

TYLER'S RIDGE | 325 CAPITAL DR | UNITS A & B | CARTHAGE, NC | **4,000 SF AVAILABLE**

HIGHLIGHTS

- 4,000 SF available of brand new construction
- Located next to Ace Hardware, First Health, ABC Store, McDonald's, Starbucks, Roast, Marcos Pizza, and more
- Excellent location within the Tyler's Ridge Development
- Quick access to Moore County Regional Airport, Forrest Creek Country Club, Sandhills Community College, The O'Neal School, and more

OVERVIEW

4,000 square feet of prime retail space available in Southern Pines' active commercial corridor. 305 Capital Drive sits directly adjacent to Starbucks, McDonald's, Roast, Marco's Pizza, Harris Teeter, Ace Hardware, ABC Store, and more — surrounded by the daily traffic drivers that put your business in front of the right customer consistently.

The trade area goes deeper than retail. Moore Regional Airport, Sandhills Community College, and First Health anchor a diverse, year-round customer base of employees, students, patients, and travelers. Southern Pines is growing — and Tyler's Ridge is where that growth is happening.

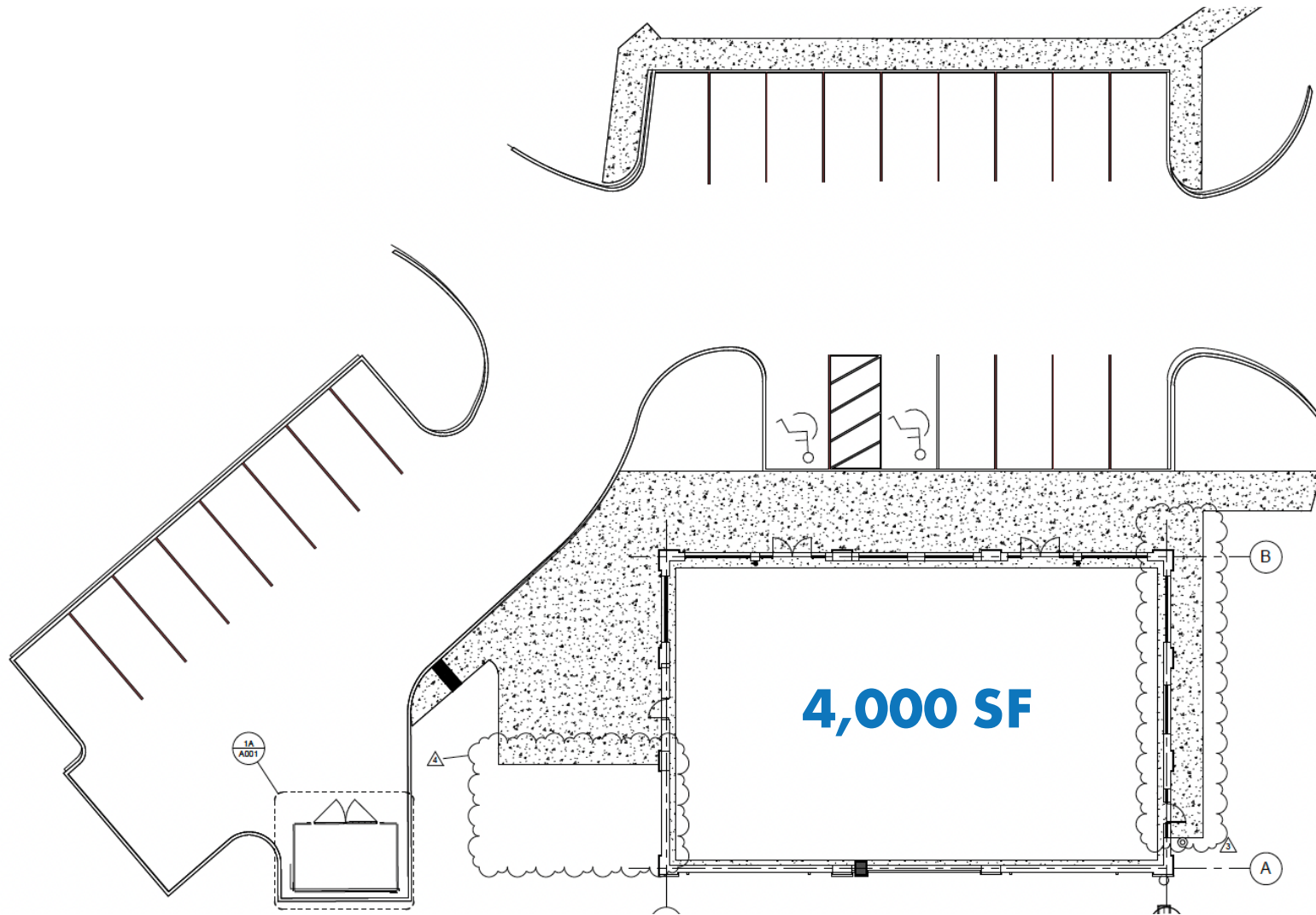
This is a well-positioned space in a proven corridor. Opportunities like this don't stay available long in this market.



