



PROPERTY DESCRIPTION

Known as the Lee Furniture building, constructed in 1926, it is one of the tallest and most unique buildings in downtown Sanford. Hardwood floors and punched tin ceilings offer rare finishes for tenants. Recent renovations have brought this building up to date with a historical look and feel inside.

PROPERTY OVERVIEW

- 19,500 SF Building
- Elevator access
- Exposed brick with great natural light and hardwood floors
- Recently renovated
- Walking distance to many area amenities including: restaurants, bars, entertainment venues, and parks

LOCATION DESCRIPTION

Located on the corner of S. Steele Street and Carthage Street in downtown Sanford, the property has incredible presence and visibility. Multiple new restaurants/bars and entertainment venues including the Temple Theatre and Libations are within walking distance. The property is close to Depot Park which is the center of various annual events for Downtown Sanford.

AVAILABLE Q1/Q2 2027

First Floor - Retail:	3,200 SF
Mezzanine - Office/Retail:	2,200 SF

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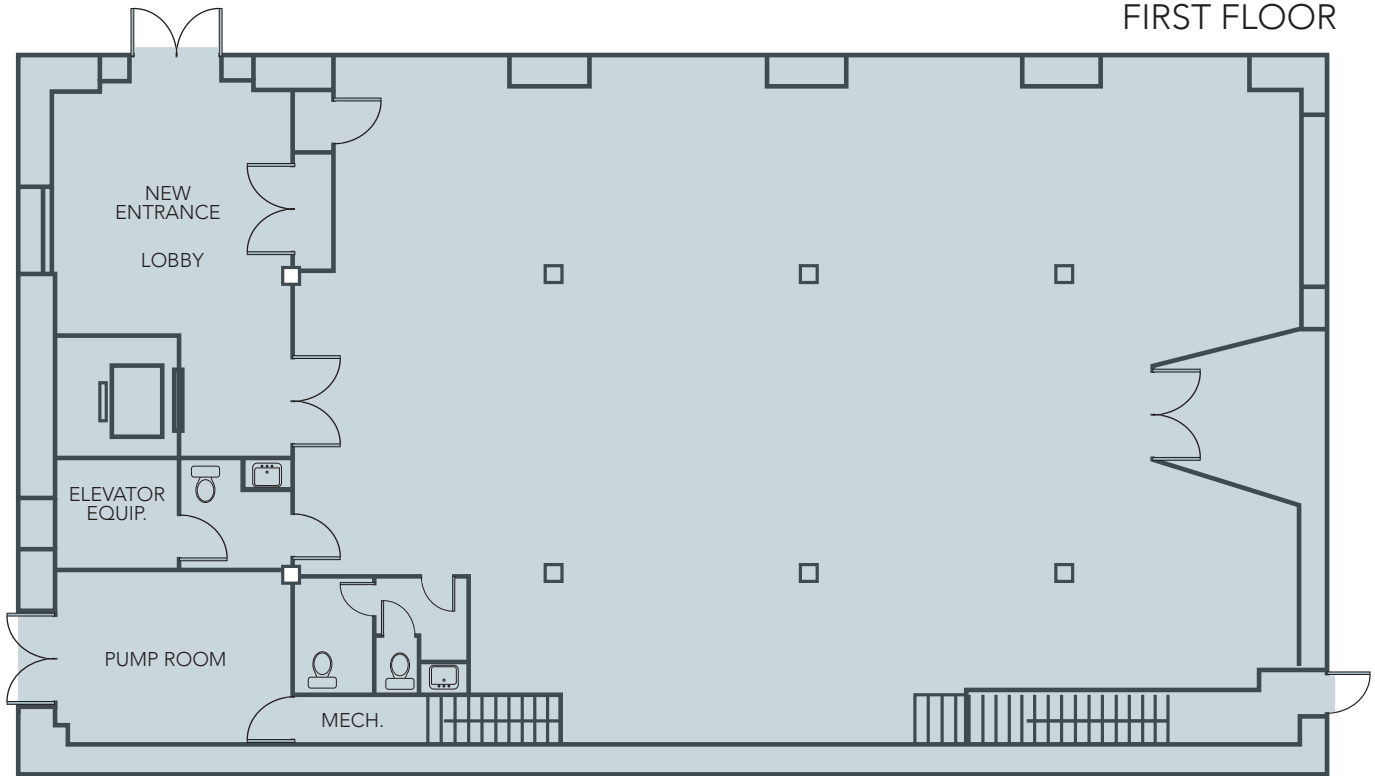
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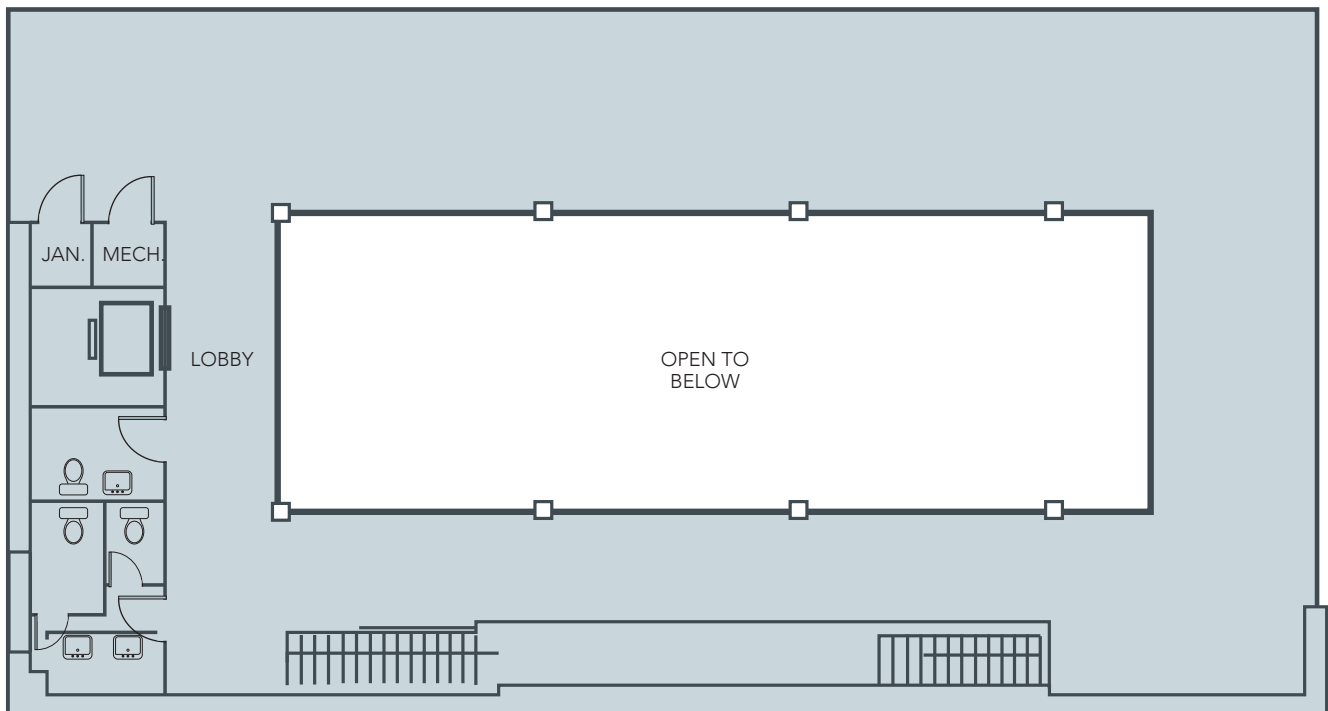


