



MOORE BUSINESS PARK



FOR LEASE

201-225 COMMERCIAL COURT

SANFORD, NC 27330

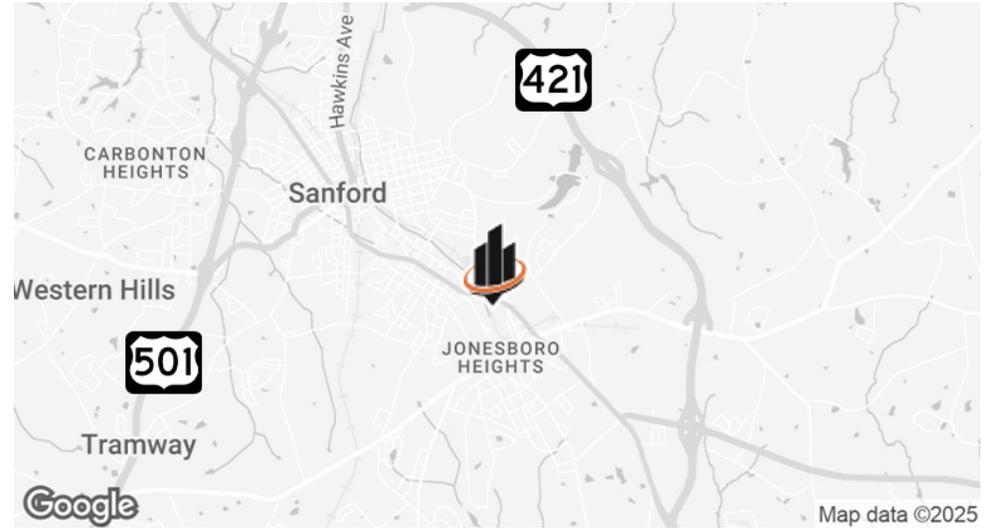
PRESENTED BY:



JOHNNY WEHMANN

919.287.3218 | johnny.wehmann@svn.com

PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE
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OFFERING SUMMARY

BUILDING SIZE:	±19,250 SF
SUITE 225 SIZE:	±3,006 SF
ZONING:	C-2
PARCEL ID:	965243438600
LOT SIZE:	±4.94 Acres
TICAM:	\$2.90/SF

PROPERTY OVERVIEW

SVN | REA is pleased to present for lease **225 Commercial Court at Moore Business Park** in Sanford. This **±3,006 SF, fully-conditioned flex space** features beyond drop ceilings ('16 - '19', '16 at center), a front office, two dock high doors (currently sealed), two restrooms with handicap showers, a kitchenette, utility closet, and a storage room/private office.

PROPERTY HIGHLIGHTS

- Abundant on-site and ample truck-dock parking, outside storage area available
- Building is on Sanford public water & sewer
- The owner will consider tenants that need to strip the spaces down to more compatible warehouse uses
- Located in the heart of Sanford, which is a strategic mid-point between the Triad (Greensboro/Winston-Salem) and the Triangle (Raleigh/Durham/Chapel Hill)

