



**FOR
LEASE**

1212 CENTRAL DR.
SANFORD , NC 27330

**3,418 SF OF
MEDICAL OFFICE
SPACE**

**LISTING BROKER:
SHELLEY BHATIA, CCIM
910.273.8474 (M)
SBHATIA@TRADEMARKPROPERTIES.COM**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

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SANFORD, NC 27330**

PROPERTY HIGHLIGHTS

- 16,991 SF two-story, medical office building
- Availability:
 - Suite 102 - 1,572 SF
 - Suite 200 - 1,846 SF
- Located across from Central Carolina Hospital
- Built in 2008 and features elevator access to the second floor
- Tenants include
 - Neurology Pain and Management Center
 - Sanford Hematology and Oncology
 - First Health
 - Retina Associates

**LEASE RATE:
\$23.50/SF
MODIFIED GROSS**



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SUITE 102

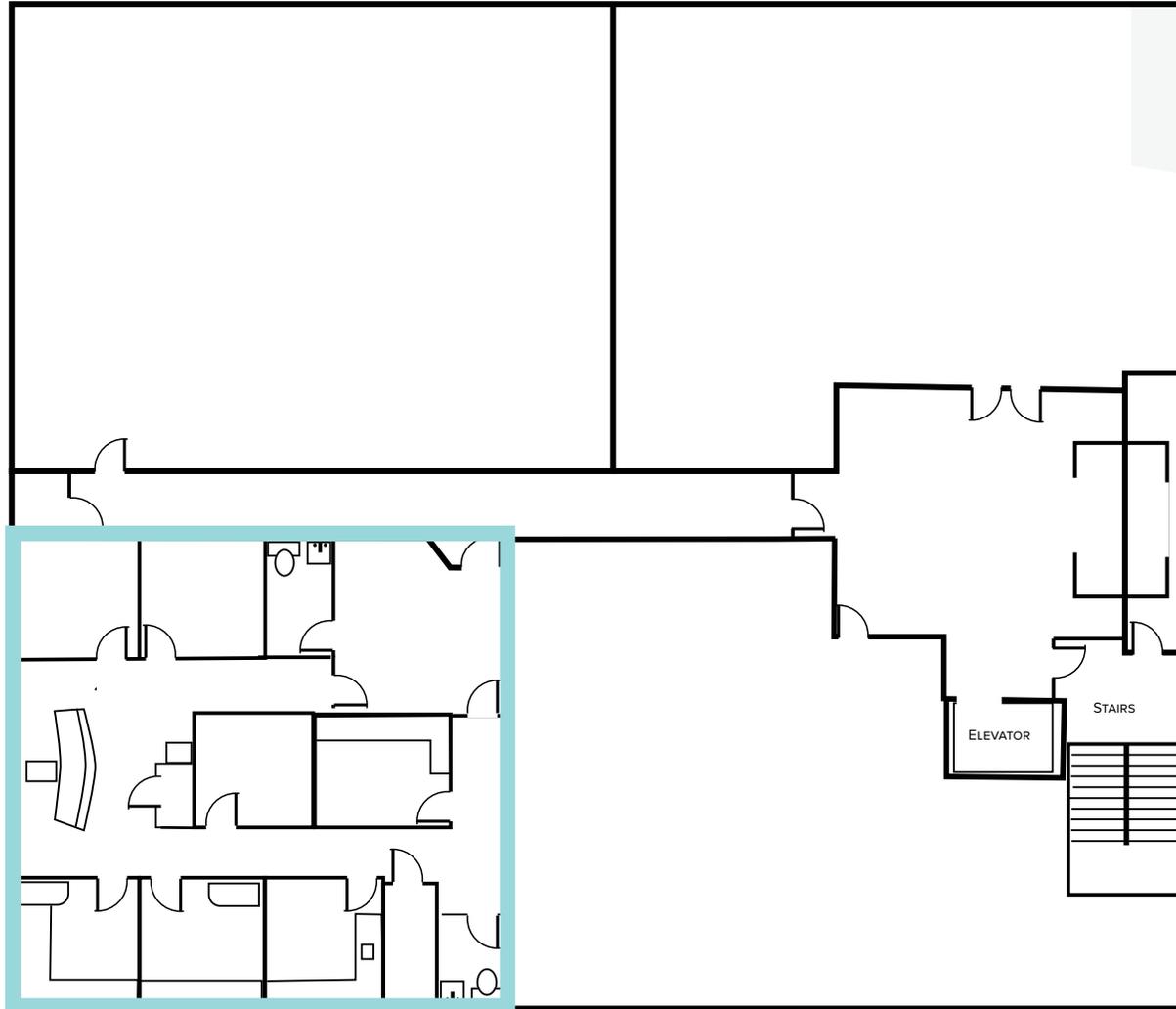


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SUITE 102 FLOOR PLAN



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SUITE 200

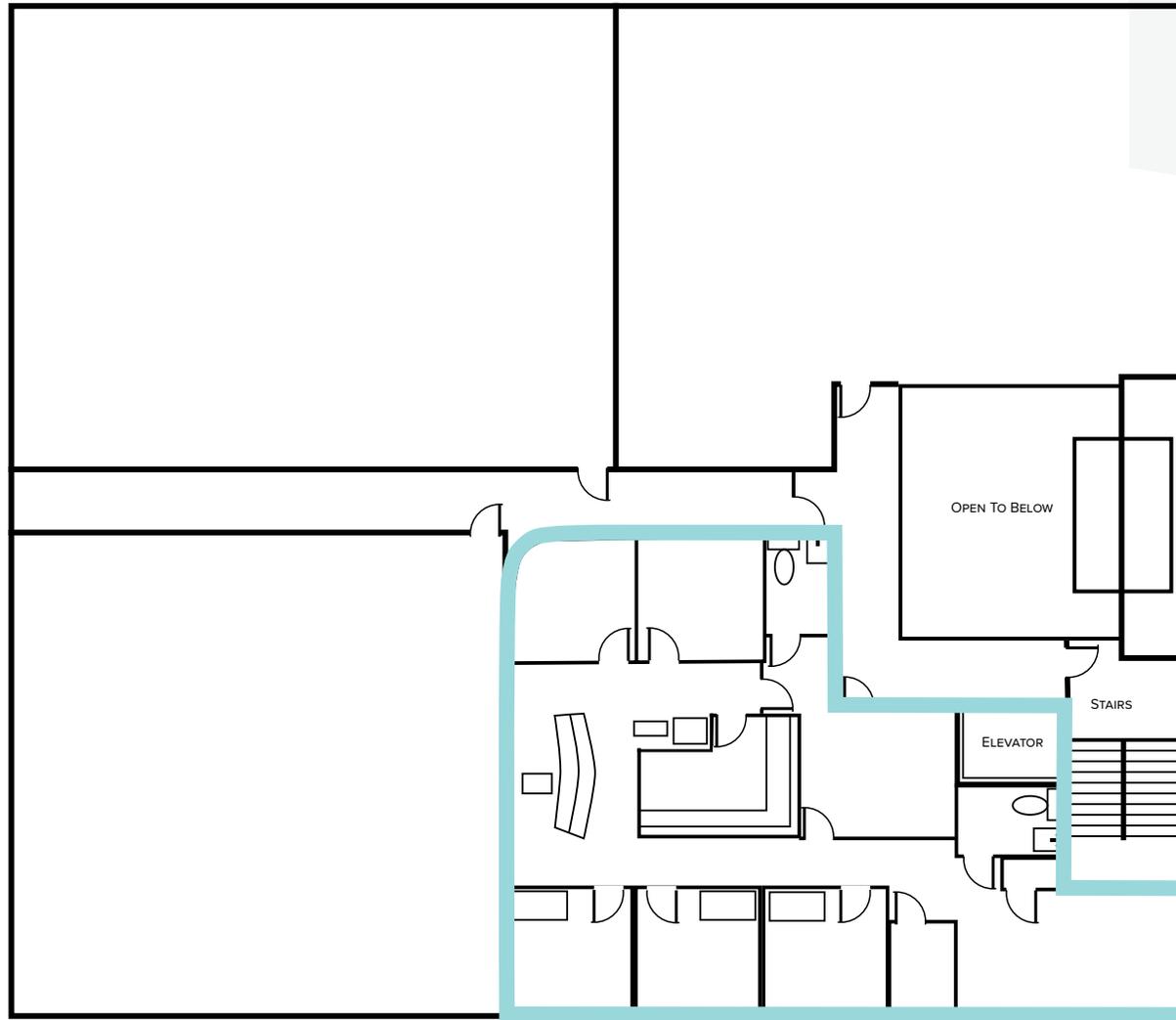


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SUITE 200 FLOOR PLAN



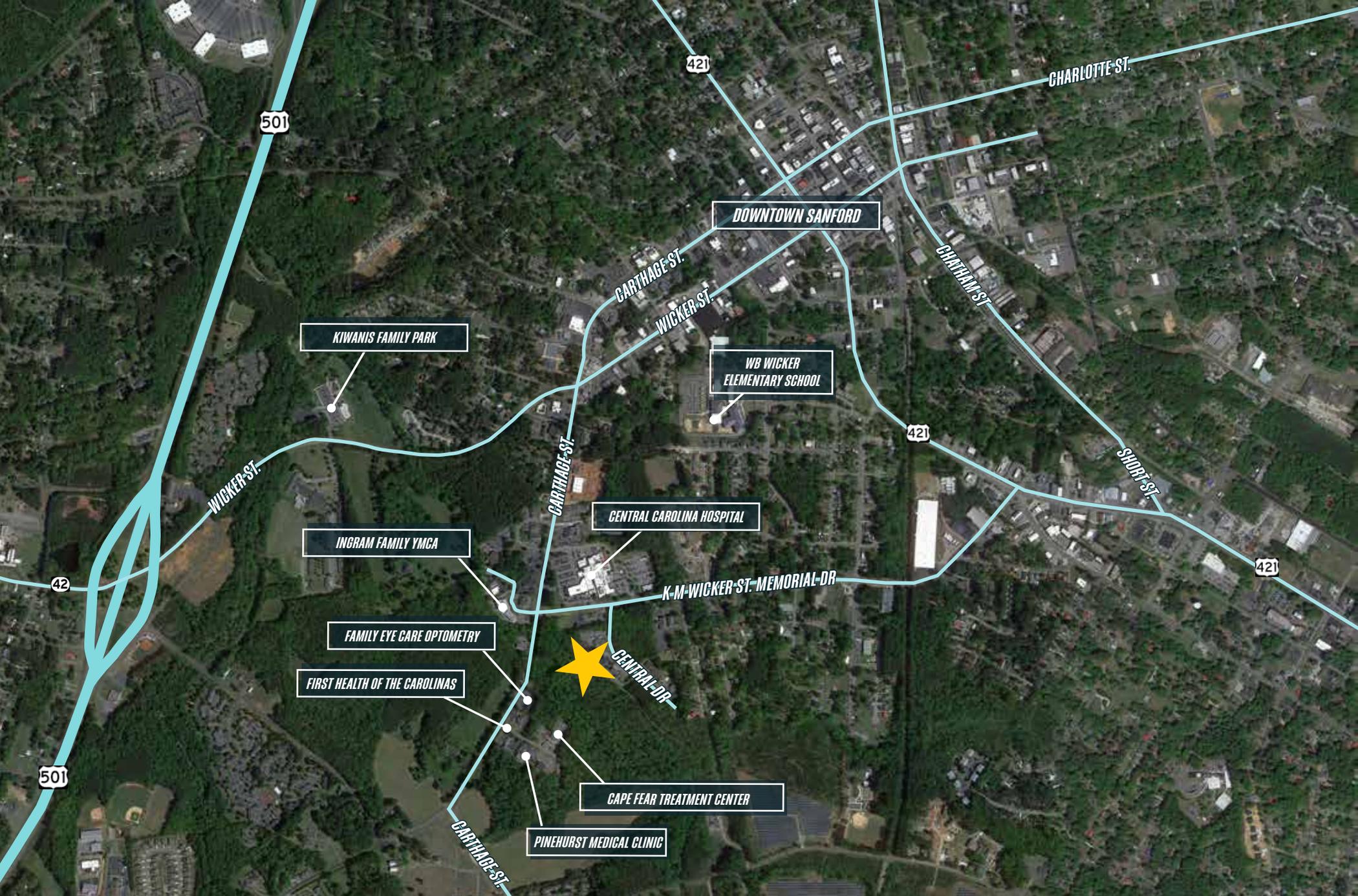
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LOCATION MAP



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ABOUT SANFORD

- Sanford is becoming one of the best locations in the country for future growth and new home developments because of its location in the Research Triangle Region, home to about 2.1 million people.
- Sanford's central location and exceptional quality of life offers the conveniences of small town feel with quick and easy access to the Triangle.
- Sanford's robust manufacturing base has drawn global leaders like Pfizer, Moen, Coty and Caterpillar. Retail sales in 2014 were over \$650 million and median family income was a healthy \$56,795.

