

OUTPARCELS | NC HWY 401 BYPASS, LAURINBURG, NC | **Property Overview**

**HIGHLIGHTS**

- Prime retail pad sites off Laurinburg’s best Hwy 74 exit
- Growing retail node with new retail development
- Excellent frontage & visibility on Hwy 15-401 next to Walgreens
- Convenient to Scotland High School, local residential, and local employers
- Laurinburg is a high performing QSR and highway retail/restaurant market with strong regional highway traffic between Charlotte and Wilmington

**NEARBY AMENITIES**

Walmart, Lowe's, Walgreens, Starbucks, Food Lion, Chick-Fil-A, Planet Fitness, and more.

| 2022 SUMMARY   | 1 MILE   | 2 MILES  | 3 MILES  |
|----------------|----------|----------|----------|
| Population     | 3,435    | 14,540   | 19,760   |
| Average Income | \$48,493 | \$43,093 | \$46,055 |

**TRAFFIC COUNTS**

|           |        |
|-----------|--------|
| McColl Rd | 15,000 |
| Hwy 74    | 22,500 |



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