

# FORMER BANK BRANCH FOR LEASE

1803 N SANDHILLS BLVD, ABERDEEN, NC 28315







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## PROPERTY INFORMATION

- Available for lease, ground lease, build to suit
- Acres: ±0.71
- Square Feet: ±3,022
- Drive Thru
- Dedicated pylon sign
- 22 Parking Spaces

## PROPERTY HIGHLIGHTS

- Freestanding former bank branch located near the key intersection of US-15/501 and US-1 at the heart of the Southern Pines/Pinehurst regional retail market.
- Outparcel to Center Park Shopping Center anchored by Harris Teeter
- Located at Sandhills Blvd (US-1) and Johnson Street with access to US-15/401
- Rare in-fill location with drive-thru in place
- Very high income, high growth sub-market



## CONTACT

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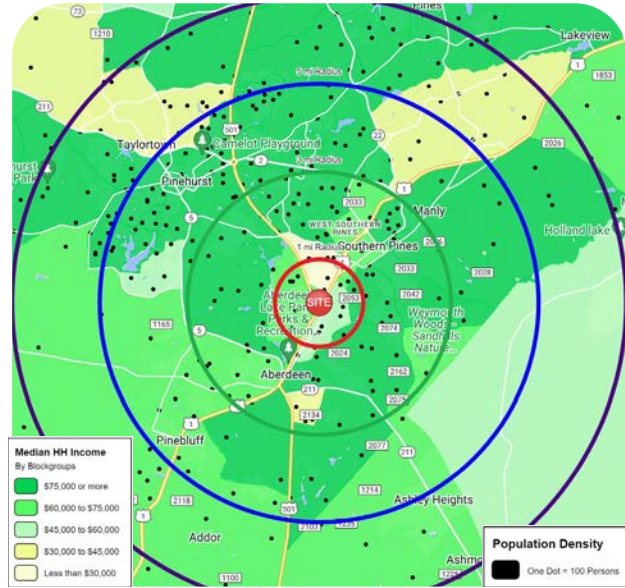
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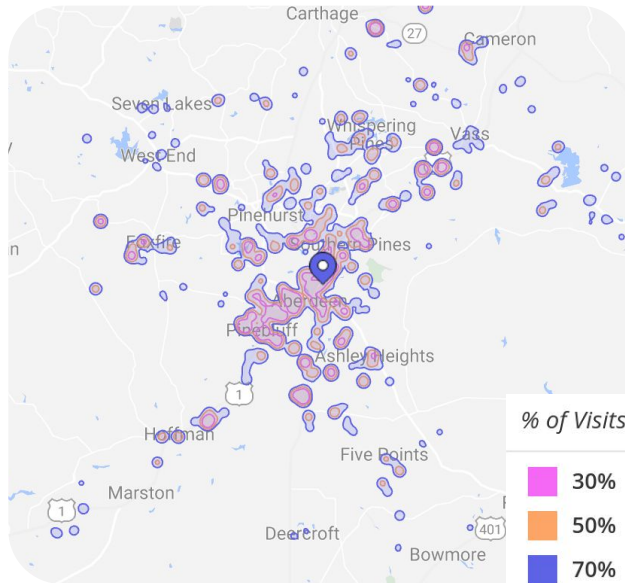
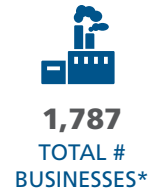
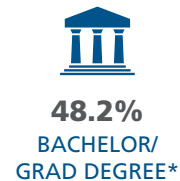


## TRADITIONAL DEMOGRAPHICS

2023

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	4,607	23,690	45,593	60,366
AVERAGE HH INCOME	\$74,128	\$124,145	\$125,395	\$123,203
DAYTIME EMPLOYMENT	3,845	14,738	27,119	29,807



