

0 N MAIN STREET  
BROADWAY, NC 27505

# INDUSTRIAL / COMMERCIAL LAND FOR SALE



## PROPERTY OVERVIEW

- 1.56 Acres
- Zoned LI (Light Industrial)
- PIN#: 9682-32-7853-00
- Water, power and sewer onsite
- Zoning allows for a variety of industrial, flex, and retail uses
- Site can accommodate two freestanding buildings
- Sale price: \$375,000

### PERMITTED USES

## PROPERTY DESCRIPTION

Located in Lee County in downtown Broadway, just 10 minutes from downtown Sanford and close to US Hwy 421 and NC 42 Hwy.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,550	5,381	12,746
Daytime Population	1,306	4,207	14,714
Median HH Income	\$58,769	\$64,727	\$61,334
Median Age	44.0	40.7	41.5
Median Home Value	\$274,844	\$262,697	\$276,250

Source: ESRI 2024

Silas Fortuin  
sfortuin@lee-associates.com  
D 919.591.2271  
O 208.316.3718

Jonathon Harriss  
jharriss@lee-associates.com  
D 919.591.2278  
O 980.226.6738



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### CONCEPT PLAN 1



### CONCEPT PLAN 2



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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