



FOR LEASE | RETAIL

SCOTLAND CROSSING RETAIL FOR LEASE

1339 Scotland Crossing Drive | Laurinburg, NC 28352



PRESENTED BY:

THOMAS MCMAHON, CCIM

Managing Director
704.892.5653
tom.mcmahon@svn.com

PAULA QUICKEL

Associate Advisor
704.746.5139
paula.quickel@svn.com

PROPERTY HIGHLIGHTS

- 2,000 SQ retail \$10.50 NNN \$5.00 per ft TI
- 4,000 SQ retail \$9.50 NNN \$5.00 per ft TI
- 4,000 SQ retail \$8.50 NNN \$5.00 per ft TI
- Landlord is offering one (1) free month rent per year of initial term



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LEASE OVERVIEW

AVAILABLE SF: 1,050 - 7,357 SF

LEASE RATE: \$8.50 - \$12.50 SF/Yr
[NNN]

LOT SIZE: 45.35 Acres

BUILDING SIZE: 203,221 SF

CROSS STREETS: US 74 & US 501

PROPERTY DESCRIPTION

Retail space for lease, Excellent mix of national and regional retailers. Anchor tenants include Belk, Food Lion, Goodys, Citi Trends, Dollar General. Additional co-tenants include Cato, Radio Shack, Hibbett Sports, Greek Village and more.



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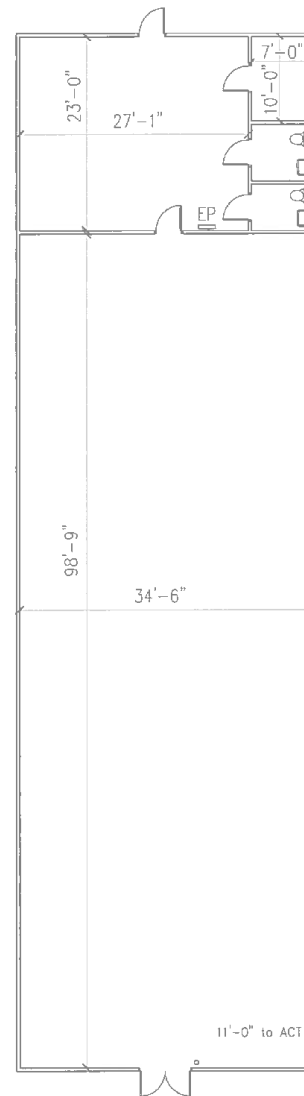
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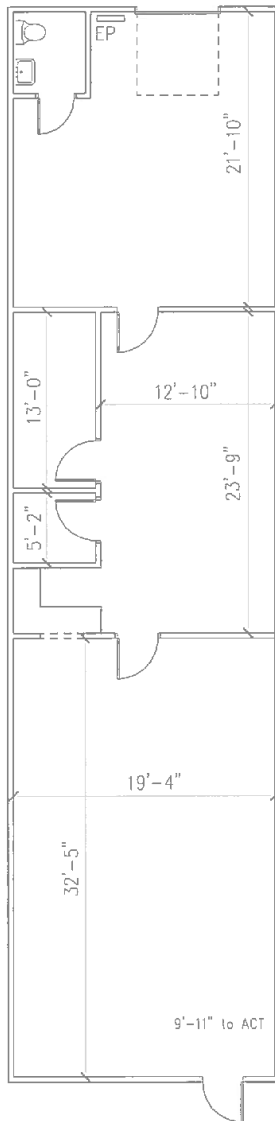
SCOTLAND CROSSING
UNIT 7
LAURINBURG NC
4,184 SF



