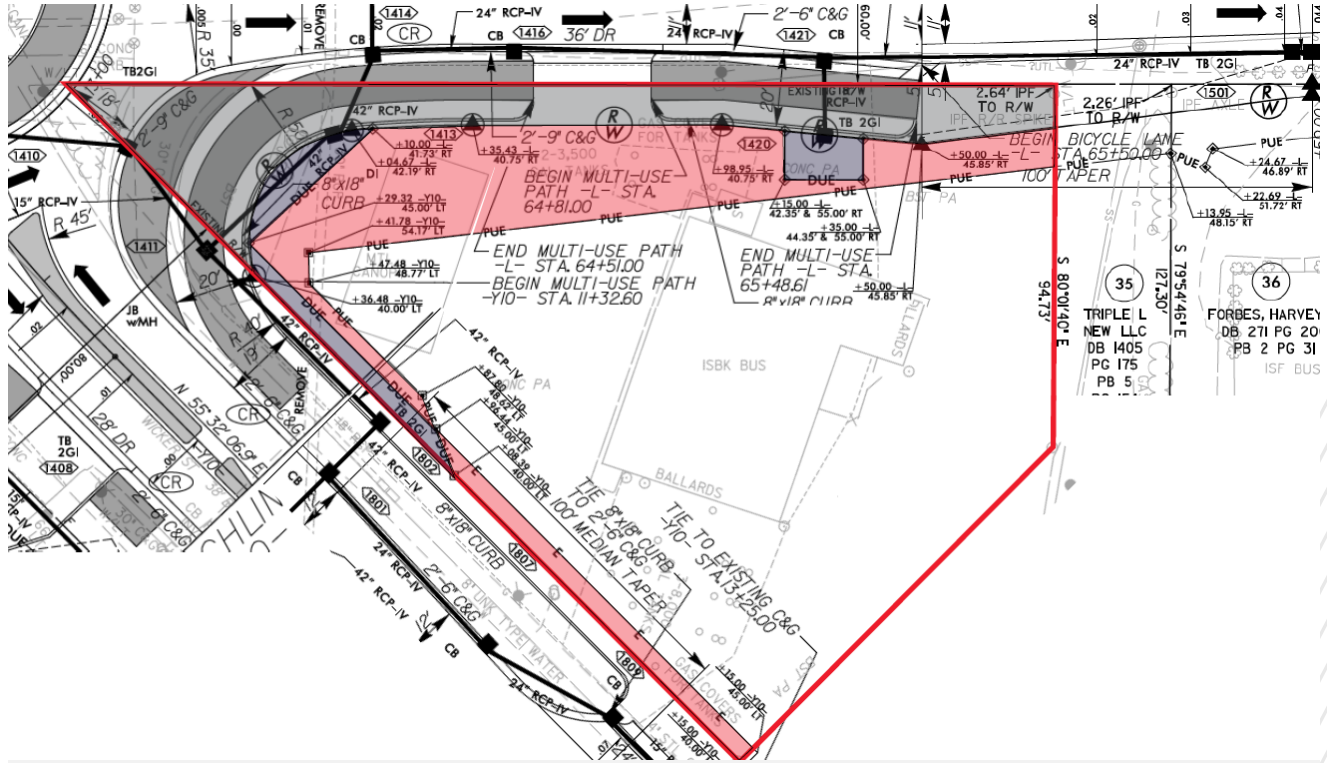


# FOR SALE

809 Carthage Street  
Sanford, NC 27330



## PROPERTY HIGHLIGHTS

Retail, commercial or QSR opportunity in quickly growing Sanford, NC. Sanford is less than a one-hour drive from Raleigh along the US-1 and Hwy 421 corridors. It's population continues to see growth due to its proximity to the Raleigh metro and relatively low cost of living.

<b>BUILDING SF</b>	2,704	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	13,634	<b>1-MILE (POP.)</b>	6,107
<b>YEAR BUILT</b>	1981	<b>3-MILE (POP.)</b>	29,640
<b>PARKING</b>	6 Spaces	<b>MED. INCOME</b>	\$49,037
<b>TRAFFIC COUNTS</b>	6,573 VPD	<b>SPACE USE</b>	Retail/Commercial



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## AREA INFORMATION

Centrally located with downtown Sanford and Central Carolina Hospital just blocks away. 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>	964247273300
<b>2023 RE TAXES</b>	TBD
<b>ZONING</b>	C-2



## 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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