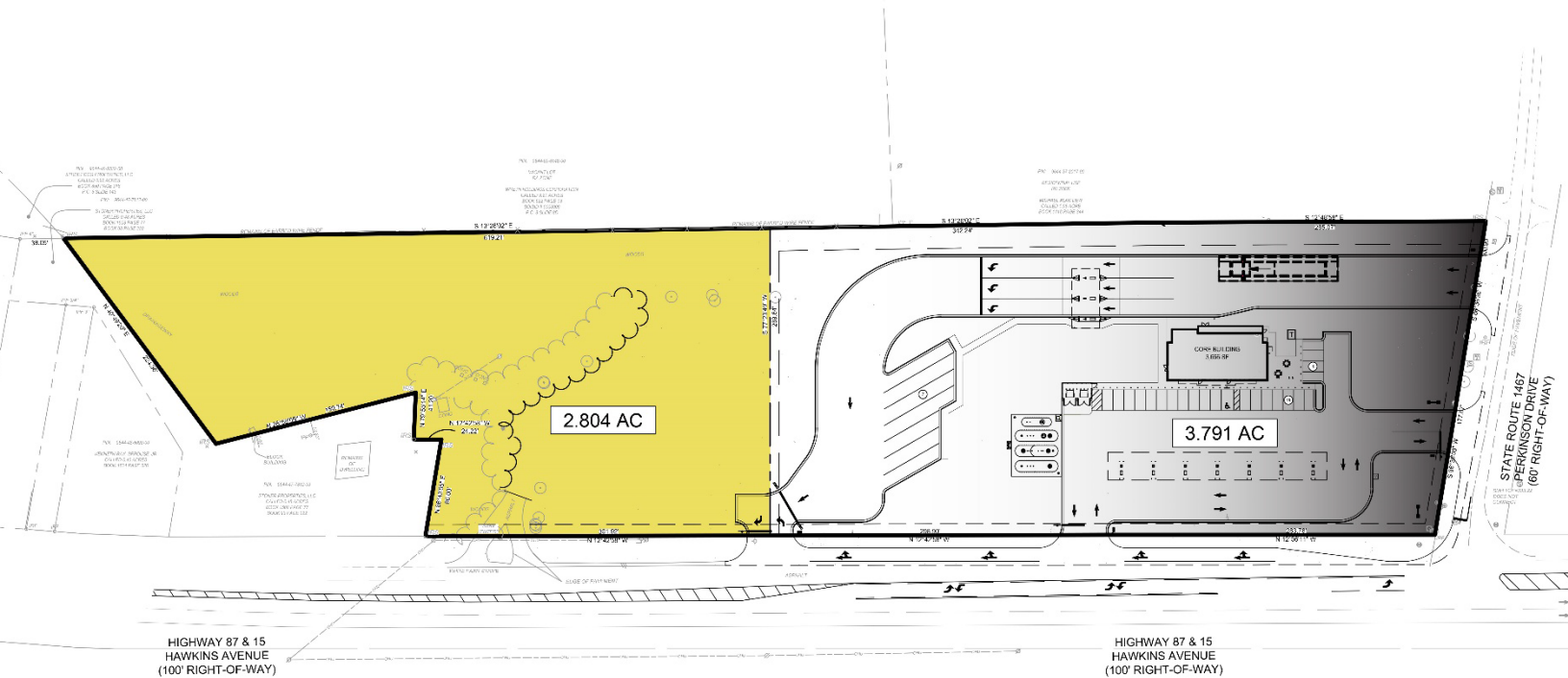


**FOR SALE**

**+/- 2.804 Acres**

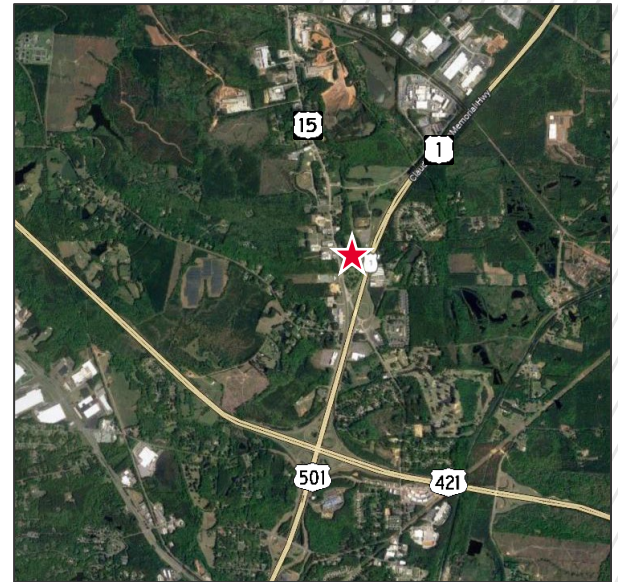
**3114 Hawkins Avenue  
Sanford, NC 27330**



**PROPERTY HIGHLIGHTS**

Development opportunity in quickly growing Sanford, NC less than a one-hour drive from Raleigh, NC. Level and recently cleared lot adjacent to a recently constructed convenience store.

<b>BUILDING SF</b>	Finished Lot	<b>SIGNAGE TYPE</b>	n/a
<b>LAND SF</b>	122,142	<b>1-MILE (POP.)</b>	1,748
<b>YEAR BUILT</b>	n/a	<b>3-MILE (POP.)</b>	8,682
<b>PARKING</b>	n/a	<b>MED. INCOME</b>	\$73,345
<b>TRAFFIC COUNTS</b>	15,536 VPD	<b>SPACE USE</b>	Retail / Commercial



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# FOR SALE