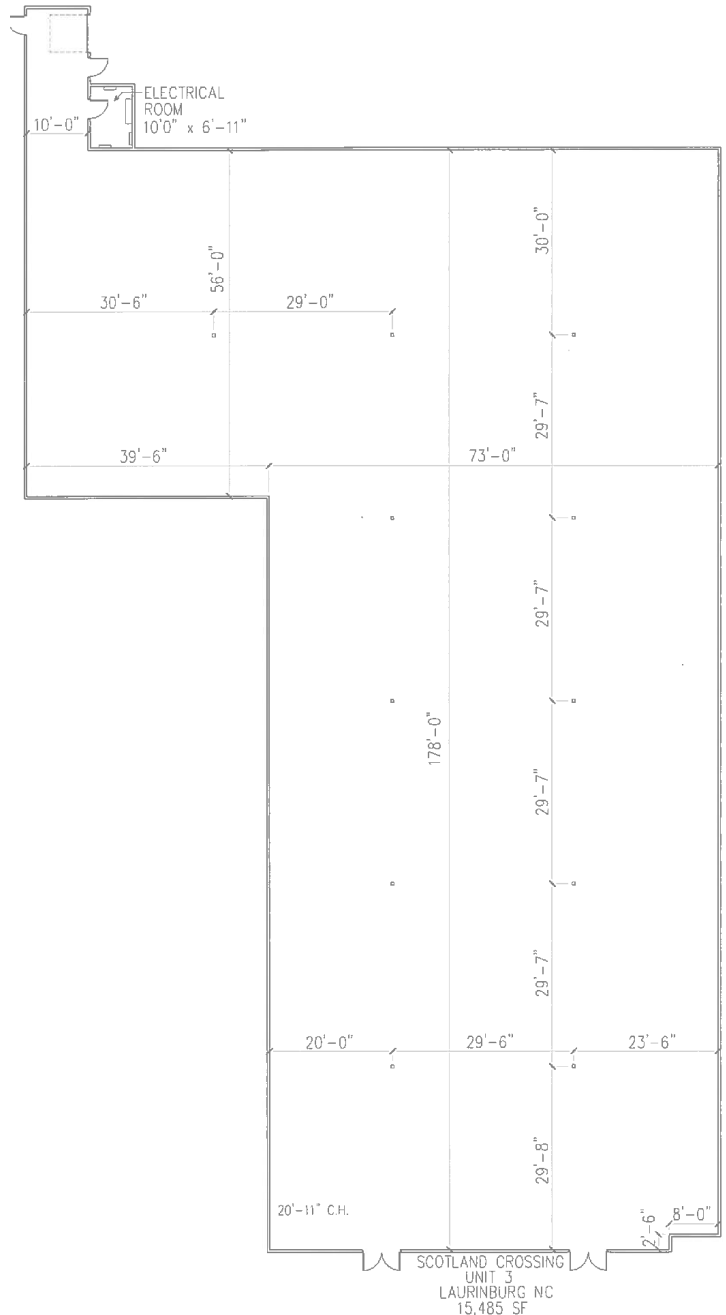
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SCOTLAND CROSSING
UNIT 13
LAURINBURG NC
1,489 SF



