



## OFFICE SPACE

### Location

Located in Sandhills Bowling Center Mall.

Located off of Highway 5 between Aberdeen and Pinehurst

### Description

Four Private Offices  
Reception Area  
Conference Room  
Kitchen Area

### Availability

For Lease

List Price \$2,500



**Total SF** 2,100  
**Zoning** Commercial  
**Parcel ID** 95000132  
**DB** 2508/Page 4

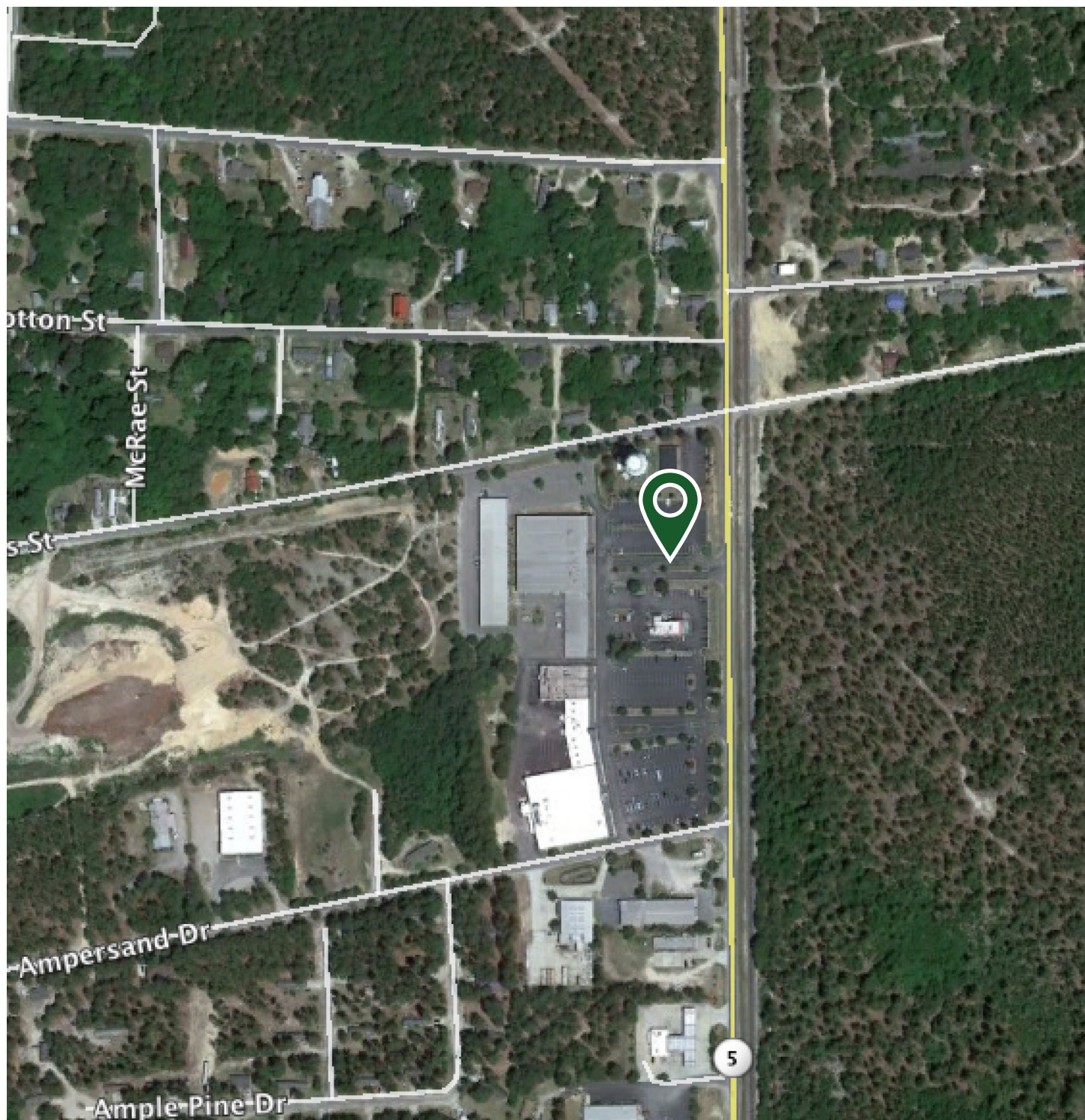


For more info, please contact:

