



PROPERTY DETAILS

Total SF: ± 97,702
Available SF: ± 14,969
+ 2,900

Sub market: Moore CountyLease Rate: \$10-\$21.50/SF

Lease Type: NNNParking: +4:1000

HIGHLIGHTS

- Centrally located on heavily traveled US 1, Sandhills Shopping Center is anchored by Food Lion and features a strong mix of national and regional tenants.
- 14,969 SF Junior anchor space available.
- Known as the Home of American Golf, the region enjoys 1.1 million visitors per year.
- Close proximity to the world-renowned Pinehurst Resort & County Club, which has hosted the 1999, 2005 & 2014 US Golf Tournament
- Shopping center's visibility recently improved by removal and trimming of trees

DAN MCPHILLIPS

Executive Vice President Retail Services 919 582 3151

dan.mcphillips@colliers.com

CLAUDIA BORDEAUX

Vice President Retail Services 919 582 3103

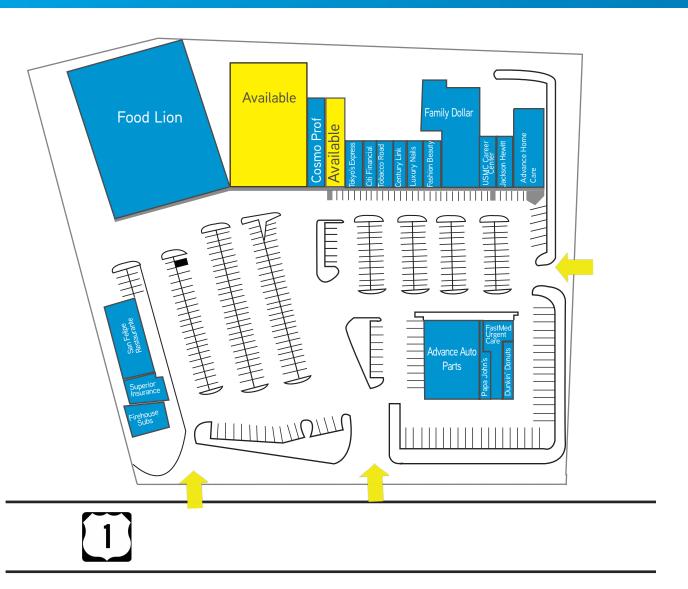
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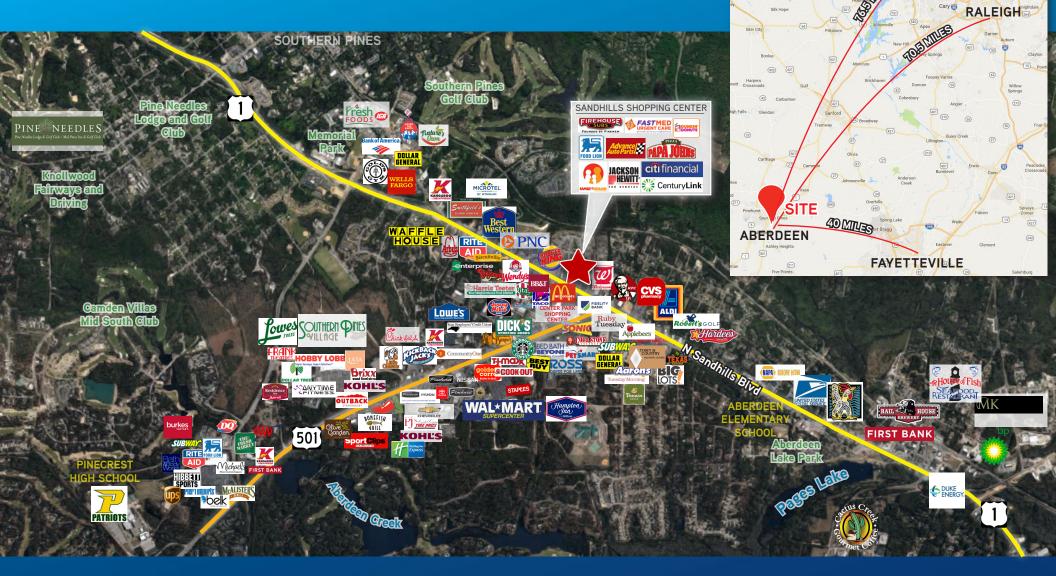