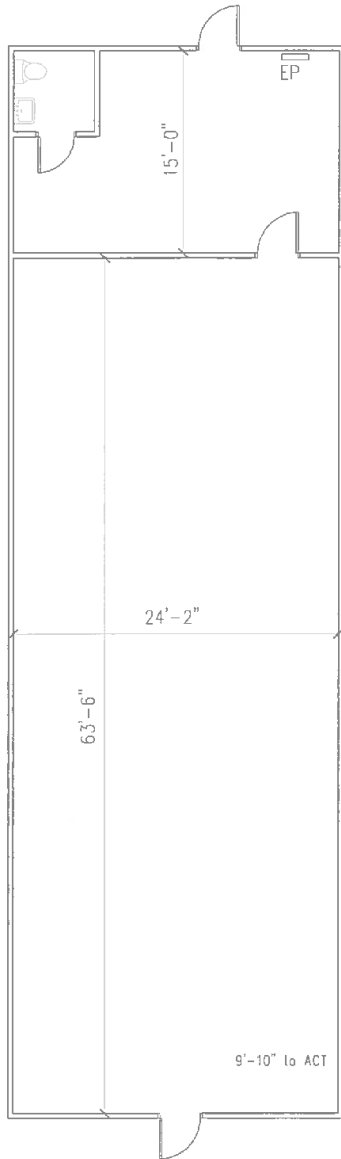
SCOTLAND CROSSING
UNIT 3
LAURINBURG NC
15,485 SF



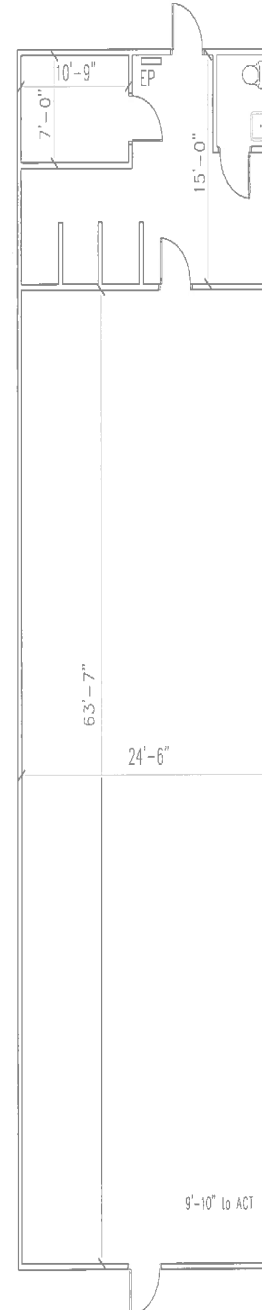
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SCOTLAND CROSSING
UNIT 6
LAURINBURG NC
1,897 SF