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**Synergy Commercial Properties, LLC**  
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Southern Pines, NC 28387  
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## Aerial Map



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# Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	938	10,472	27,258
2010 Population	1,226	13,602	35,149
2016 Population	1,265	14,967	38,347
2021 Population	1,308	15,991	41,133
2000-2010 Annual Rate	2.71%	2.65%	2.58%
2010-2016 Annual Rate	0.50%	1.54%	1.40%
2016-2021 Annual Rate	0.67%	1.33%	1.41%
2016 Male Population	47.4%	47.4%	47.0%
2016 Female Population	52.5%	52.6%	53.0%
2016 Median Age	59.1	55.4	49.5

In the identified area, the current year population is 38,347. In 2010, the Census count in the area was 35,149. The rate of change since 2010 was 1.40% annually. The five-year projection for the population in the area is 41,133 representing a change of 1.41% annually from 2016 to 2021. Currently, the population is 47.0% male and 53.0% female.

## Median Age

The median age in this area is 59.1, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	86.4%	83.4%	76.8%
2016 Black Alone	8.0%	10.9%	17.0%
2016 American Indian/Alaska Native Alone	0.6%	0.7%	0.9%
2016 Asian Alone	2.1%	1.9%	1.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	0.8%	1.1%	1.4%
2016 Two or More Races	2.1%	2.0%	2.2%
2016 Hispanic Origin (Any Race)	3.6%	3.6%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.0 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	451	4,735	12,040
2010 Households	584	6,221	15,915
2016 Total Households	612	6,962	17,769
2021 Total Households	640	7,507	19,255
2000-2010 Annual Rate	2.62%	2.77%	2.83%
2010-2016 Annual Rate	0.75%	1.82%	1.78%
2016-2021 Annual Rate	0.90%	1.52%	1.62%
2016 Average Household Size	2.05	2.12	2.14

The household count in this area has changed from 15,915 in 2010 to 17,769 in the current year, a change of 1.78% annually. The five-year projection of households is 19,255, a change of 1.62% annually from the current year total. Average household size is currently 2.14, compared to 2.18 in the year 2010. The number of families in the current year is 11,363 in the specified area.



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# Demographics

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<b>Median Household Income</b>			
2016 Median Household Income	\$57,283	\$54,844	\$50,964
2021 Median Household Income	\$63,960	\$61,028	\$56,591
2016-2021 Annual Rate	2.23%	2.16%	2.12%
<b>Average Household Income</b>			
2016 Average Household Income	\$80,882	\$78,562	\$72,188
2021 Average Household Income	\$90,414	\$87,325	\$80,132
2016-2021 Annual Rate	2.25%	2.14%	2.11%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,362	\$36,965	\$33,540
2021 Per Capita Income	\$43,295	\$41,415	\$37,565
2016-2021 Annual Rate	2.45%	2.30%	2.29%

## Households by Income

Current median household income is \$50,964 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$56,591 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$72,188 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$80,132 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,540 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$37,565 in five years, compared to \$32,025 for all U.S. households

## Housing

2000 Total Housing Units	647	5,922	14,077
2000 Owner Occupied Housing Units	395	3,862	9,072
2000 Renter Occupied Housing Units	56	873	2,968
2000 Vacant Housing Units	196	1,187	2,037
2010 Total Housing Units	837	7,877	18,760
2010 Owner Occupied Housing Units	477	4,760	11,113
2010 Renter Occupied Housing Units	107	1,461	4,802
2010 Vacant Housing Units	253	1,656	2,845
2016 Total Housing Units	883	8,727	20,843
2016 Owner Occupied Housing Units	487	5,149	12,010
2016 Renter Occupied Housing Units	126	1,813	5,759
2016 Vacant Housing Units	271	1,765	3,074
2021 Total Housing Units	923	9,393	22,545
2021 Owner Occupied Housing Units	512	5,580	13,055
2021 Renter Occupied Housing Units	128	1,927	6,200
2021 Vacant Housing Units	283	1,886	3,290

Currently, 57.6% of the 20,843 housing units in the area are owner occupied; 27.6%, renter occupied; and 14.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 18,760 housing units in the area - 59.2% owner occupied, 25.6% renter occupied, and 15.2% vacant. The annual rate of change in housing units since 2010 is 4.79%. Median home value in the area is \$255,332, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.10% annually to \$256,620.



