

CENTRAL PARK SOUTH | 244 – 250 OLMSTEAD BLVD PINEHURST, NC 28374 | **PROPERTY OVERVIEW**

HIGHLIGHTS

- 1,520 sf available with high ceilings, open floor layout, vestibule entrance
- Highly visible fully lighted intersection with great access
- Excellent location within Pinehurst's Highway 211 corridor
- Quick access to Moore County Regional Hospital, Village of Pinehurst, Shopping, and Neighborhood Parks

OVERVIEW

Central Park South is a rare opportunity in a well designed development of Pinehurst's commercial district with close proximity to retail, neighborhoods, schools, and Pinehurst's renowned country club. Conveniently located at the fully lighted intersection of Highway 211 and Murdocksville Road, with access back to Highway 5. Within 2 minutes you can shop at Harris Teeter, Lowes Foods, True Value Hardware, Starbucks, McDonalds, Walgreens, or be at Moore County Regional Hospital, Olmstead Village Business Park, or the Village of Pinehurst. Central Park South provides opportunities for office space and retailers in an expanding corridor or Moore County.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|----------|----------|
| Population | 8,743 | 32,000 | 71,900 |
| Median HH Income | \$85,700 | \$94,700 | \$85,100 |
| Growth Rate | 29% | 24% | 29% |
| # of Employees | 7,397 | 25,900 | 57,500 |

TRAFFIC COUNTS

VEHICLES PER DAY

| | |
|------------------|--------|
| Hwy 211 | 23,500 |
| Hwy 5 | 18,480 |
| Murdocksville Rd | 4,600 |



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CENTRAL PARK SOUTH | 244 – 250 OLMSTEAD BLVD PINEHURST, NC 28374 | **AVAILABLE SPACE**

SUITE 250 A