+/- 2.804 Acres

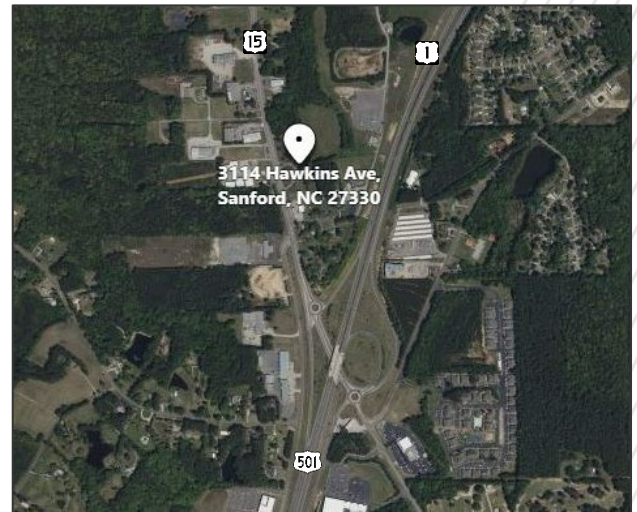
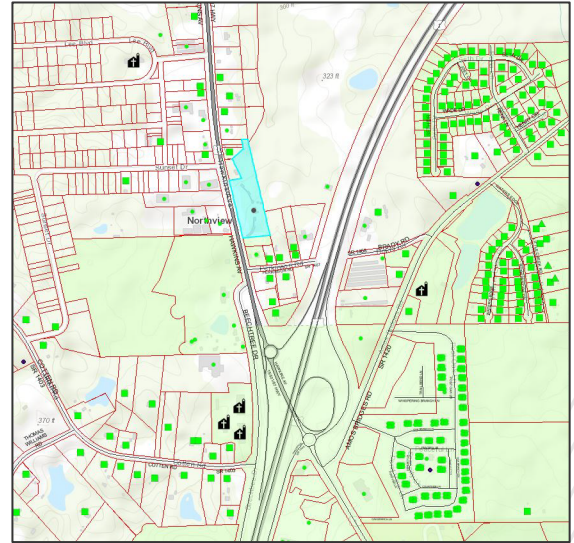
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## AREA INFORMATION

Surrounding amenities include Food Lion, Planet Fitness and the Sanford Golf Course. Sanford is experiencing strong growth with both residential and industrial development. Area employers include Pfizer Pharmaceutical, Caterpillar, Walmart and Coty.

## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	Portion of 9644-47-8582-00
<b>2022 RE TAXES</b>	TBD
<b>ZONING</b>	HC- Highway Commercial District



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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