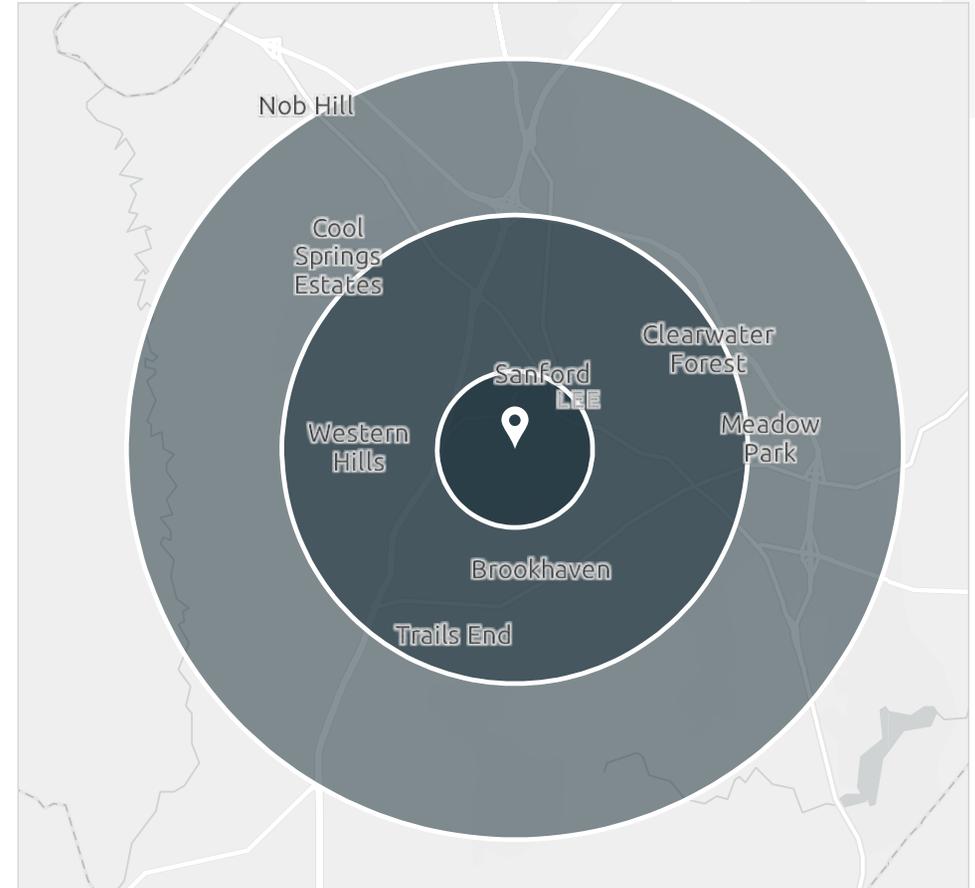
DRIVE TIMES	MINUTES
RALEIGH	43
DURHAM	49
CHAPEL HILL	47
RESEARCH TRIANGLE PARK	50
FAYETTEVILLE	47



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	4,440	28,591	42,399
2030 POPULATION (PROJECTED)	4,550	30,176	45,611
2025 HOUSEHOLDS	1,863	11,193	16,739
2030 HOUSEHOLDS (PROJECTED)	1,953	12,074	18,441
OWNER-OCCUPIED HOUSING UNITS	628	6,149	9,844
RENTER-OCCUPIED HOUSING UNITS	1,235	5,044	6,895
2025 AVERAGE HOUSEHOLD INCOME	\$53,282	\$74,090	\$77,651



EXCLUSIVE BROKER:

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SANFORD
MEDICAL PLAZA



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