINES, NC



## LOCATION DESCRIPTION

The small southern town of Southern Pines, North Carolina is found in Moore County among the Sandhills. Originally founded in 1884 as a winter health resort for northerners, Southern Pines is full of rich history and over 125 years of tradition. With a population of 14,000 people, this town has seen years of growth, development, and a boom of diverse culture and community. Considered a great place to live in North Carolina, Southern Pines can be described as offering its residents a dense suburban feel with many shopping and dining experiences, outdoor activities, and parks.

Normally a prime tourist destination, the town tends to see many golfers from Pinehurst and the surrounding areas. But over the years, Southern Pines has become a great place to raise a family or to retire. Close to Fort Bragg, Pope Field, and Camp Mackall, more and more military personnel and their families are moving to Southern Pines. As seen in the Moore County School District, two new schools are being built in the area to accommodate the growing population. Known for its high academic standards, these state-of-the-art facilities and top-notch public schools will appease any family with school-aged children. For those seeking higher educational opportunities, Sandhills Community College in Southern Pines is the flagship and leader of the North Carolina Community College System.

## MAJOR COMPANIES THRIVING IN SOUTHERN PINES, NC

- Ingersoll Rand
- K2 Solutions, Inc.
- Scribner Associates, Inc.
- Trident Marketing, Inc.
- EPIC Enterprises, Inc.
- Southern Software
- Longworth Industries
- TYR Tactical