

MORGANTON PARK PHASE II

1678 OLD MORGANTON ROAD
SOUTHERN PINES, NC 28387



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PROPERTY OVERVIEW

AVAILABILITY

- 8,000 SF Retail building delivering Q1 2027
- Sizes available from 1,200 SF to 8,000 SF
- Endcaps with patio seating available
- Lease rate: Contact broker

PROPERTY HIGHLIGHTS

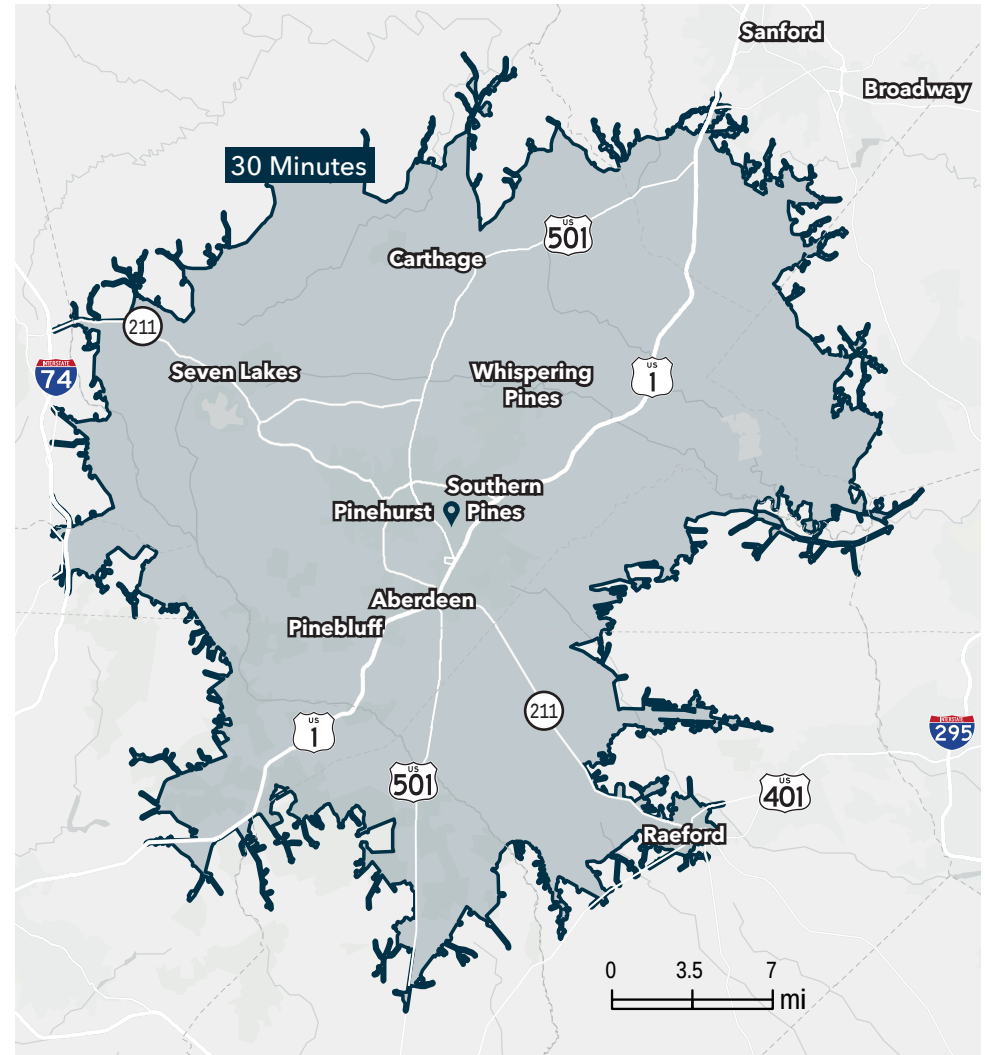
- Located the intersection of Old Morganton Road and Brucewood Road
- Convenient to Downtown Southern Pines, Pinehurst, and Aberdeen
- Anchored by Lowes Food, Co-tenants include The Joint, Chiropractic, PurreBarre, Lowes Foods Fuel Center, Pizza Hut, and Pet Supermarket
- Part of Morganton Park, a 188 acre master planned community that includes approximately 600 multi-family units, Southern Pines Elementary, The Pavilion office building, Pinehurst Medical and Pinehurst Surgical Clinic facilities, and Sandhills Pediatric Clinic
- Close proximity to schools, golf courses, and the Morganton Road Sports Complex

