



A·S·THOMAS CENTER





It's a NEW day for Downtown Pembroke.

In November, The Town of Pembroke held a brief ceremony to celebrate and mark the start of public downtown revitalization improvements. (Union Chapel Road Phase I Improvements) These projects will feature new streetscape design—including new brick sidewalks, improved lighting, utility upgrades and landscaping—creating a safer, more inviting downtown for residents and visitors. The Union Chapel Phase I Improvements project is the first in a series of downtown public improvement projects and will coincide with the opening of the A.S. Thomas Center.

These improvements will be continued throughout the downtown thanks to a \$5.2 million U.S. Department of Transportation BUILD grant awarded to the Town of Pembroke. The Better Utilizing Investments to Leverage Development (BUILD) grant will be used for much-needed infrastructure improvements, primarily in the downtown district of the Town. Town and North Carolina Department of Transportation funding will join the BUILD grant award for a total estimated project cost of \$6.69 million. The bulk of the funding will be used for new multi-modal transportation improvements and increased interconnectivity infrastructure in downtown Pembroke with the goal of creating a safer, more pedestrian-friendly area for residents and visitors.



A•S•THOMASCENTER

Introducing the A. S. Thomas Center, 36,000 sq. ft. of enjoyment. It's the heart of the upcoming revitalization of downtown. The center will offer dining experiences from A Taste of New York and Lonerider, which includes an on-site brewery and distillery and additional retail shops. The second floor features The Lofts, designed especially for UNCP students which offers the total package: where they can live, learn, eat and play without ever leaving the building. The third floor includes the outdoor bar managed by Lonerider.

What makes us a great business opportunity?

1. University of North Carolina at Pembroke is a bike ride away from UNCP. A master's-level university with a spirited community of nearly 8,262 students. Since the State designation of the campus as an NC Promise institution, student population has grown from 6,300 in 2017 to 7,698 students for fall 2019 (22% growth in two years), with a goal of ultimately serving 10,000 students by 2022. Here are a few of the initiatives underway:

UNCP broke ground on a \$38 million, state-of-the-art School of Business Building in the Spring of 2019. The future facility will face Prospect Road; the University anticipates occupying the building in 2021. In addition to 14 classrooms, the building will feature an interactive market-style trading room, video conference room and a food court, among other amenities, and will serve as a launching pad for future rural southeastern NC businesses and entrepreneurs.

The University recently established a College of Health Sciences as part of its commitment to meet the health care needs of rural southeastern North Carolina. The College will soon add additional bachelor's, master's and doctoral programs such as optometry, physical therapy, public health and health administration to impact health outcomes in southeastern North Carolina. The foundation of the College will facilitate regional workforce preparedness, aid in

increasing educational opportunities for UNCP's 10-county service region, foster community vitality and promote economic development.

2. NC Promise You can have the benefit of a high-quality UNC Pembroke education at an incredible cost through the NC Promise Tuition Plan! Taking advantage of NC Promise means you will pay tuition of just \$500 per semester for in-state students and \$2,500 per semester for out-of-state students. NC Promise does not affect required fees and other costs of attendance. For more information on costs and fees.

