

PEMBROKE, NC

517 W. 3RD ST

FORMER QSR W/ DRIVE-THRU AVAILABLE FOR LEASE OR SALE



**PROJECT
DETAILS**

AVAILABLE SPACE

0.88 Acres | 1,992 SF

TRAFFIC COUNTS

15,500 ADT on W. 3rd St

PROPERTY HIGHLIGHTS

- Former QSR freestanding building with drive-thru
- 1,992 SF built in 2024
- Proximity to UNC Pembroke (7,500 Students)
- Excellent visibility to W 3rd Street (15,500 ADT)

LEASE RATE

Call to discuss

SALE RATE

Call to discuss

COUNTY

Robeson

MSA

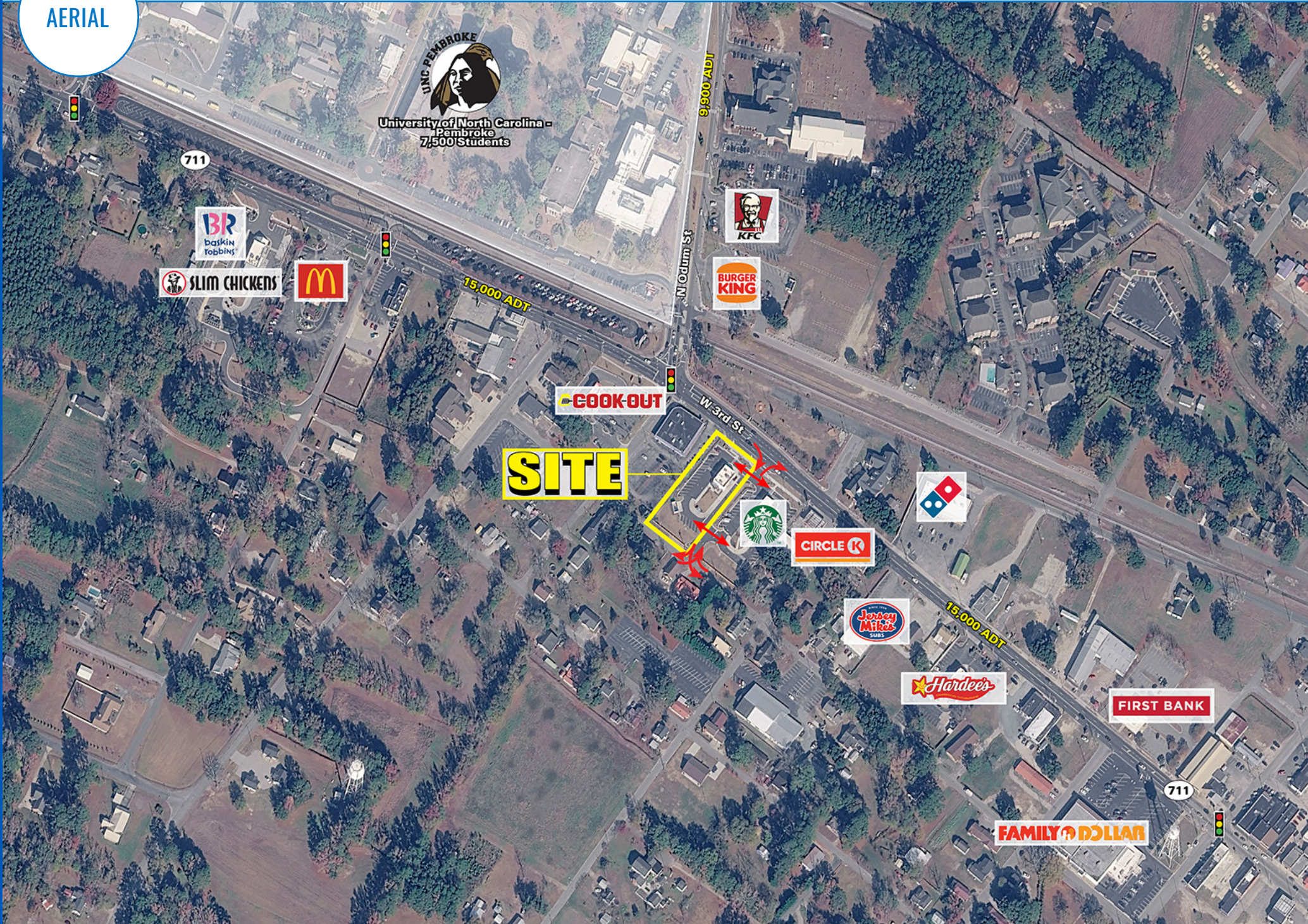
Lumberton



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	3,874	7,046	9,718
TOTAL POPULATION	11,109	19,554	26,567
MEDIAN HH INCOME	\$35,574	\$39,131	\$39,904




AERIAL





NORTH CAROLINA

PEMBROKE

The Town of Pembroke – incorporated in 1895 – is a proud community rich in heritage. Pembroke is a beautiful place, full of friendly people, nestled among the pine trees of Robeson County in southeastern North Carolina. Pembroke is approximately 7 miles from the intersection of Highway 74 and Interstate 95 at Lumberton, 2 hours south of Raleigh, two hours east of Charlotte, and just over an hour from several North and South Carolina beaches. Pembroke is a quaint but growing community regarded as the social, political, cultural and commercial center for the Lumbee Tribe, the largest American Indian tribe east of the Mississippi River, with over 58,000 members.

Pembroke is also home to the University of North Carolina at Pembroke (one of the State's 17 UNC-System institutions). UNC-Pembroke is one of the fastest-growing and most diverse institutions in the UNC system; the campus is expected to grow exponentially over the next few years behind a reduced tuition legislation called "NC Promise," potentially adding several thousand students to its enrollment over the next 3-5 years. The business and industry of the Town, its' surrounding communities, and the population of UNC-Pembroke create a trade market that numbers well over 70,000 shoppers. In addition, our Town hosts a variety of events during the year, none larger than Lumbee Homecoming, which annually brings in over 30,000 visitors to the



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