SCOTLAND CROSSING
UNIT 14

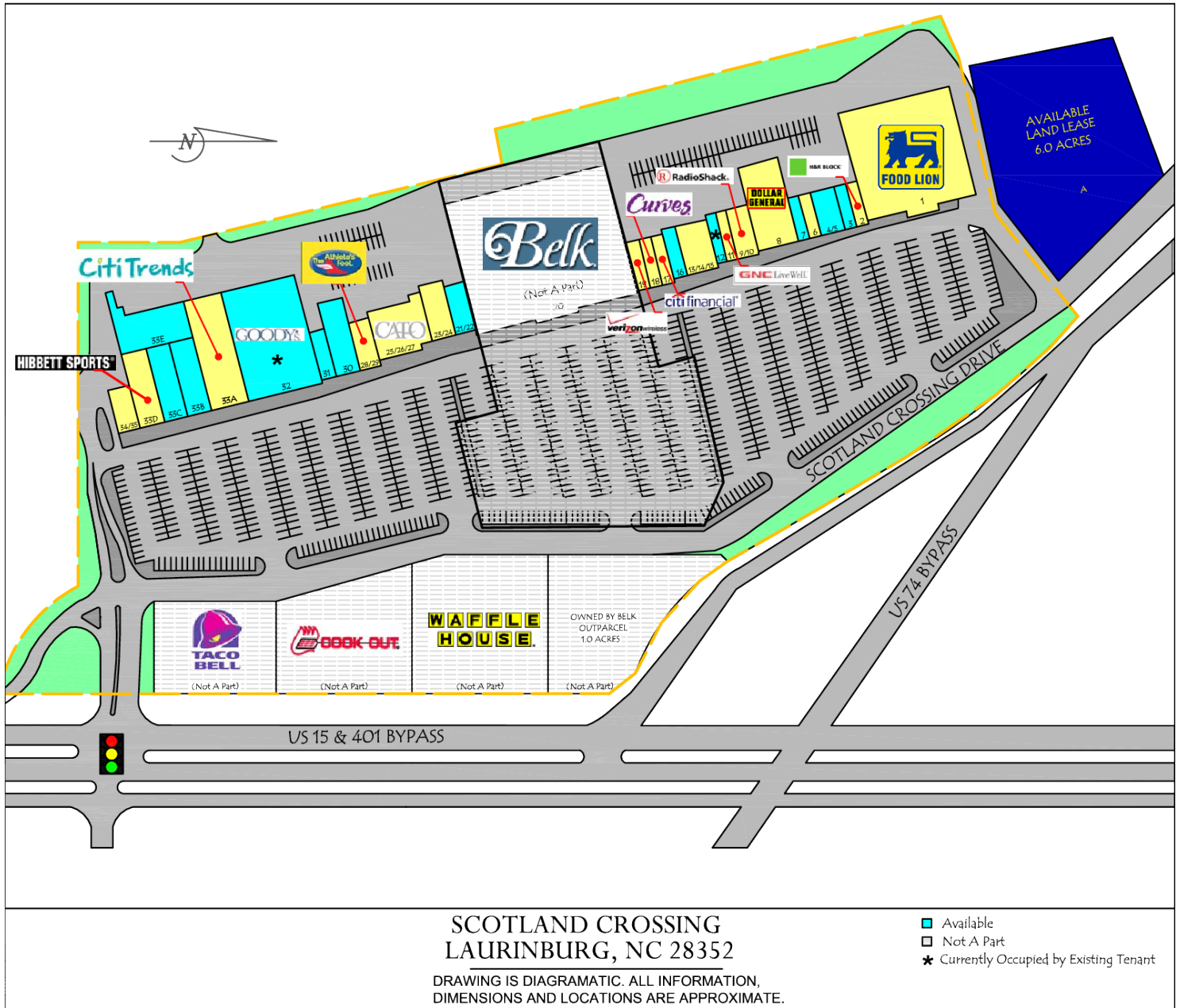


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Site Plan





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Site Plan

SCOTLAND CROSSING			
SUITE	UNIT	TENANT	AREA
1301	1	FOOD LION	30,280 SF
1303	2	H&R BLOCK	1,400 SF
1305	3	AVAILABLE	1,400 SF
1307	4-5	AVAILABLE	2,800 SF
1311	6	TN NAILS	1,400 SF
1313	7	AVAILABLE	1,050 SF
1315	8	DOLLAR GENERAL	8,896 SF
1317	9-10	RADIO SHACK	2,800 SF
1321	11	GNC	1,600 SF
1323	12	AVAILABLE*	1,200 SF
1327	13-15	GOLDEN RUN	4,400 SF
1331	16	AVAILABLE	1,600 SF
1333	17	CITI FINANCIAL	1,600 SF
1335	18	CURVES FOR WOMEN	2,000 SF
1337	19	VERIZON WIRELESS	1,600 SF
1339	20	BELK	57,779 SF
1341	21-22	AVAILABLE	2,800 SF
1345	23-24	THE SHOE DEPOT	4,400 SF
1351	25-27	CATO	7,200 SF
1355	28-29	THE ATHLETE'S FOOT	3,200 SF
1357	30	AVAILABLE	4,305 SF
1359	31	AVAILABLE	2,000 SF
1361	32	AVAILABLE*	21,690 SF
1363A	33A	CITI TRENDS	12,060 SF
1363B	33B	AVAILABLE	4,800 SF
1363C	33C	AVAILABLE	3,960 SF
1363D	33D	HIBBETT'S SPORTING GOODS	4,800 SF
1363E	33E	AVAILABLE (STORAGE)	7,357 SF
1365	34-35	GREEK PALACE OF PASTA	2,844 SF
	A	LAND LEASE AVAILABLE	+/-6 Acres

