

# Tyler's Ridge Shopping Center

Airport Road & Highway 22 Southern Pines, NC

**O'MALLEY**  
development



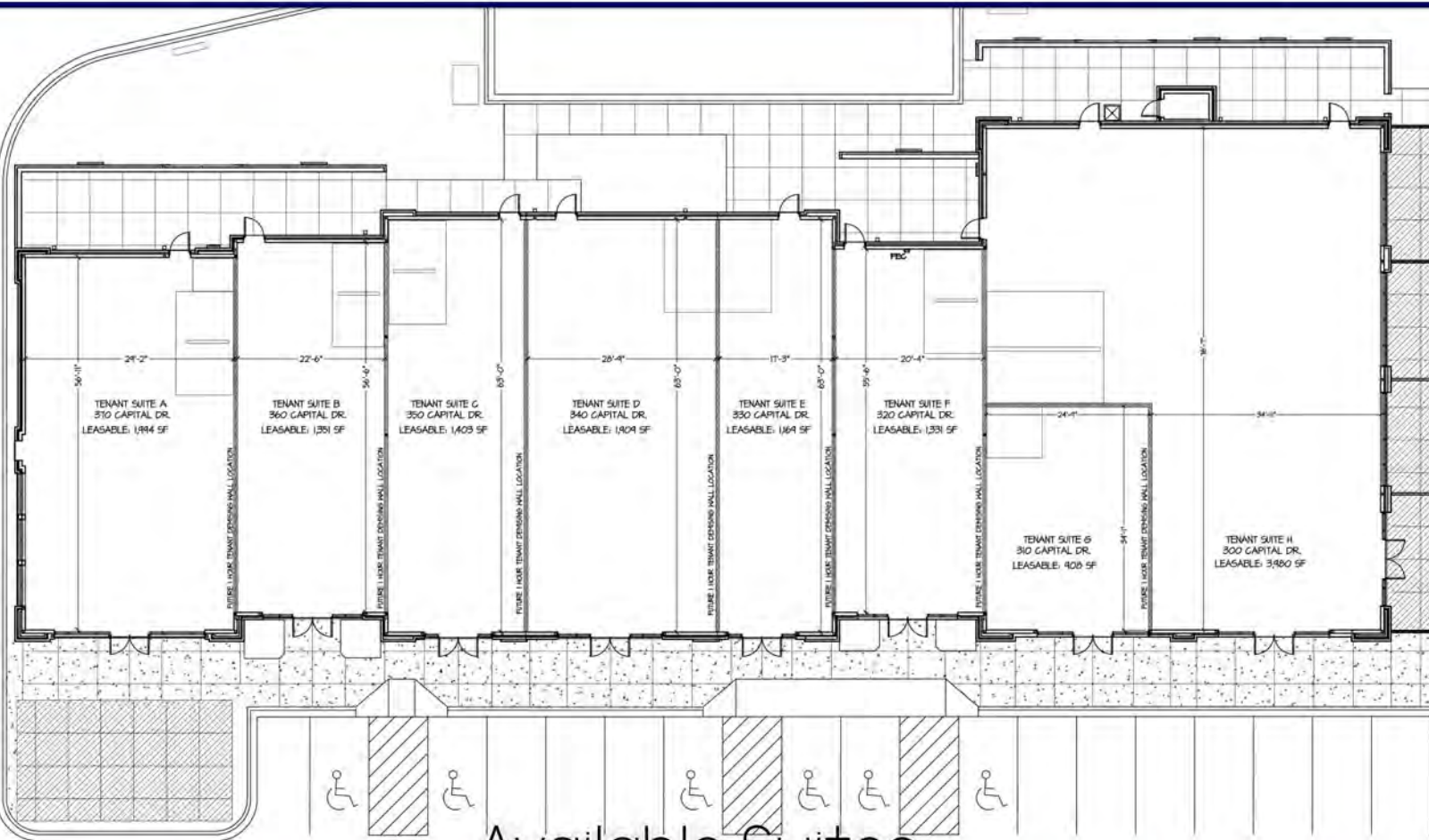
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Now Leasing



# Tyler's Ridge Shopping Center

Airport Road and Highway 22, Southern Pines, NC



## Available Suites

Suite	Square Feet	Price
Suite A <small>by owner, into &amp; future</small>	<b>LEASED</b>	\$22/Sqr Ft
Suite B	1,351	\$22/Sqr Ft
Suite C	1,403	\$22/Sqr Ft
Suite D	<b>LEASED</b>	\$22/Sqr Ft
Suite E	1,169	\$22/Sqr Ft
Suite F	1,331	\$22/Sqr Ft
Suite G	908	\$22/Sqr Ft
Suite H	3,980	\$22/Sqr Ft
Patios	Suite A 584 & Suite H 1,600	\$10/Sqr Ft



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## Surrounding Area

### Sandhills Community College

Tyler's Ridge Shopping Center (TRSC) is located adjacent to the Sandhills Community College campus which has an enrollment of 4,500 students.