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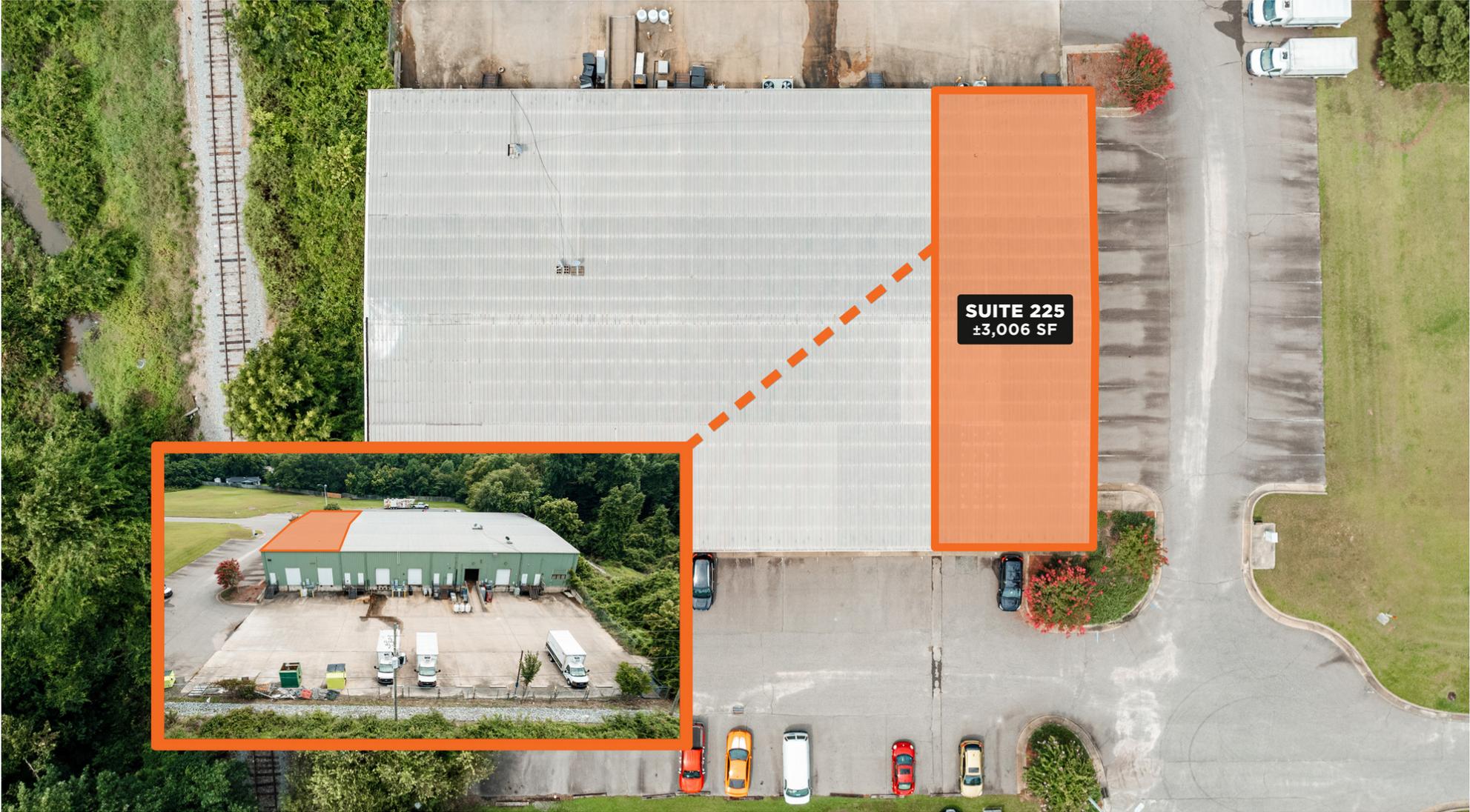
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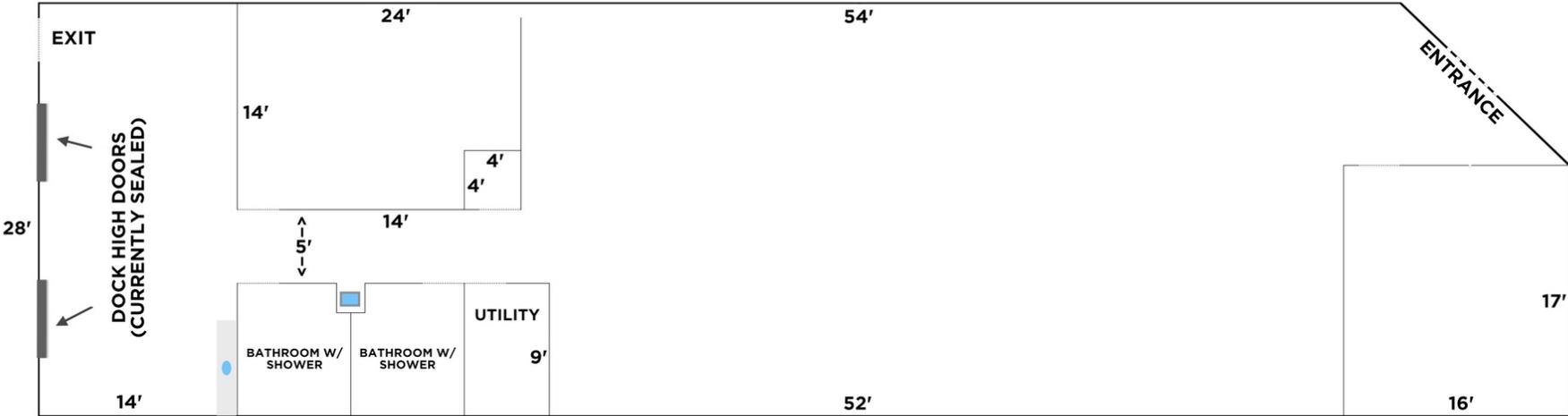


