



## SANDHILLS FLEX CENTER | 161 DAWKINS STREET ABERDEEN, NC 28315 | SPACE AVAILABLE

### HIGHLIGHTS

161 Dawkins Street in Aberdeen is situated on 1.2 acres of land conveniently located along Highway 5's growing Aberdeen/Pinehurst corridor. Sandhill's Flex Center is positioned directly behind Food Lion and the Bowling Alley with over 18,000 total square feet, 8 office suites, and 6 warehouse units. The property provides businesses looking for economic office space, excellent warehouse accommodations with high ceilings and roll up doors making it appealing to a vast business clientele. This strategic location provides quick access to the industrial corridor, nearby schools, residential neighborhoods, and Pinehurst's iconic golf amenities.

### OVERVIEW

With a vibrant downtown, renowned golf courses, and a thriving community, Aberdeen offers a perfect blend of small-town charm and modern amenities. The Village of Pinehurst boasts a robust and diverse economy, with a strong focus on tourism, healthcare, and a spirited arts scene. Proximity to Fort Bragg, America's largest military base, also creates employment opportunities, making it an appealing destination for residents and businesses alike.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,072	39,400	67,800
Median HH Income	\$101,600	\$87,500	\$85,800

### TRAFFIC COUNTS

S Hwy 5	19,500
Morganton Road	9,800



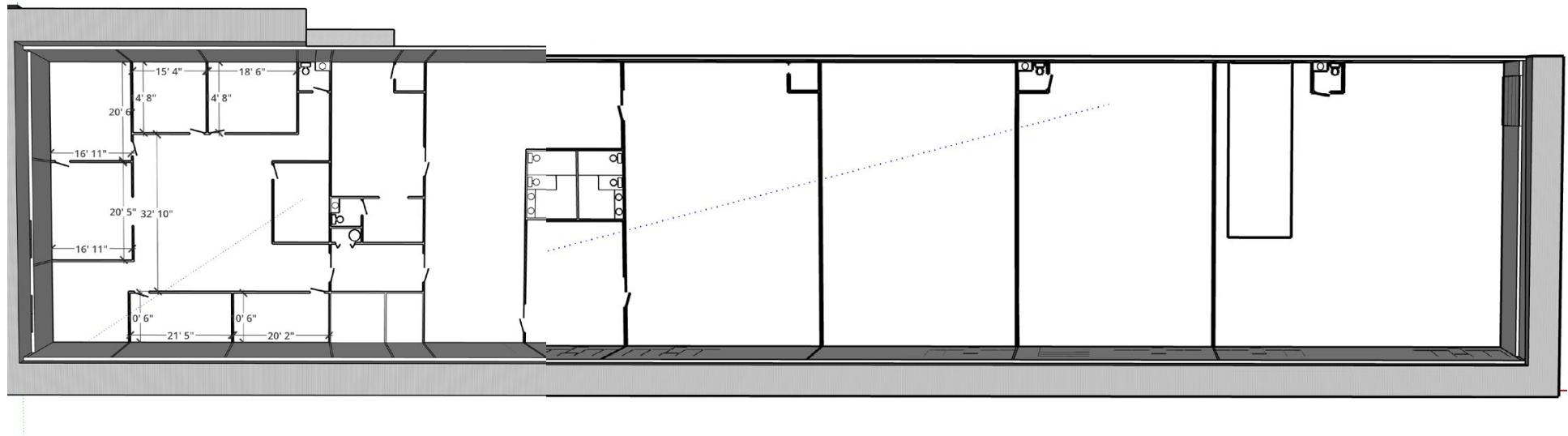


SANDHILLS FLEX CENTER | 161 DAWKINS STREET ABERDEEN, NC 28315 | **MARKET AERIAL**





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SANDHILLS FLEX CENTER | 161 DAWKINS STREET ABERDEEN, NC 28315 | **PHOTOS**