### The O'Neal School

The O'Neal School is a private K-12 school, located less than a quarter-mile away from TRSC, with an enrollment of 445 students.

### Tyler's Ridge Apartments

Located adjacent to TRSC, Tyler's Ridge Apartments is 216 units ranging from 1-3 bedrooms.

### ACE Hardware

This ACE Hardware is one of the highest gross-income stores in the brand, quadrupling their projected sales in their first year of business, and becoming a model for all ACE stores nationwide.

### Residential Development Growth

Eight new subdivision developments under construction, totaling 1,078 lots. (See Map) A new public K-6 grade school with a 800 student capacity, opening August 2019, as well as the Sandhills Classical Christian School, K-12, with a 380 student capacity, opening August 2019.

### Moore County Airport

Moore County Airport owns three of the four corners of the traffic circle intersecting Airport Rd and Highway 22., leaving TRSC the only corner with commercial property to develop.

## Subdivision Development Near Tyler's Ridge Shopping Center



1,078 Lots slated to be built.

## Traffic Count - 2016

Route 22	10,500 vpd
Airport Rd	10,000 vpd

## Traffic Count - 2019 Projected

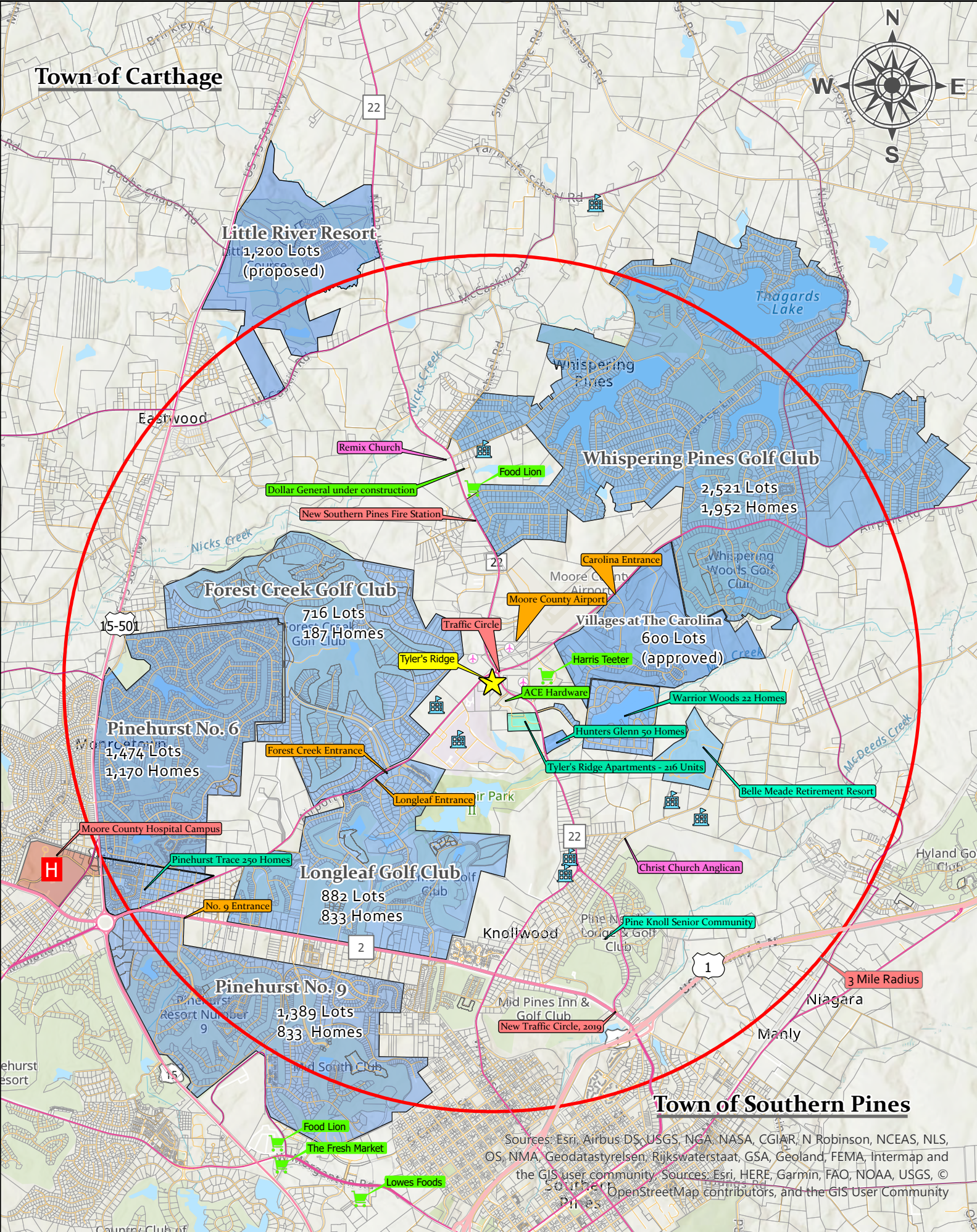
Route 22	14,500 vpd
Airport Rd	11,600 vpd

