

Retail Land for Sale

0 NC 87, Sanford, NC 27330



Property Summary

SALE PRICE

\$1.1M - \$2.2M

TRAFFIC COUNTS

23,000 VPD

TOTAL ACRES

±1.102 - 2.22 Acres

LAND USE

Retail

Property Description

Exceptionally well positioned land ideal for retail development in Sanford, NC. The rear acreage in this parcel currently has plans for a hotel development. The site is located diagonally across from the Walmart Supercenter along a strong retail corridor. The site has a current traffic count of approximately 23,000 cars per day. Recent NCDOT maps show future I-685 leading extremely close to the subject site.



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.

Location Description

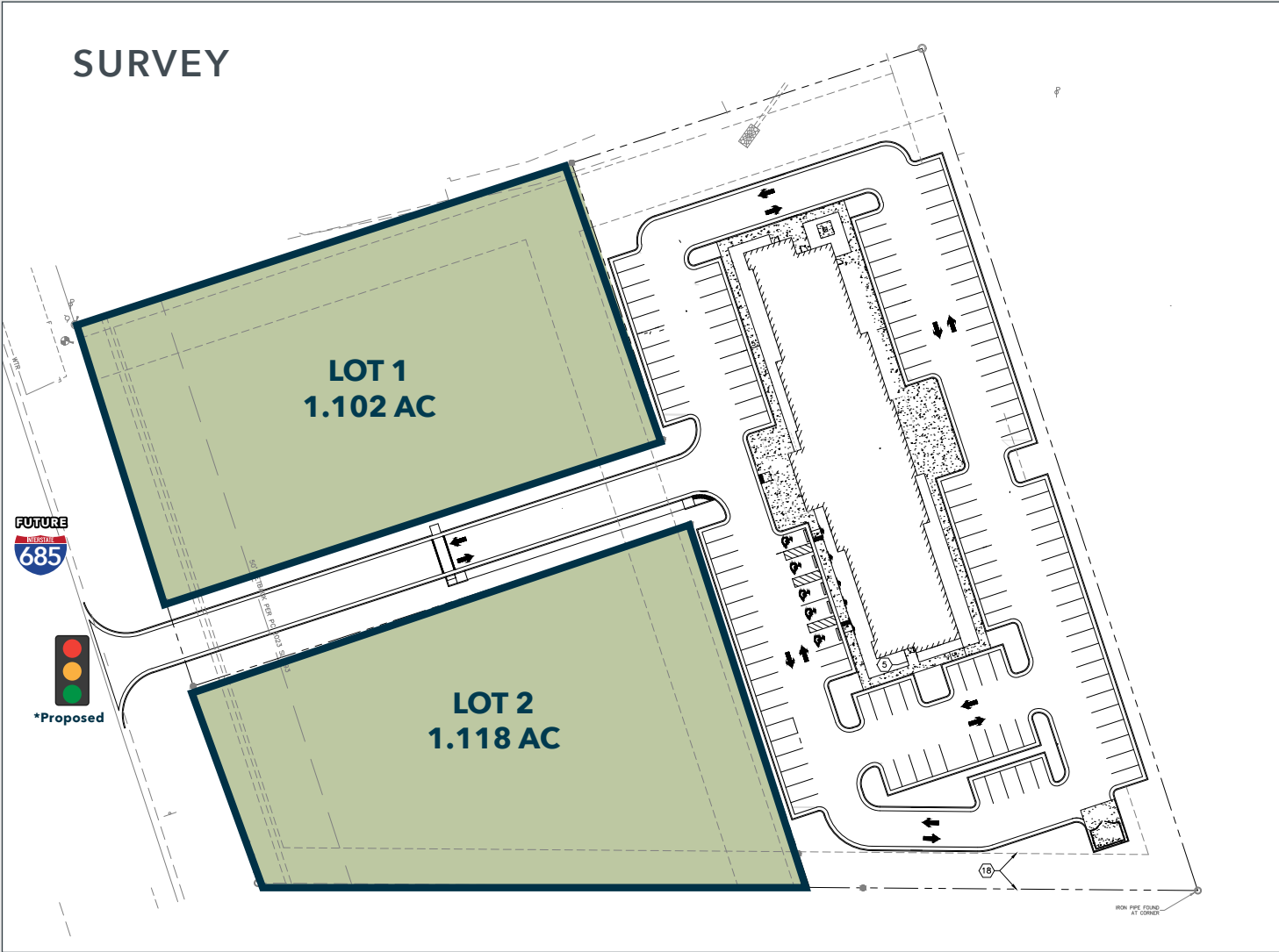
The property is strategically located along the Business 421 corridor in Sanford, NC. This location provides quick and easy access to Hwy 421 leading to Lillington, NC and Hwy 87 to Fayetteville and I-95. The 421 bypass around Sanford provides a four-lane, divided highway route to US 1 towards Raleigh-Durham. The property is very close to the active retail market in Sanford which includes numerous restaurants and large retailers.

