

18,000+/- SF FLEX WAREHOUSE | 3344 HWY 5 ABERDEEN, NC 28315 | **FOR SALE OR BUILD TO SUIT**

HIGHLIGHTS

3344 Hwy 5 in Aberdeen is situated on 5.24 acres of land with an existing 18,000+/- single story facility conveniently located conveniently located along Highway 5's growing Aberdeen/Pinehurst corridor. 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

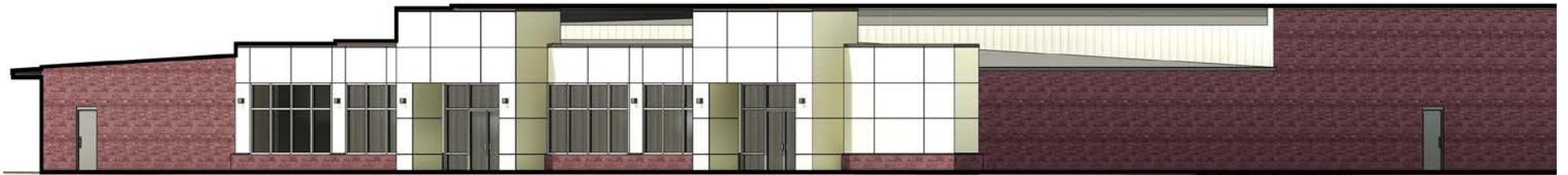
	VEHICLES PER DAY
S Hwy 5	19,500
Hwy 1	31,804



18,000+/- SF FLEX WAREHOUSE | 3344 HWY 5 ABERDEEN, NC 28315 | MARKET AERIAL



18,000+/- SF FLEX WAREHOUSE | 3344 HWY 5 ABERDEEN, NC 28315 | **BUILDING RENDERING**



18,000+/- SF FLEX WAREHOUSE | 3344 HWY 5 ABERDEEN, NC 28315 | **SITE PLAN**