SUITE NUM	TENANT	SF
1798	Dunkin' Donuts	<u>+</u> 1,875
1800	FastMed Urgent Care	<u>+</u> 3,685
1802	Papa John's	<u>+</u> 1,200
1804	Advance Auto Parts	<u>+</u> 8,000
1806	Advance Home Care	<u>+</u> 7,200
1810	Jackson Hewitt	<u>+</u> 1,190
1812	Family Dollar	<u>+</u> 8,923
1814	Luxury Nails	<u>+</u> 1,380
1816	Century Link	<u>+</u> 1,380
1818	Tobacco Road Outlet	<u>+</u> 1,380
1820	Citi Financial, Inc.	<u>+</u> 1,380
1822	Tokyo's Express	<u>+</u> 1,512
1826	AVAILABLE	<u>+</u> 14,969
1832	Food Lion	<u>+</u> 29,000
1840	San Felipe Restaurante	<u>+</u> 3,270
1844A	Superior Insurance	<u>+</u> 1,200
1844B	Firehouse Subs	<u>+</u> 1,800
1808B	USMC Career Center	<u>+</u> 1,200
1824A	AVAILABLE	<u>+</u> 2,900
1824B	Cosmo Prof	<u>+</u> 2,100



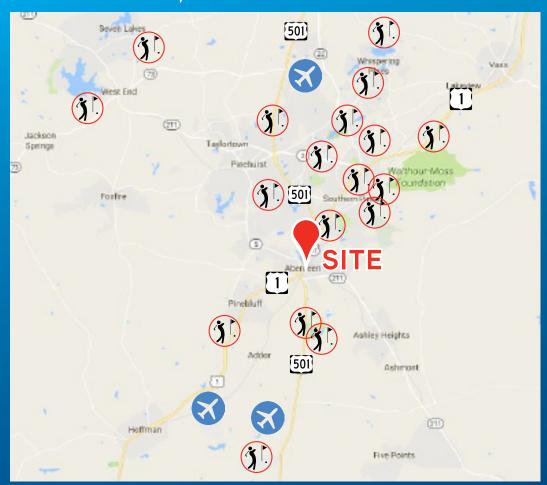
DAN MCPHILLIPS
Executive Vice President
Retail Services
919 582 3151

CLAUDIA BORDEAUX
Vice President
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919 582 3103
claudia.bordeaux@colliers.com

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DURHAM



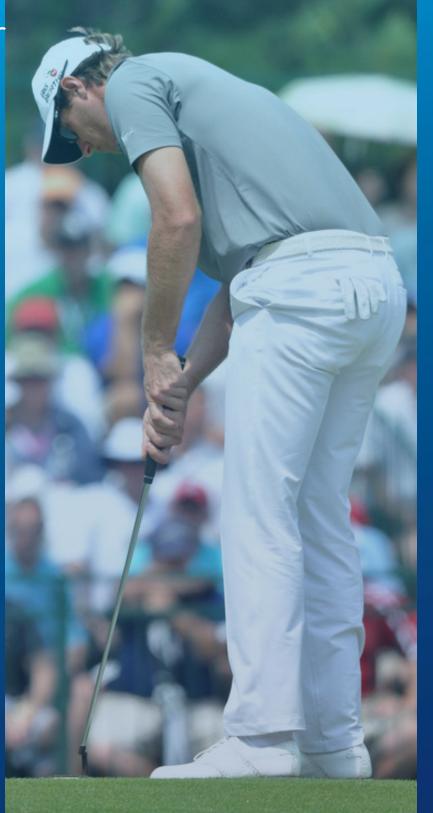
Golf courses within 15 mile radius of Site