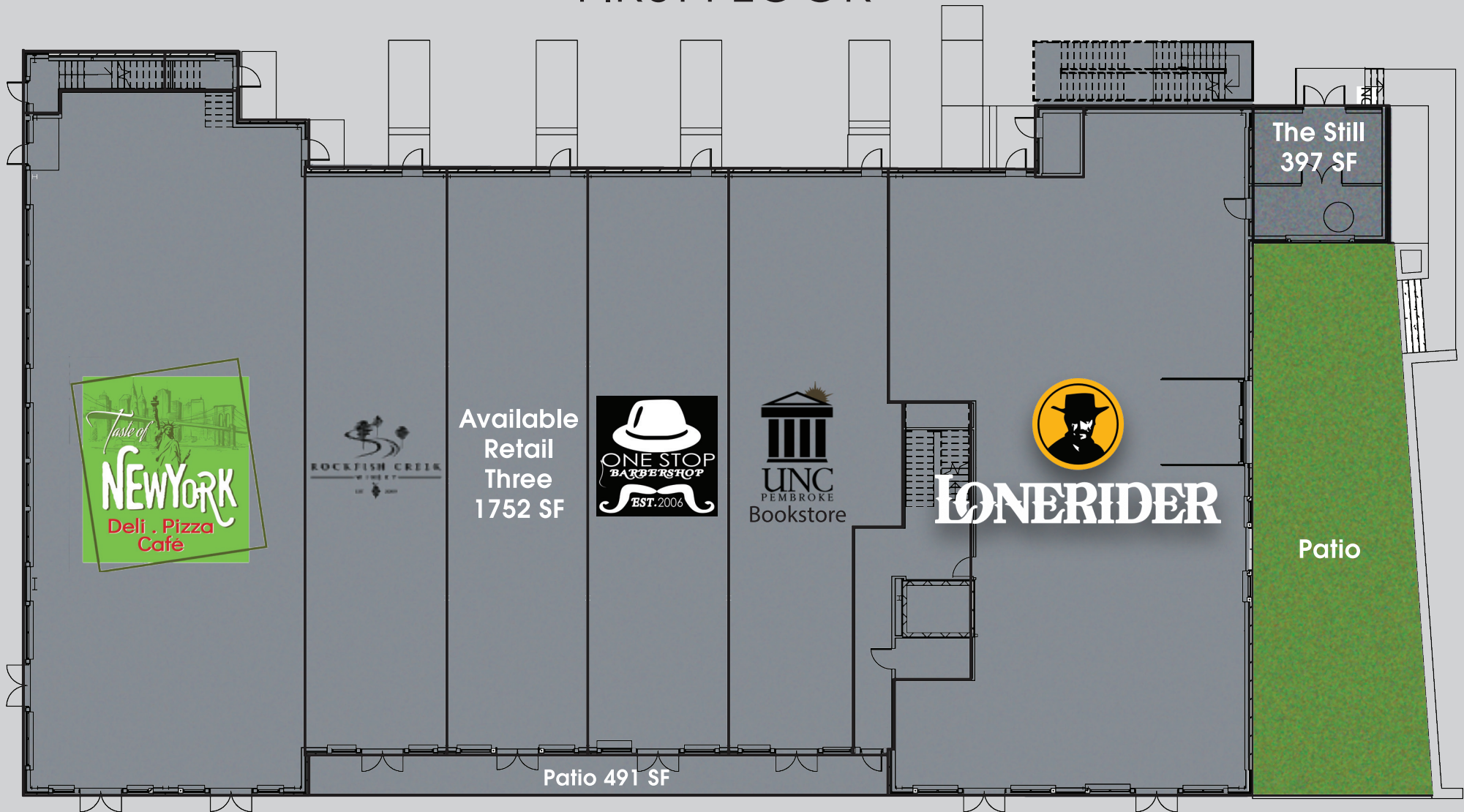
NC Promise dramatically reduces the expense of your college education, saving students at least \$10,000 over their 4 years at UNC Pembroke. It's like receiving a huge scholarship right out of the gate!

3. Emerging Market With Minimal Competition The A.S. Thomas Center will be the 1st of its kind in the heart of downtown Pembroke. With limited retail and restaurant competitors in the local market, the A.S. Thomas Center tenants will be in a prime position to capitalize on the phenomenal growth of UNC Pembroke, the Lumbee Tribe, and the surrounding rural communities that do their business in North Carolina.



LEASING OPPORTUNITIES AVAILABLE

FIRST FLOOR





A•S•THOMASCENTER

205 Union Chapel Road | Pembroke, NC 28372 | ASThomasCenter.com

Contact Nicole Taylor | 910.374.6496 | Nicole@ASThomasCenter.com