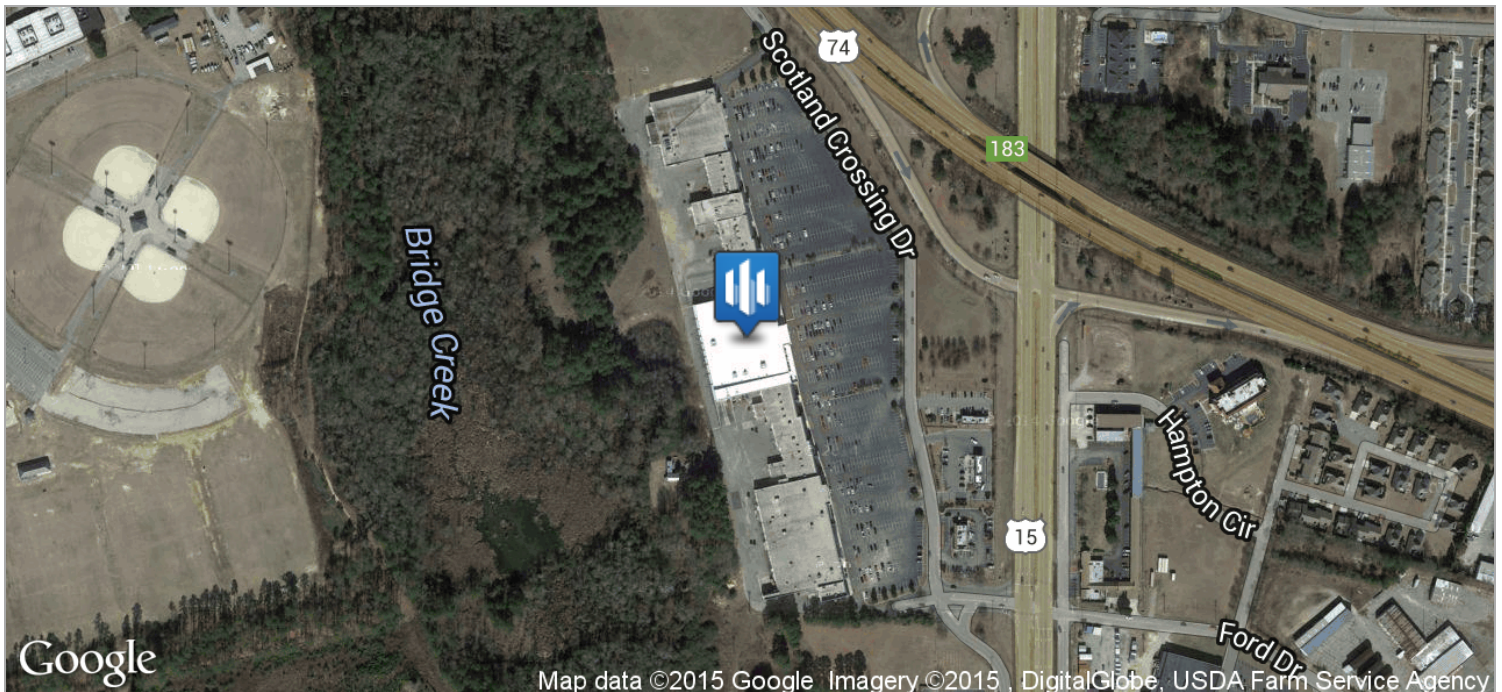