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,128	26,449	51,867
Avg. HH Income	\$108,343	\$131,242	\$127,548
No. of Businesses	418	1,809	2,687
No. of Employees	4,812	20,723	35,007
Daytime Population	6,908	32,489	60,209

Source: ESRI 2026

DRIVE TIME



BUILDING RENDERINGS

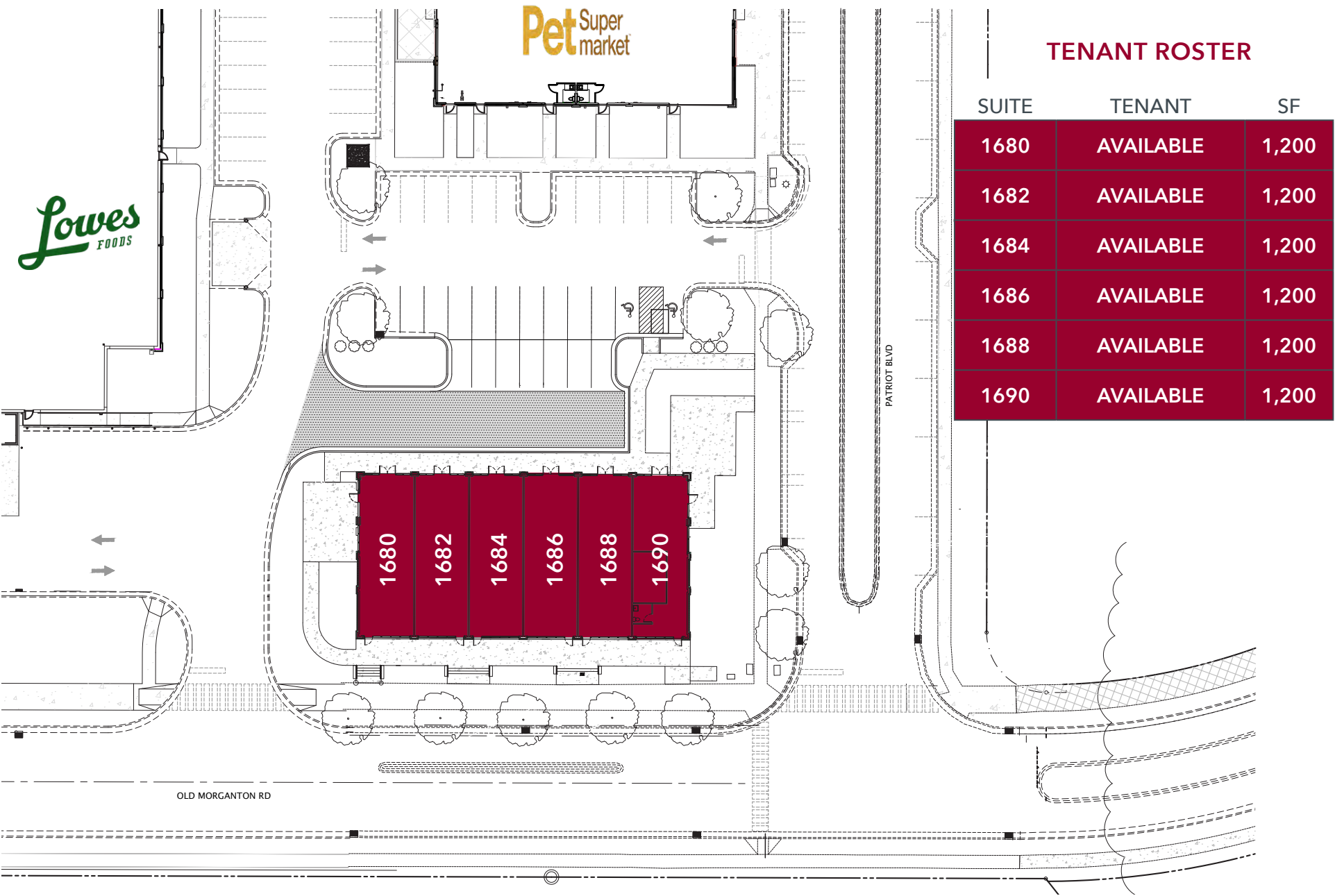
Front and Right Side of Building



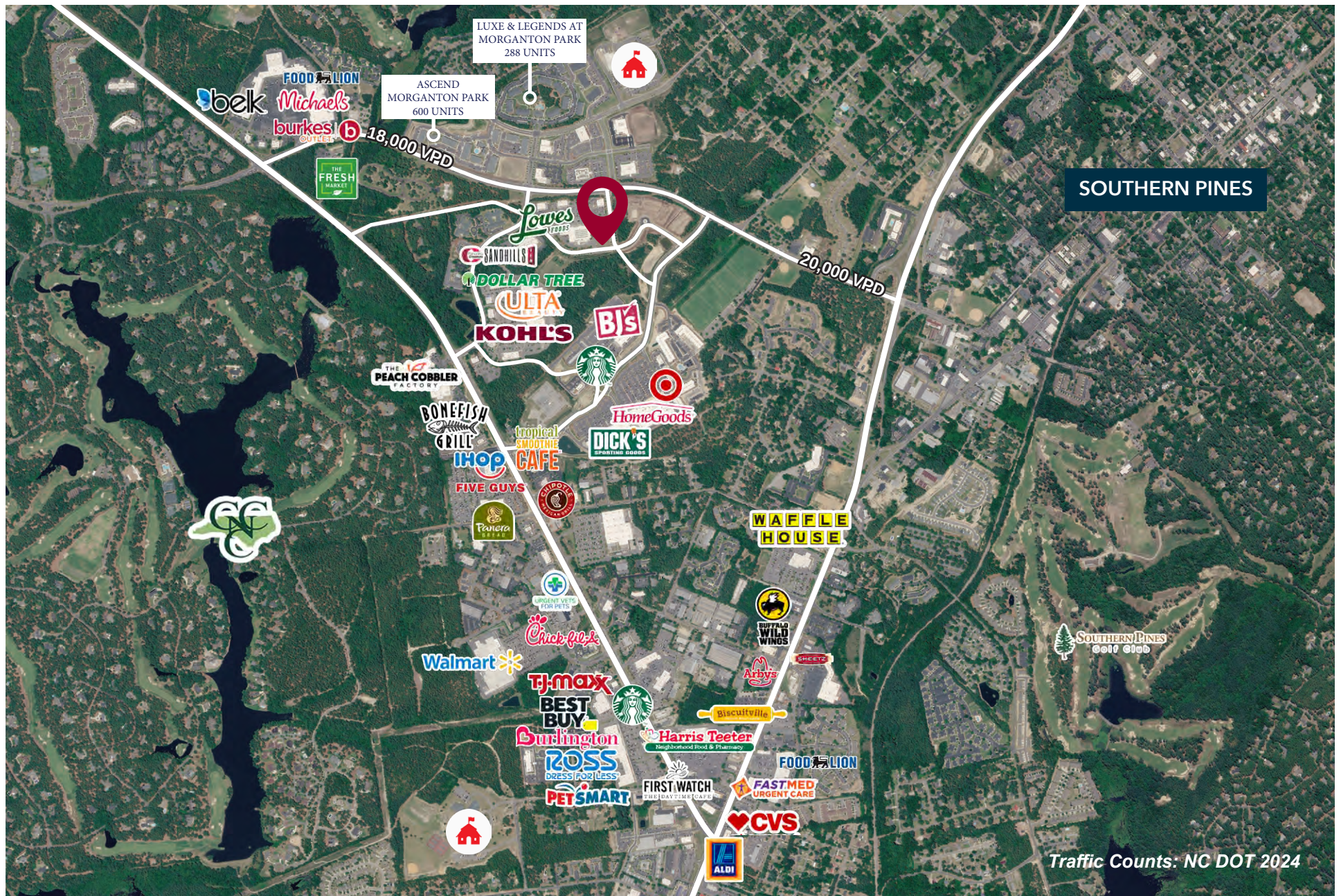
Rear and Left Side of Building



SITE PLAN



AREA OVERVIEW



Presented by:

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