

THE EXCHANGE | BUSINESS HIGHWAY 1 VASS, NC 28394 | PROPERTY OVERVIEW

HIGHLIGHTS

The Exchange in Vass is situated on 2+ acres of land with over 600' of highway frontage and visibility. Conveniently located off Business Highway 1 in a growing community of Moore County. The Exchange is comprised of two 8,400 sf retail buildings in front of a new 42-unit apartment complex, directly across the highway from a 100+ single family unit residential development. The new development provides businesses looking for new product in the market for retail, office, and other professional needs. This strategic location provides quick access to the Highway 1 corridor, nearby schools, residential neighborhoods, and the many golf amenities Moore County has to offer.

OVERVIEW

With a quaint downtown, renowned golf courses, and a thriving community, Vass offers a perfect blend of small-town charm and country lifestyles. Moore County 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	4,413	15,100	48,400
AHI	\$78,900	\$86,200	\$81,200

TRAFFIC COUNTS	VEHICLES PER DAY
US HWY 1	22,614
Hwy 690	9,300

THE EXCHANGE | BUSINESS HIGHWAY 1 VASS, NC 28394 | AERIAL



THE EXCHANGE | BUSINESS HIGHWAY 1 VASS, NC 28394 | **SITE PLAN**



THE EXCHANGE | BUSINESS HIGHWAY 1 VASS, NC 28394 | **SITE RENDERINGS**