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

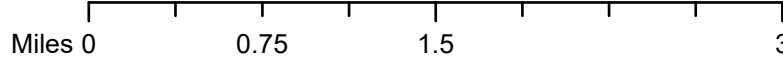
vpd: vehicles per day - Moore County Advanced Carrer Center



# Town of Carthage



Sources: Esri, Airbus-DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © Southern Pines, OpenStreetMap contributors, and the GIS User Community







**Sandhills**  
COMMUNITY COLLEGE

Potential 9.59 Acres  
Development

Parcel 2

4.35 AC

Parcel 1  
2.28 AC

**Building Blocks**  
early education centers

**ACE**  
Hardware

TYLER'S RIDGE SANDHILLS



Airport Owned Land

**Harris Teeter**

**Tyler's Ridge Shopping Center**

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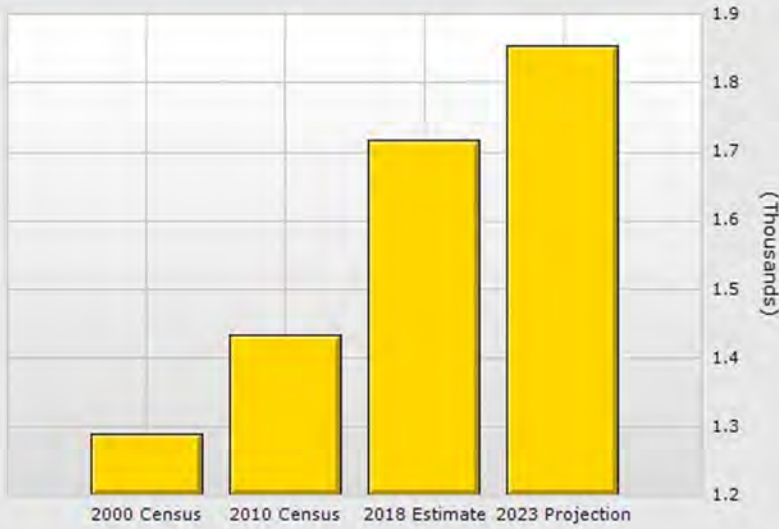
# Tyler's Ridge Shopping Center

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# Tyler's Ridge Shopping Center

Airport Road and Highway 22, Southern Pines, NC



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2018 Total Population:	1,717	17,212	37,416
2023 Population:	1,854	18,636	40,391
Pop Growth 2018-2023:	7.98%	8.27%	7.95%
Average Age:	50.60	46.60	45.20
<b>Households</b>			
2018 Total Households:	807	7,986	16,988
HH Growth 2018-2023:	7.81%	8.08%	7.81%
Median Household Inc:	\$78,091	\$64,042	\$64,602
Avg Household Size:	2.00	2.10	2.20
2018 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$269,652	\$268,106	\$263,411
Median Year Built:	1993	1991	1991

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	1,854	18,636	40,391
2018 Estimate	1,717	17,212	37,416
2010 Census	1,432	14,031	31,193
Growth 2018-2023	7.98%	8.27%	7.95%
Growth 2010-2018	19.90%	22.67%	19.95%
2018 Population Hispanic Origin	56	691	1,462
<b>2018 Population by Race:</b>			
White	1,610	14,089	30,733
Black	50	2,497	5,103
Am. Indian & Alaskan	8	90	223
Asian	23	267	682
Hawaiian & Pacific Island	1	13	29
Other	26	257	646
<b>U.S. Armed Forces:</b>	<b>49</b>	<b>422</b>	<b>862</b>
<b>Households:</b>			
2023 Projection	870	8,631	18,314
2018 Estimate	807	7,986	16,988
2010 Census	678	6,592	14,298
Growth 2018 - 2023	7.81%	8.08%	7.81%
Growth 2010 - 2018	19.03%	21.15%	18.81%
Owner Occupied	613	5,629	11,771
Renter Occupied	194	2,357	5,217
<b>2018 Avg Household Income</b>	<b>\$92,105</b>	<b>\$82,919</b>	<b>\$83,904</b>
<b>2018 Med Household Income</b>	<b>\$78,091</b>	<b>\$64,042</b>	<b>\$64,602</b>
<b>2018 Households by Household Inc:</b>			
<\$25,000	113	1,690	3,464
\$25,000 - \$50,000	182	1,768	3,677
\$50,000 - \$75,000	86	927	2,235
\$75,000 - \$100,000	186	1,341	2,609
\$100,000 - \$125,000	62	633	1,589
\$125,000 - \$150,000	77	719	1,300
\$150,000 - \$200,000	35	400	1,046
\$200,000+	67	506	1,070



