

MORGANTON PARK PHASE II

1678 OLD MORGANTON ROAD
SOUTHERN PINES, NC 28387



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABILITY

- 8,000 SF Retail building delivering Q1 2027
- Sizes available from 1,290 SF to 8,000 SF
- Endcaps with patio seating available
- Lease rate: Contact broker

PROPERTY HIGHLIGHTS

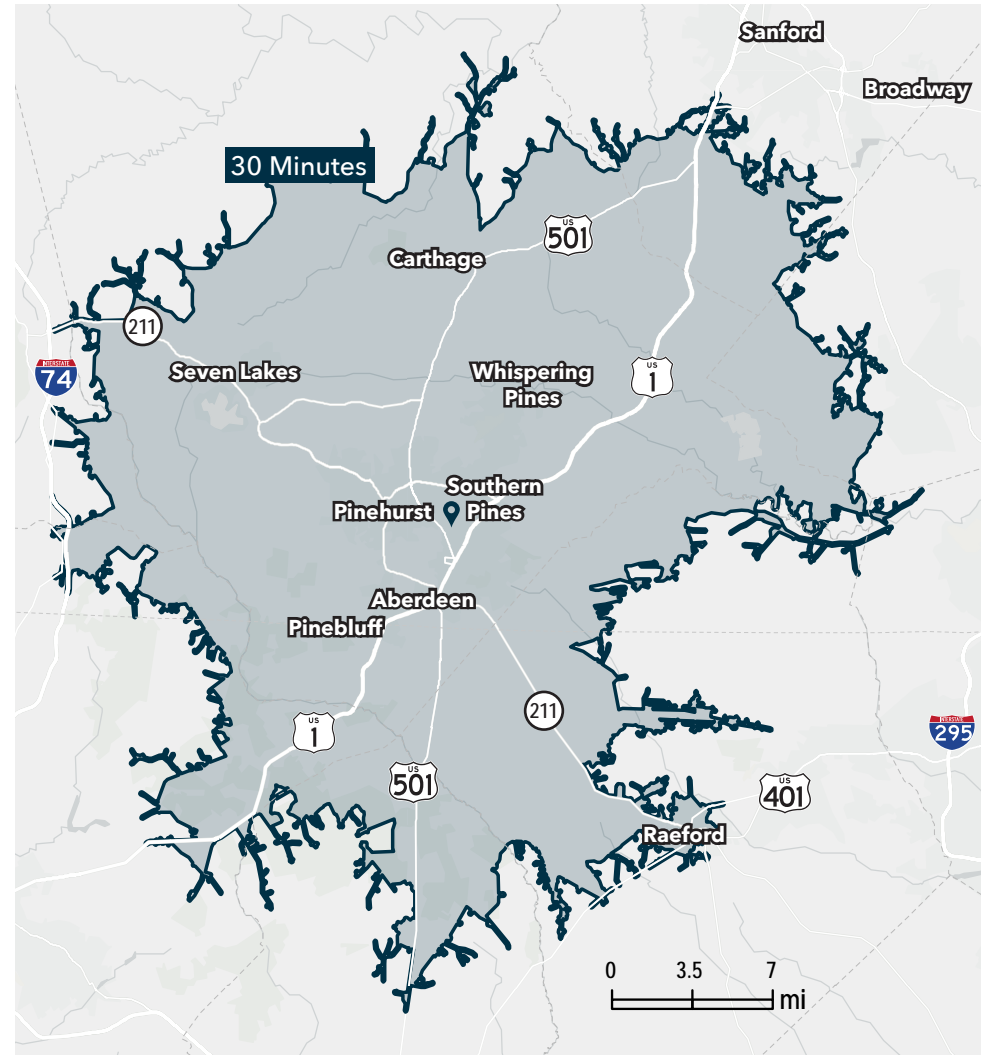
- Located at the intersection of Old Morganton Road and Brucewood Road
- Convenient to Downtown Southern Pines, Pinehurst, and Aberdeen
- Anchored by Lowes Food, Co-tenants include The Joint, Chiropractic, PurreBarre, Lowes Foods Fuel Center, Pizza Hut, and Pet Supermarket
- Part of Morganton Park, a 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	3,863	25,621	50,945
Avg. HH Income	\$100,668	\$124,591	\$123,133
No. of Businesses	428	1,828	2,693
No. of Employees	7,306	23,545	37,198
Daytime Population	8,594	32,369	60,662