## TRADE AREA DEMOGRAPHICS

2023

### DEMOGRAPHICS

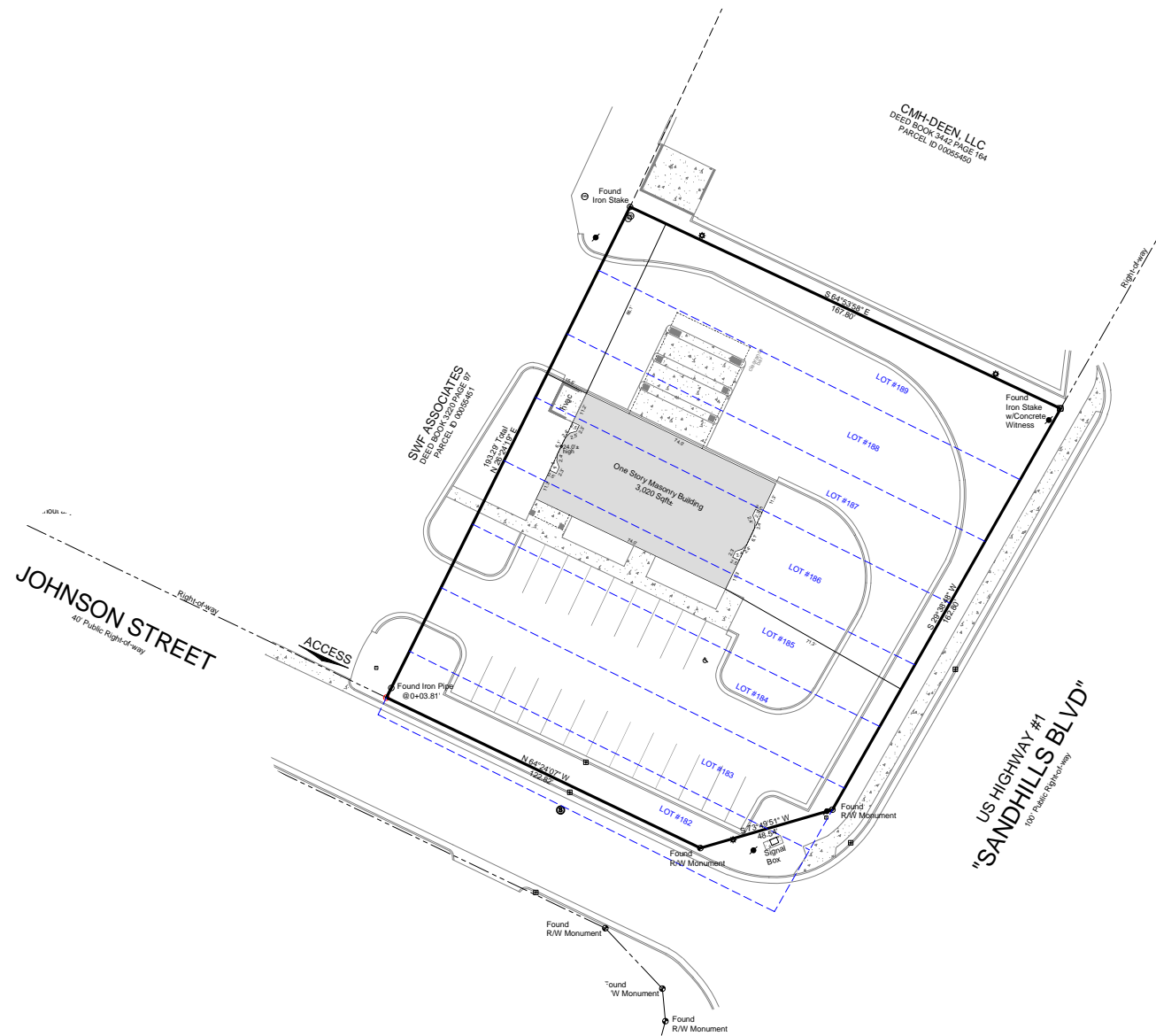
	30% of Visits	50% of Visits	70% of Visits
POPULATION	9,319	15,953	56,144
HOUSEHOLDS	3,715	6,622	23,074
AREA (IN SQUARE MILES)	20.56	57.12	136.03
AVERAGE HOUSEHOLD INCOME	\$51,059	\$66,353	\$76,663

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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS







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