- > Pinehurst Course
- > Pinewild Country Club
- > National Gold Club
- > Pine Needles Golf Club
- > Mid Pines Golf Club
- > Mid South Club
- > Beacon Ridge Golf and CC >
- > Hyland Hills Country Club >
- > Mid Pines Golf Club

- > Mid South Club
- > Talamore Golf Club
- > The Pit Golf Links
- Country Club of NC, CCNC
- > Southern Pines Golf Club
- > The Club at Longleaf
- The Carolina Club
- Whispering Woods Golf

Course

- Country Club of Whispering Pines
- > Legacy Golf Links
- Seven Lakes Country Club
- > Woodlake Country Club
- Deercroft Golf and Country Club



TOURISM DEMOGRAPHICS & ACCOLADES



VISITATION IMPACT

Total estimated annual 1.14 million visits.

Moore County ranked 11th out of 100 NC counties in tourism revenues (\$441.84 million)

Visitors to PSA Area on average spend 20% more per visit than average visitors to North Carolina

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OTHER ACTIVITIES		VISITORS			
WHILE TRAVELING		College Graduates	71%		
Dining	87%	Professional Executive	2,202		
Shopping	67%	Managerial	2,202		
Outdoor Activities (not golf)	40%	HHI \$60,000+	\$47,872		
Spa	30%	Men	72%		
Museums, Art, History	29%	Women	28%		
Zoos, Plantations	24%				
Festivals	20%	Retired	16%		
Theater	20%	Median Age	43		

TRIP DEMOS	
Average size of party	3.2 persons
Average length of Stay	4.5 nights
Average Expenditure Per Person Per Visit	\$384.57
Visitors Who Inquire From CVB and Visit Within 18 Months	72%

Travel Info from Home of Golf - http://www.homeofgolf.com/about-the-cvb/tourism/moore-county-visitor-de graphics

Golfweek

- Best Classic Golf Courses (2016) #14 Pinehurst No. 2
- > Best Courses You Can Play State-By-State (2016) In North Carolina, the Pinehurst, Southern Pines, Aberdeen Area took eight of the fifteen spots. Pinehurst No. 2 ranks #1, followed by #2 Mid Pines, #3 Dormie Club, #4 Pine Needles, #6 Pinehurst No.8, #7 Tobacco Road, #9 Pinehurst No.4 and #14 Southern Pines Golf Club
- Best Residential Courses (2016) #44 Forest Creek (North), #73 Forest Creek (South)
- > Best Resort Courses (2016) #3 Pinehurst No. 2, #22 Mid Pines, #27 Pine Needles, #50 Pinehurst No. 8. #53 Tobacco Road. #85 Pinehurst No. 4
- > Best Modern Courses (2014) #84 Dormie Club

Convention South

- Reader's Choice Award (2015) Convention & Visitors Bureau. Voted by meeting planners who have done business with the CVB in the past year. This is the sixth time the CVB has been recognized with this award
- The South's Surprising Recreational Havens For Groups (2014) Pinehurst, NC. ConventionSouth's editorial team researched cities throughout the South and selected the short list of 12 cities based on several factors, including their unique and diverse recreational offerings, attractions, meeting venues and accommodations for groups.

Golf.com

> Top 100 Courses You Can Play (2016/2017) – #3 Pinehurst No. 2, #53 Pine Needles, #57 Dormie Club, #61 Mid Pines, #88 Tobacco Road

Destination Marketing Association of NC - Destination Marketing Achievement Awards

- Collateral Piece (2016) Gold for Destination Weddings
- > Print Ad Campaign (2016) Gold for Holidays in the Hollies
- > Website (2016) Platinum for new dynamic www.homeofgolf.com
- > Public Relations (2016) Platinum for IAGTO Familiarization Tours

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PROPERTY UPDATE

Landlord recently improved the visibility in front of the jr box by cutting down some trees