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FLOOR PLAN (225)



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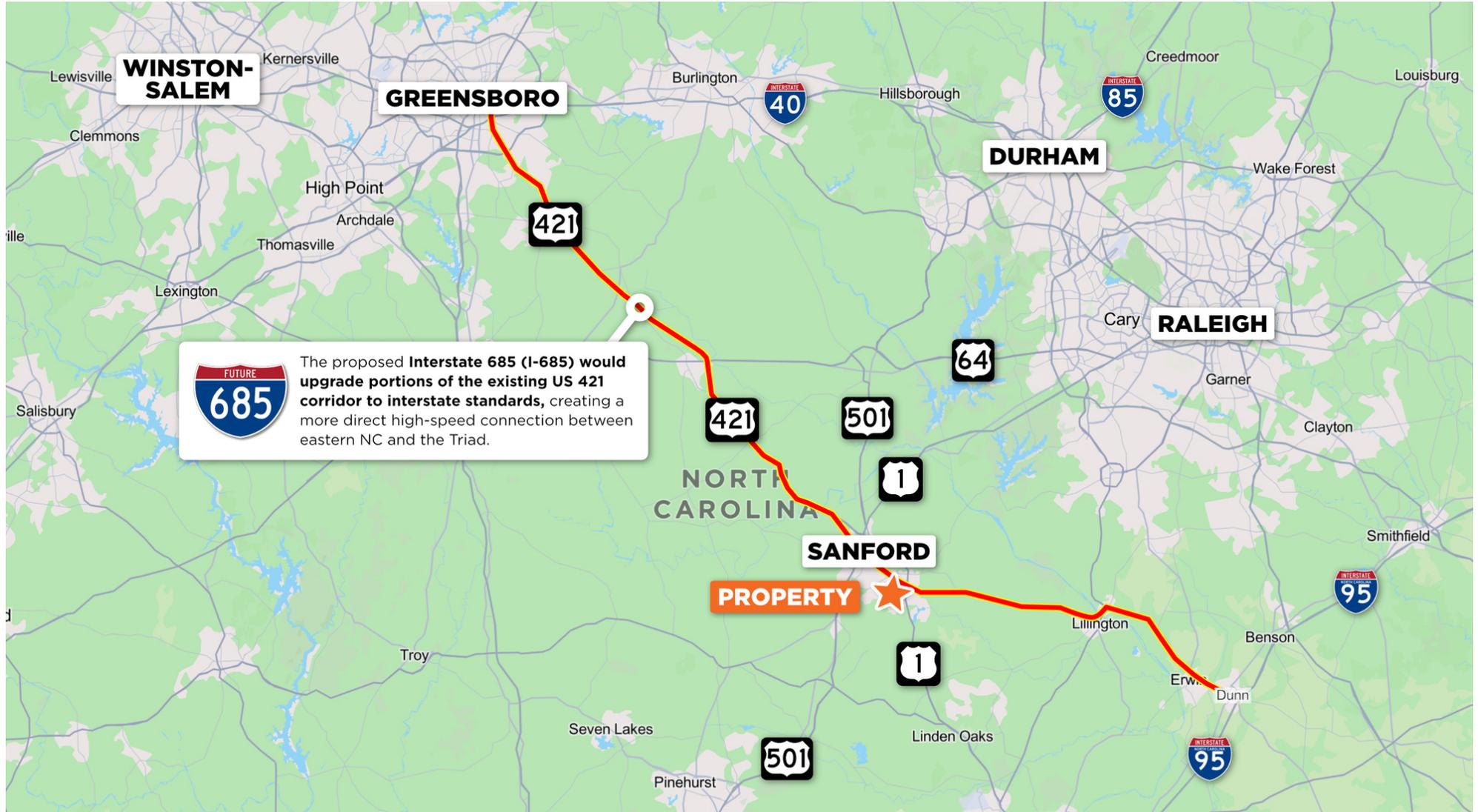
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