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FIRST FLOOR



MEZZANINE



102 S STEELE STREET
SANFORD, NC 27330

RETAIL/OFFICE FOR LEASE



VIEW FROM 2ND FLOOR



VIEW ALONG S STEELE STREET

DOWNTOWN SANFORD ATTRACTIONS



RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

- | | |
|-------------------------------|----------------------------|
| 1. Cafe 121 | 7. The Fairview Dairy Bar |
| 2. Karma | 8. The Flame Steakhouse |
| 3. Sandra's Bakery | 9. Yarborough's Ice Cream |
| 4. The Chocolate Cellar | 10. Mrs. Wenger's |
| 5. Kathy's Java Express | 11. Big T's Restaurant |
| 6. Mrs. Lacy's Magnolia House | 12. La Dolce Vita Pizzeria |
| | 13. Fresh Choice Cafe |

BREWERIES & BARS

- | | |
|-------------------------|----------------------------|
| 1. Wild Dogs Brewing Co | 4. Libations 139 |
| 2. Huger Mudder Brewing | 5. Local Joe's Tap & Grill |
| 3. The Smoke & Barrel | |

RETAIL

- | | |
|----------------------------|--------------------------|
| 1. Kimbrell's Furniture | 8. Gown & Tux |
| 2. Sanford Antique Mall | 9. The Cotton Lily |
| 3. High Cotton Couture | 10. Added Accents |
| 4. Southern Jewelers | 11. Books at a Steal |
| 5. A Few Nice Things | 12. The Hobby Shop |
| 6. 2nd Glances Consignment | 13. Purple Poodle |
| 7. Nunnery's Shoe Shop | 14. Sweet Southern Charm |

ARTS, ENTERTAINMENT & PARKS

- | | |
|-----------------------|--------------------|
| 1. The Temple Theatre | 3. The Mann Center |
| 2. Mural Trail | 4. Depot Park |