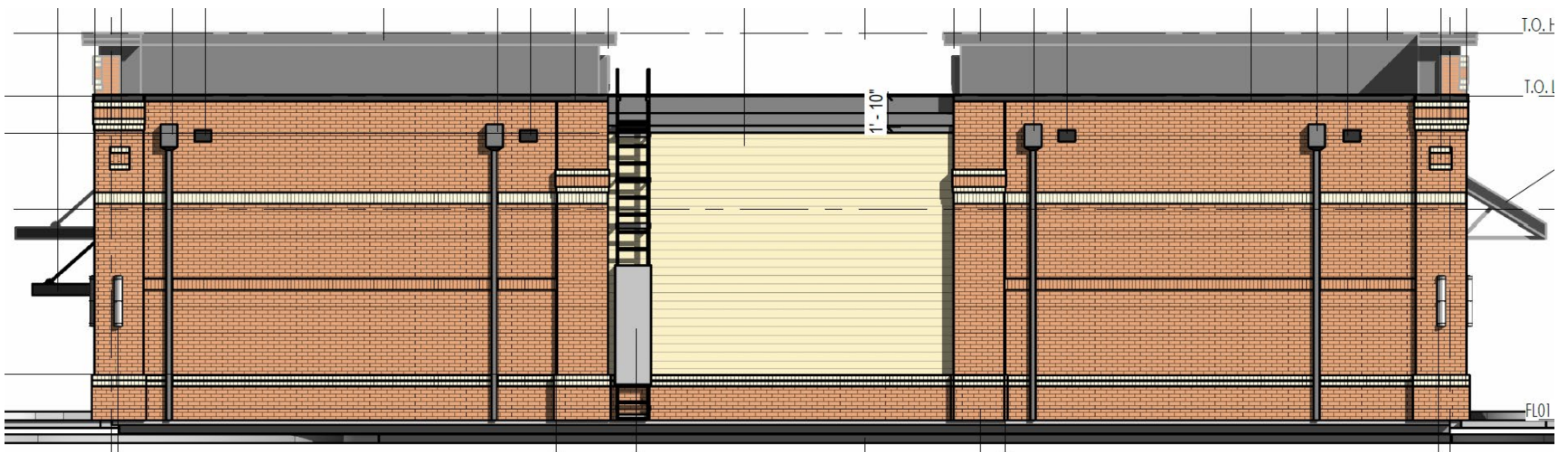
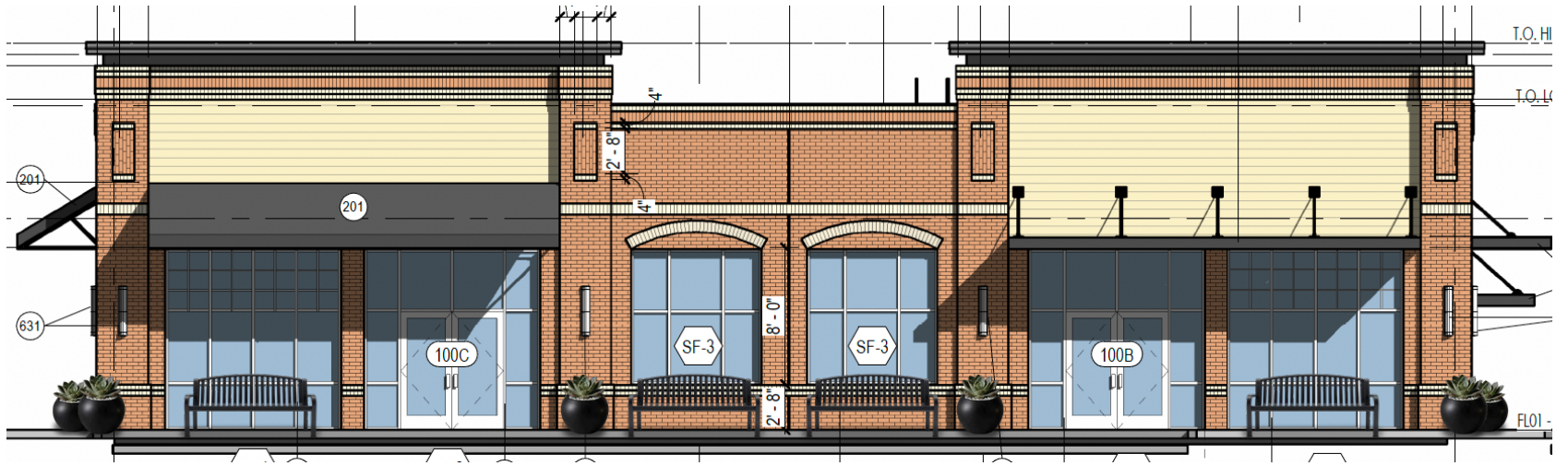
	POPULATION	MEDIAN HH INCOME	AGE	# OF EMPLOYEES
1-MILE	10,200 (↑2%)	\$111,200 (↑10%)	41	7,904
3-MILE	31,700 (↑1%)	\$93,600 (↑19%)	40	25,200
5-MILE	66,600 (↑2%)	\$88,100 (↑19%)	43	54,100

TRAFFIC COUNTS	VEHICLES PER DAY
Highway 22	11,742
Airport Road	9,224
Highway 1	25,007

TYLER'S RIDGE | 325 CAPITAL DR | UNITS A & B | CARTHAGE, NC | **SITE PLAN**



TYLER'S RIDGE | 325 CAPITAL DR | UNITS A & B | CARTHAGE, NC | **SITE RENDERING**





TYLER'S RIDGE | 325 CAPITAL DR | UNITS A & B | CARTHAGE, NC | **PROPERTY AERIAL**



TYLER'S RIDGE | 325 CAPITAL DR | UNITS A & B | CARTHAGE, NC | **RETAIL AERIAL**