Source: ESRI 2025

DRIVE TIME



BUILDING RENDERINGS

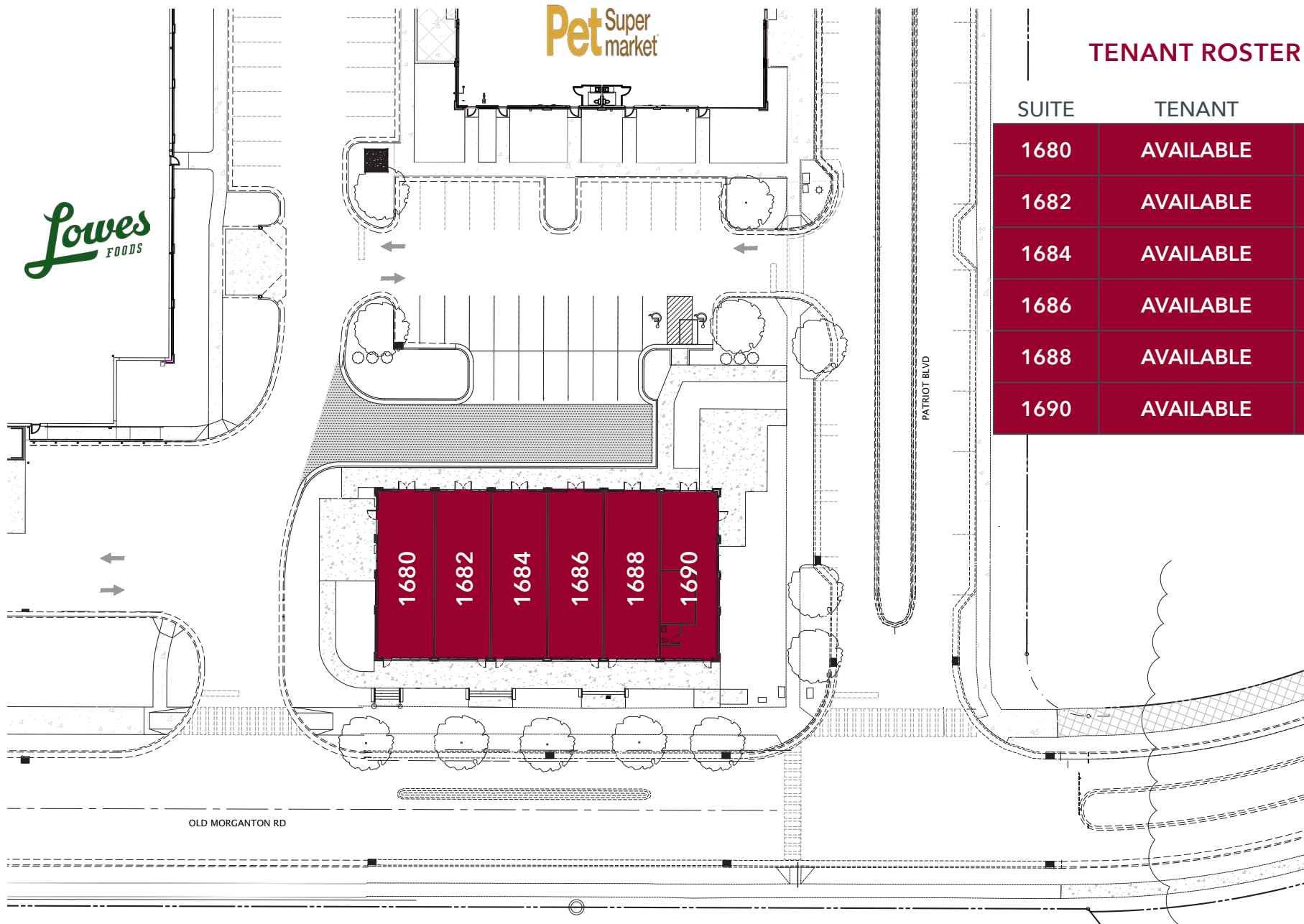
Front and Right Side of Building



Rear and Left Side of Building



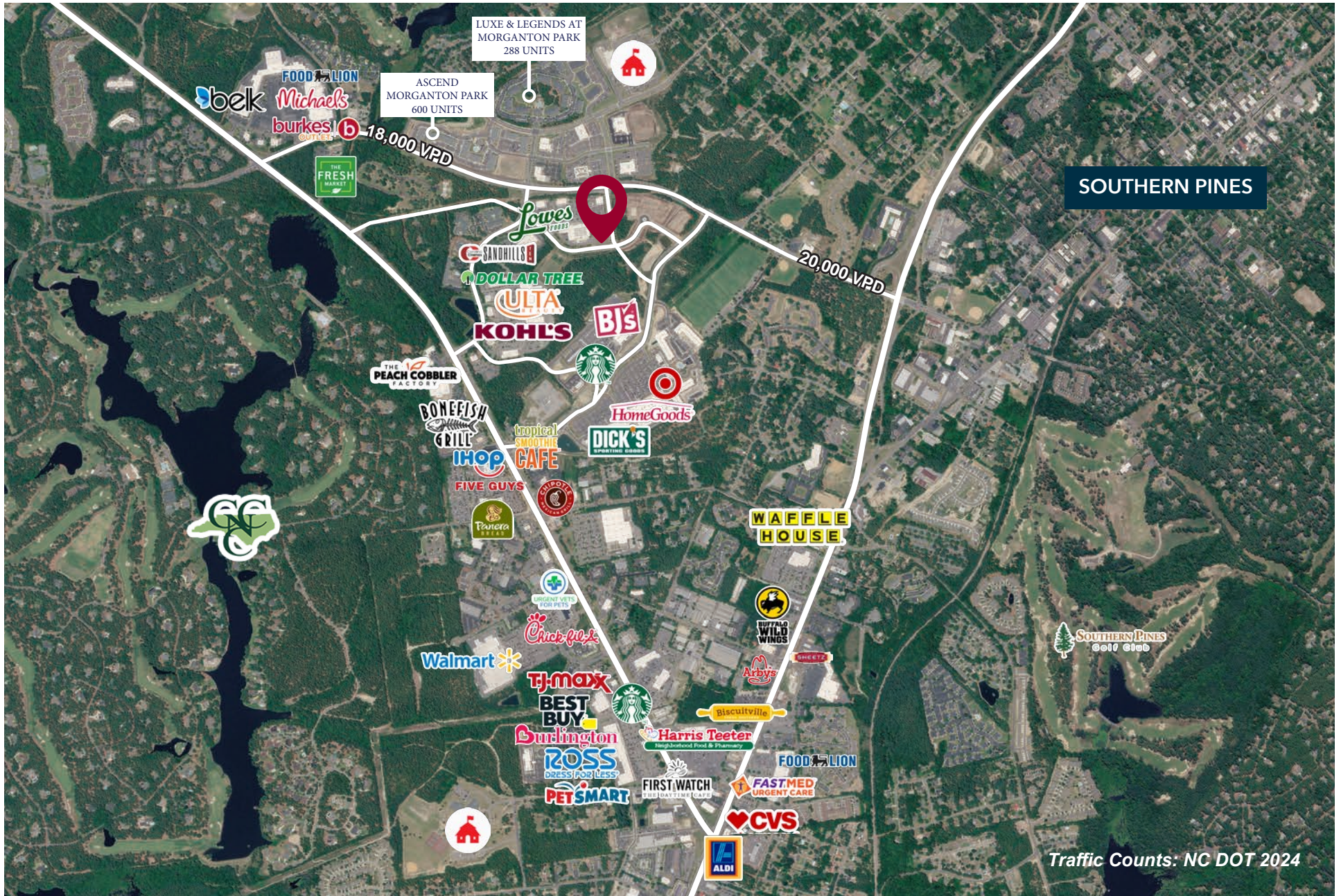
SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF
1680	AVAILABLE	1,290
1682	AVAILABLE	1,290
1684	AVAILABLE	1,290
1686	AVAILABLE	1,290
1688	AVAILABLE	1,290
1690	AVAILABLE	1,290

AREA OVERVIEW



Presented by:

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