C.F. SMITH
PROPERTY GROUP

FORMER BANK | 1715 Hwy. US 1 Southern Pines, NC | **Proposed Site Plan**

HIGHLIGHTS

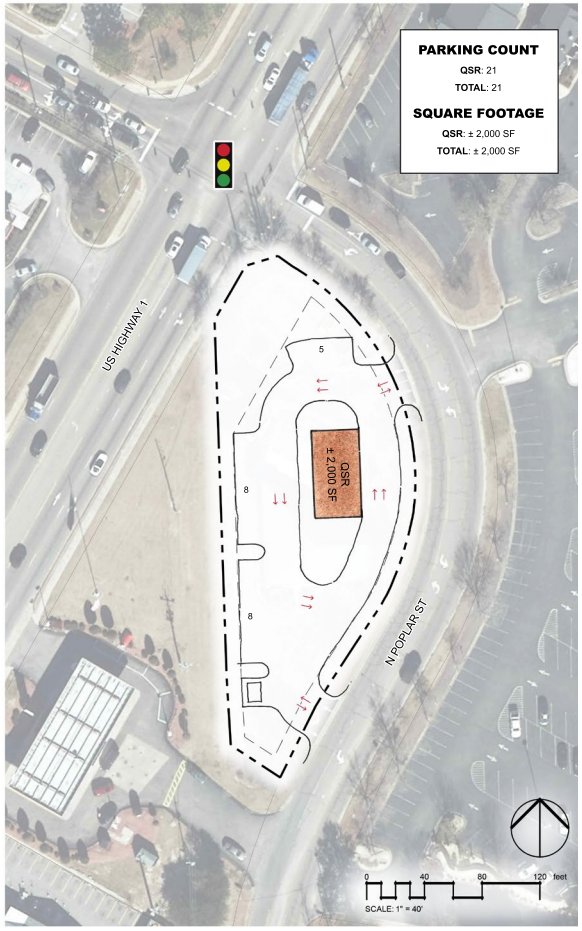
- Site offered for ground lease, existing building lease, or build to suit
- Site: 0.84 Acres
- Building: 2,530 sf (former bank with drive through)

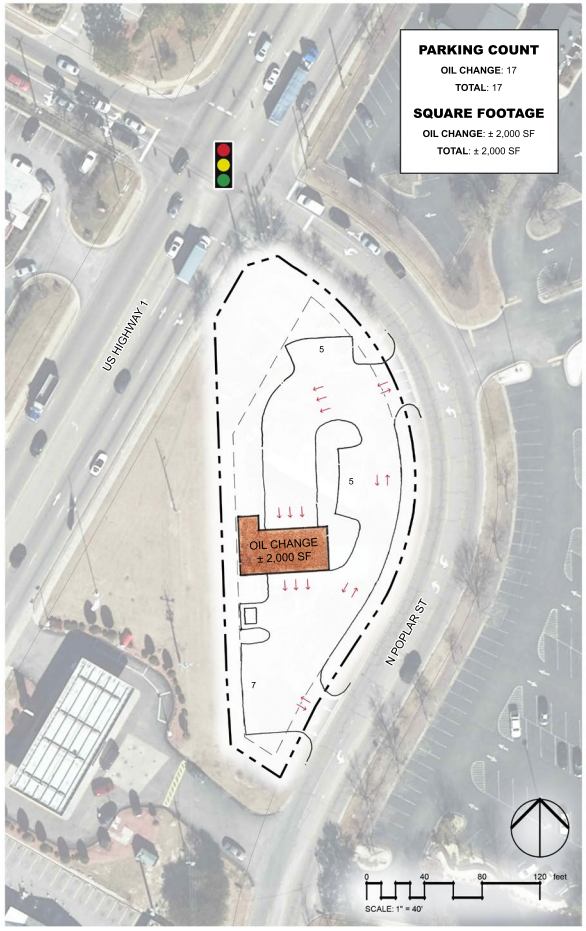
MARKET OVERVIEW

- Moore County is one of the fastest growing counties in NC at 3% annually in 2021. More than 5,500 new housing units are approved or planned in Aberdeen and Southern Pines alone.
- Nearly 1.5 million tourists visit Moore County each year contributing to nearly $700 million in economic impact. Moore County ranks in the top 10 Counties for visitor spending.
- Pinehurst is an US Open Championship anchor site. The area is home to headquarters for USGA, Golf Pride, US Kids Golf, and 40 golf courses within 20 miles including iconic Pinehurst Country Club and Resort.
- Medical and retail are top industries in Moore County that draw significantly from surrounding counties. First Health of the Carolina's serves an 11 county region for emergency and healthcare needs.
- The military influence from Fort Bragg is driving population growth of new families to the area as well as economic opportunities. In 2020, 4,522 U.S. Defense Contracts totaling $285,930,621 were awarded to companies in Moore County.

2022 SUMMARY	1 MILE	2 MILES	3 MILES
Population	4,700	11,900	22,900
Median HH Income	$48,350	$66,500	$75,500

TRAFFIC COUNTS	VEHICLES PER DAY
US. Hwy. 1	37,500
US Hwy. 15-501	30,000





Neil Robinette nrobinette@cfsmithpg.com 910.417.7550

C.F. SMITH
PROPERTY GROUP

FORMER BANK | 1715 Hwy. US 1 Southern Pines, NC | **Aerial**

Neil Robinette nrobinette@cfsmithpg.com 910.417.7550

C.F. SMITH
PROPERTY GROUP

FORMER BANK | 1715 Hwy. US 1 Southern Pines, NC | **Zoomed Out Aerial**

Neil Robinette nrobinette@cfsmithpg.com 910.417.7550