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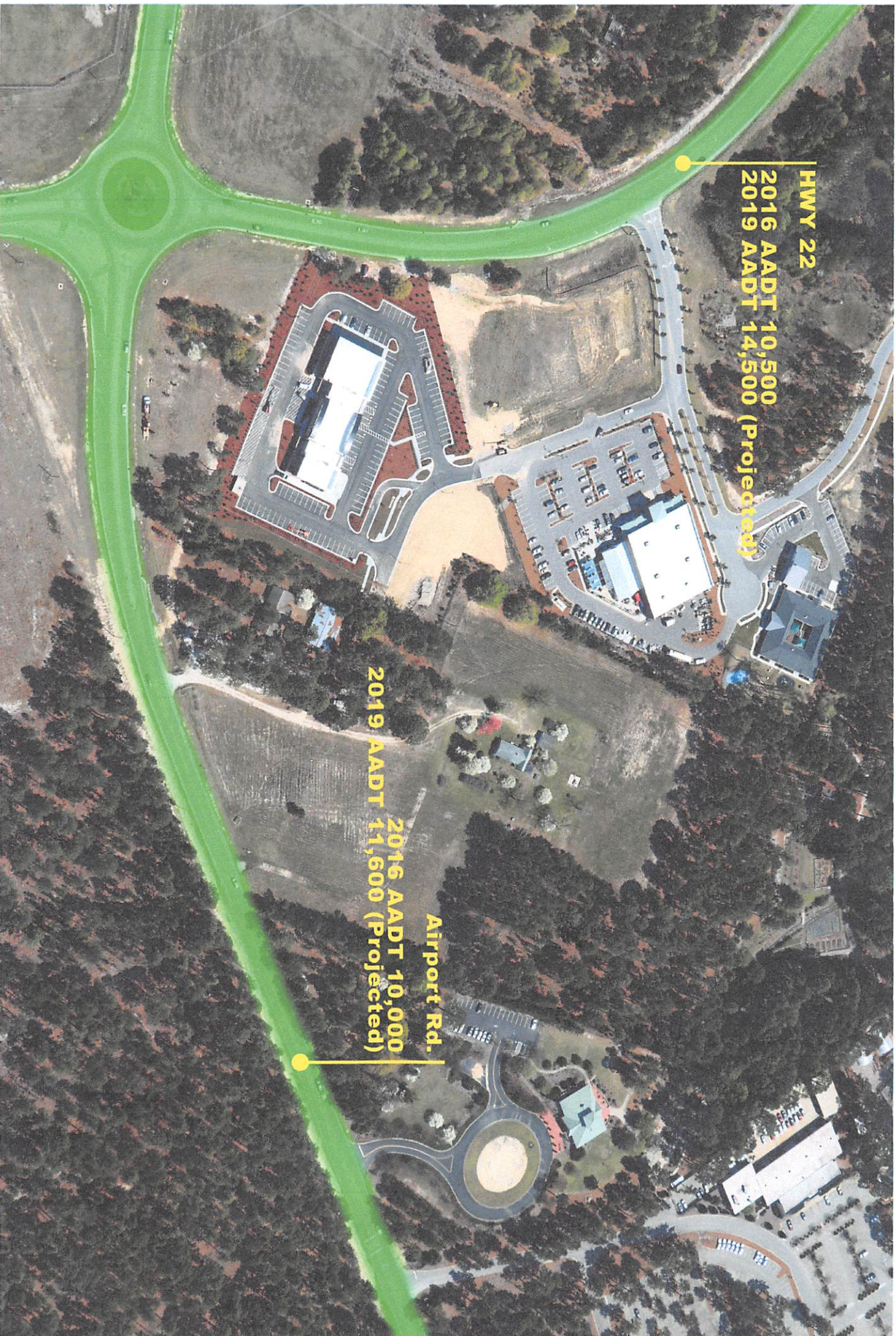
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O'MALLEY  
development



aesthetics





**HWY 22**  
**2016 AADT 10,500**  
**2019 AADT 14,500 (Projected)**

**Airport Rd.**  
**2016 AADT 10,000**  
**2019 AADT 11,600 (Projected)**