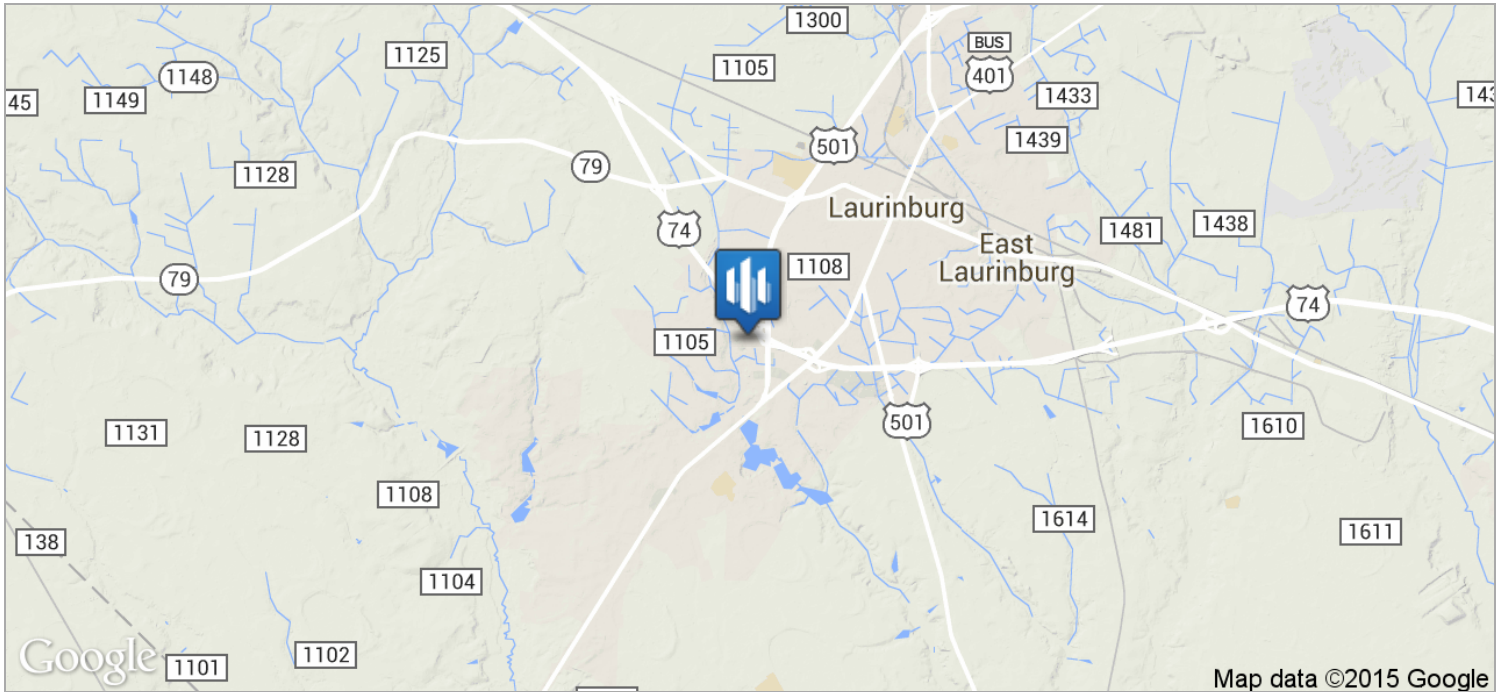