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# Property Photos



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# Demographics

## Median Household Income

2016 Median Household Income	\$29,905	\$36,402	\$37,140
2021 Median Household Income	\$31,643	\$41,627	\$42,263
2016-2021 Annual Rate	1.14%	2.72%	2.62%

## Average Household Income

2016 Average Household Income	\$38,808	\$47,178	\$49,159
2021 Average Household Income	\$41,882	\$51,945	\$54,270
2016-2021 Annual Rate	1.54%	1.94%	2.00%

## Per Capita Income

2016 Per Capita Income	\$15,758	\$18,382	\$19,968
2021 Per Capita Income	\$17,177	\$20,411	\$22,198
2016-2021 Annual Rate	1.74%	2.12%	2.14%

## Households by Income

Current median household income is \$37,140 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,263 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$49,159 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$54,270 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,968 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$22,198 in five years, compared to \$32,025 for all U.S. households

## Housing

2000 Total Housing Units	117	1,515	3,315
2000 Owner Occupied Housing Units	83	1,041	2,221
2000 Renter Occupied Housing Units	25	331	767
2000 Vacant Housing Units	9	143	327
2010 Total Housing Units	133	1,711	4,021
2010 Owner Occupied Housing Units	91	1,118	2,483
2010 Renter Occupied Housing Units	30	401	1,083
2010 Vacant Housing Units	12	192	455
2016 Total Housing Units	157	1,997	4,724
2016 Owner Occupied Housing Units	104	1,255	2,811
2016 Renter Occupied Housing Units	39	517	1,398
2016 Vacant Housing Units	14	226	515
2021 Total Housing Units	175	2,207	5,194
2021 Owner Occupied Housing Units	112	1,375	3,074
2021 Renter Occupied Housing Units	47	585	1,555
2021 Vacant Housing Units	16	247	565



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# Demographics

	1 time	5 times	9 times
<b>Population</b>			
2000 Population	307	3,886	8,174
2010 Population	324	4,000	9,154
2016 Population	370	4,574	10,579
2021 Population	408	5,014	11,516
2000-2010 Annual Rate	0.54%	0.29%	1.14%
2010-2016 Annual Rate	2.15%	2.17%	2.34%
2016-2021 Annual Rate	1.97%	1.85%	1.71%
2016 Male Population	50.8%	49.0%	48.5%
2016 Female Population	49.2%	51.0%	51.5%
2016 Median Age	35.7	36.5	38.1

In the identified area, the current year population is 10,579. In 2010, the Census count in the area was 9,154. The rate of change since 2010 was 2.34% annually. The five-year projection for the population in the area is 11,516 representing a change of 1.71% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

## Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	53.8%	58.2%	61.6%
2016 Black Alone	26.5%	27.0%	26.0%
2016 American Indian/Alaska Native Alone	3.0%	2.5%	2.7%
2016 Asian Alone	1.6%	1.3%	1.6%
2016 Pacific Islander Alone	0.5%	0.2%	0.2%
2016 Other Race	11.4%	7.1%	4.7%
2016 Two or More Races	3.2%	3.6%	3.3%
2016 Hispanic Origin (Any Race)	15.4%	11.8%	8.9%

Persons of Hispanic origin represent 8.9% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.5 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	107	1,372	2,988
2010 Households	121	1,519	3,566
2016 Total Households	143	1,771	4,209
2021 Total Households	159	1,960	4,629
2000-2010 Annual Rate	1.24%	1.02%	1.78%
2010-2016 Annual Rate	2.71%	2.49%	2.69%
2016-2021 Annual Rate	2.14%	2.05%	1.92%
2016 Average Household Size	2.59	2.57	2.47



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