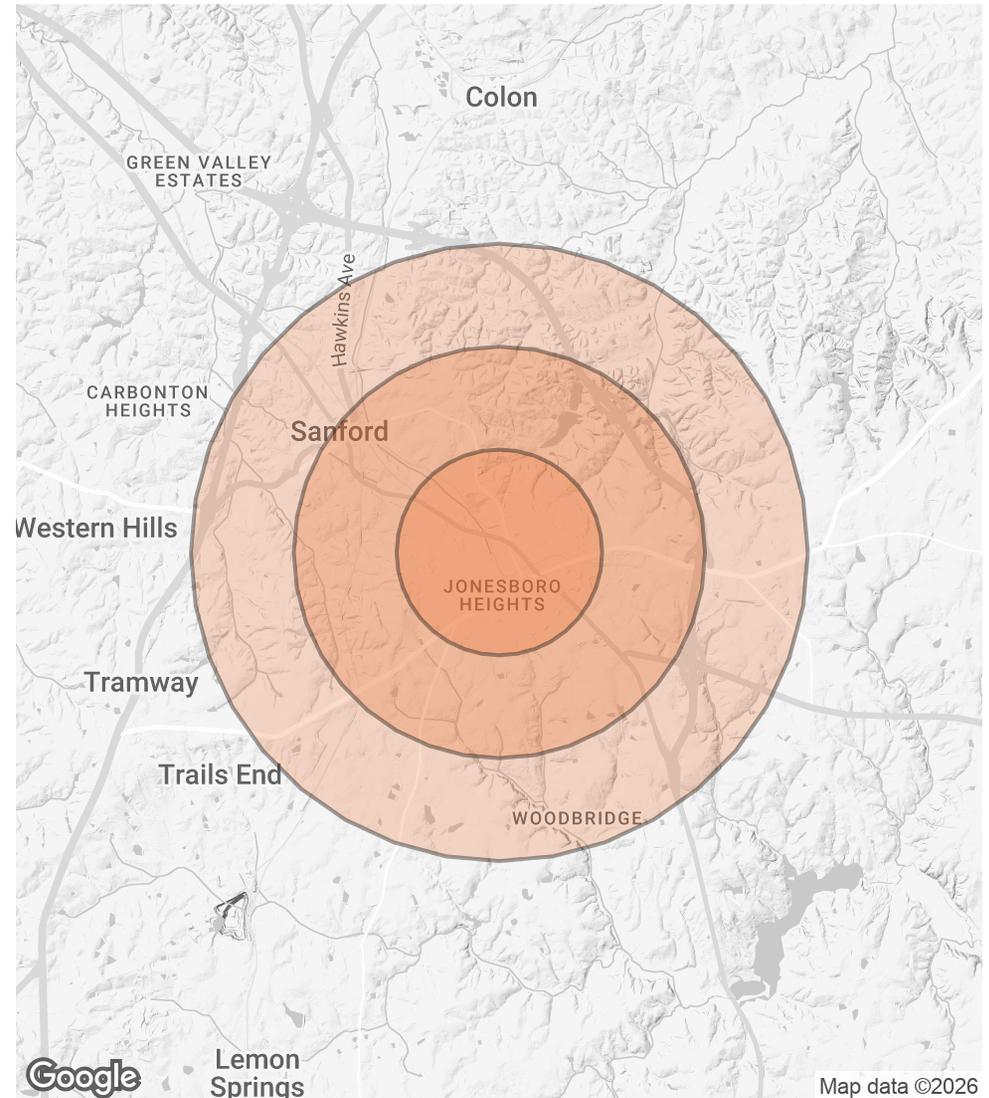
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,905	12,671	21,720
AVERAGE AGE	39.7	35.5	35.6
AVERAGE AGE (MALE)	40.2	35.7	35.3
AVERAGE AGE (FEMALE)	41.9	36.3	37.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,499	4,801	8,315
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$39,983	\$38,391	\$44,555
AVERAGE HOUSE VALUE	\$211,569	\$179,889	\$164,594

* Demographic data derived from 2020 ACS - US Census



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Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707