### O N MAIN STREET BROADWAY, NC 27505

# INDUSTRIAL / COMMERICAL 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



#### 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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



#### **CONCEPT PLAN 1**



#### **CONCEPT PLAN 2**



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







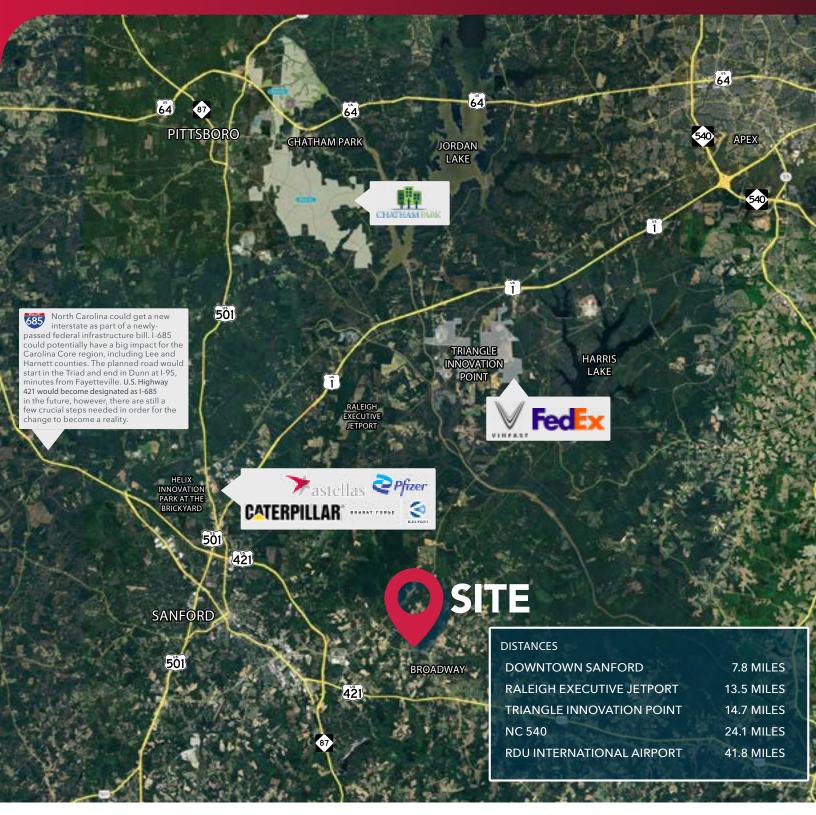


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