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Location Maps



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Retailer Map



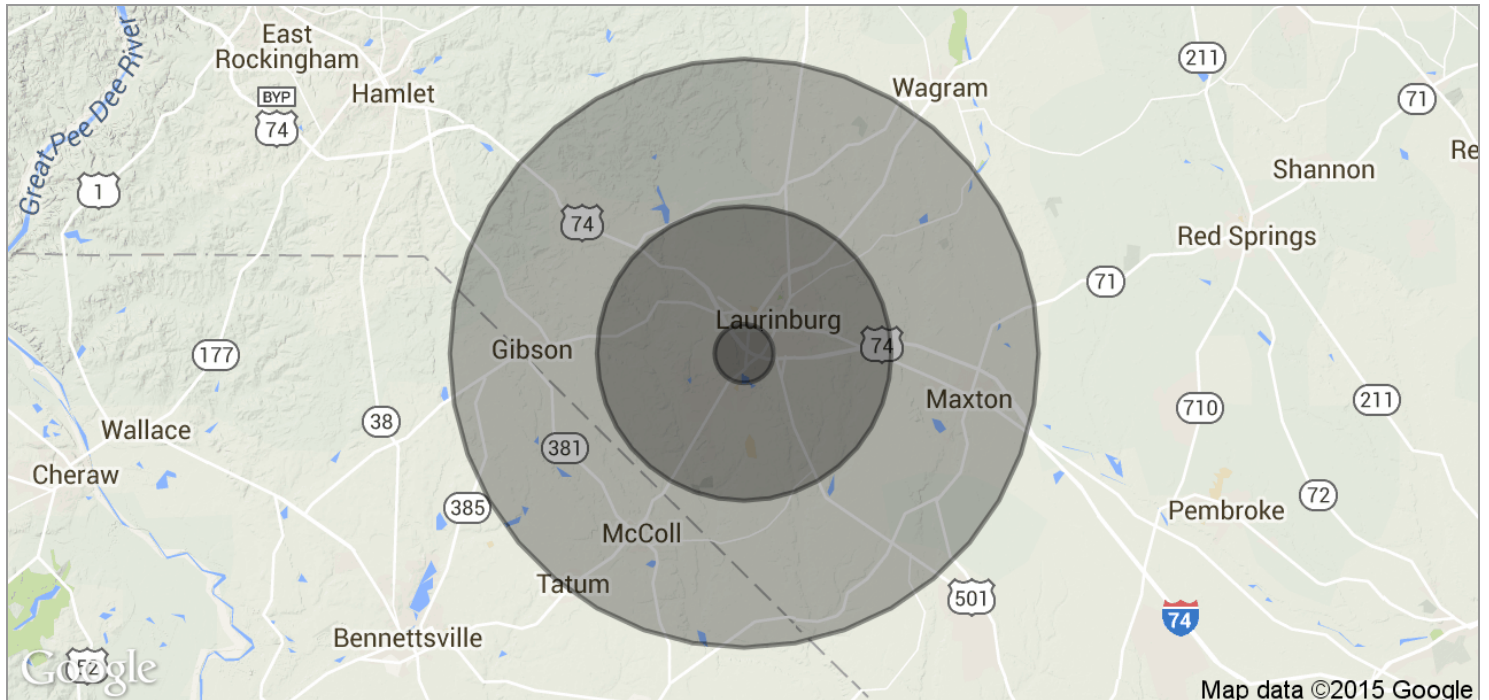


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,840	24,518	42,989
MEDIAN AGE	32.9	34.1	35.6
MEDIAN AGE (MALE)	29.6	32.8	34.6
MEDIAN AGE (FEMALE)	38.0	35.9	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	720	9,253	15,507
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$41,700	\$39,926	\$40,748
AVERAGE HOUSE VALUE	\$117,248	\$104,348	\$99,941



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Thomas McMahon, CCIM

Managing Director

Sperry Van Ness/ Commercial Real Estate Advisors [Thomas J. McMahon]

Tom McMahon, CCIM & Managing Director of Sperry Van Ness Commercial Real Estate Advisors, has 33 years of experience in the real estate industry and a career transaction volume that exceeds \$800 million.

Prior to affiliating with Sperry Van Ness, McMahon started and owned another regional CRE company, and was a pioneering top residential agent with Allen Tate.

Throughout his career, McMahon's unsurpassed passion for CRE has driven much success and recognition. McMahon has been named one of Charlotte's Top 20 Power Brokers and the Lake Norman Business Person of the Year. He is an educator, teaching a number of classes each year, and is a true industry visionary. According to his clients, whether large or small, there is a consistent belief that he is an upfront, honest advisor with integrity and an unrivaled level of service.

Sperry Van Ness Commercial Real Estate Advisors is a full service commercial real estate brokerage firm with offices in Cornelius and South Charlotte. The firm emphasizes its goal to listen, collaborate, and serve commercial real estate needs with character, competency, and certainty. All SVN offices are independently owned and operated.

NC #170307

Phone: 704.892.5653

Fax: 704.892.7392

Cell: 704.904.7276

Email: tom.mcmahon@svn.com

Address: 19901 West Catawba Avenue Suite 102
Charlotte, NC 28031



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Paula Quickel

Associate Advisor

Sperry Van Ness/ Commercial Real Estate Advisors [Thomas J. McMahon]

Paula Quickel is an Advisor with Sperry Van Ness, Cornelius, NC.

A graduate from Meredith College with a B.S. in Business Management. Following graduation, she spent over 8 years as a National Account Manager with American City Business Journals, selling print advertising in 3 different Motorsports publications.

Paula is not new to the real estate arena. She & her husband spent over 15 years in residential building & development while raising their two children and has been a resident to the Lake Norman area for over 20 years.

Paula delivers excellent customer service, accountability, years of proven work ethic and exceptional marketing & sales experience to the Sperry Van Ness Team.

Memberships & Affiliations

Charlotte Region Commercial Board of Realtors
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NC #279753

Phone: 704.746.5139

Cell: 704.746.5139

Email: paula.quickel@svn.com

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