Property Overview

Address	0 NC 87, Sanford, NC 27330
Size	±1.102 Acres ±1.118 Acres
PIN #s	9661-25-4353-00 9661-25-5133-00
Planning Jurisdiction	Lee County
Zoning	C-2
Future Land Use	Commercial Corridor

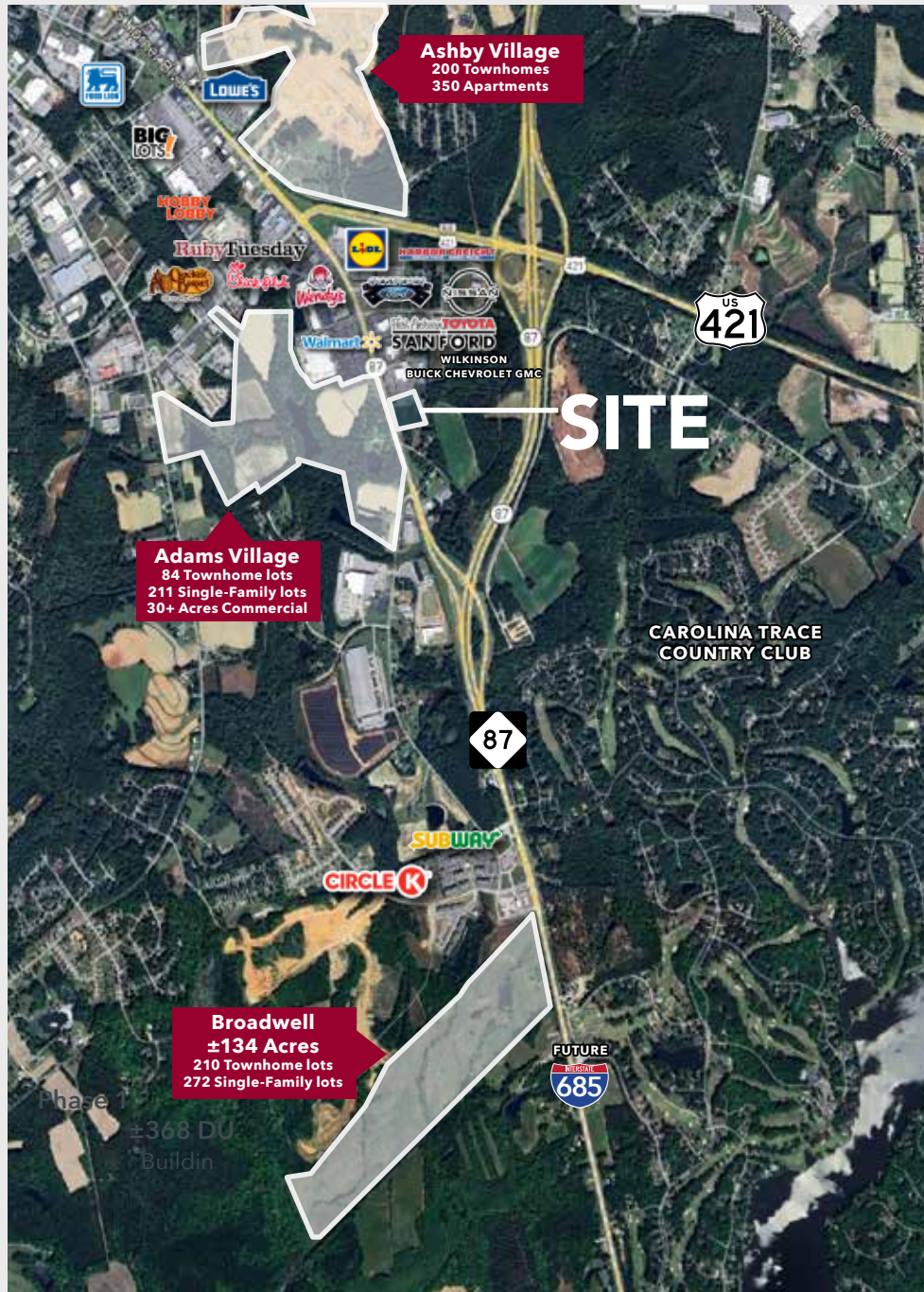
Retail Land for Sale

0 NC 87, Sanford, NC 27330



Retail Land for Sale

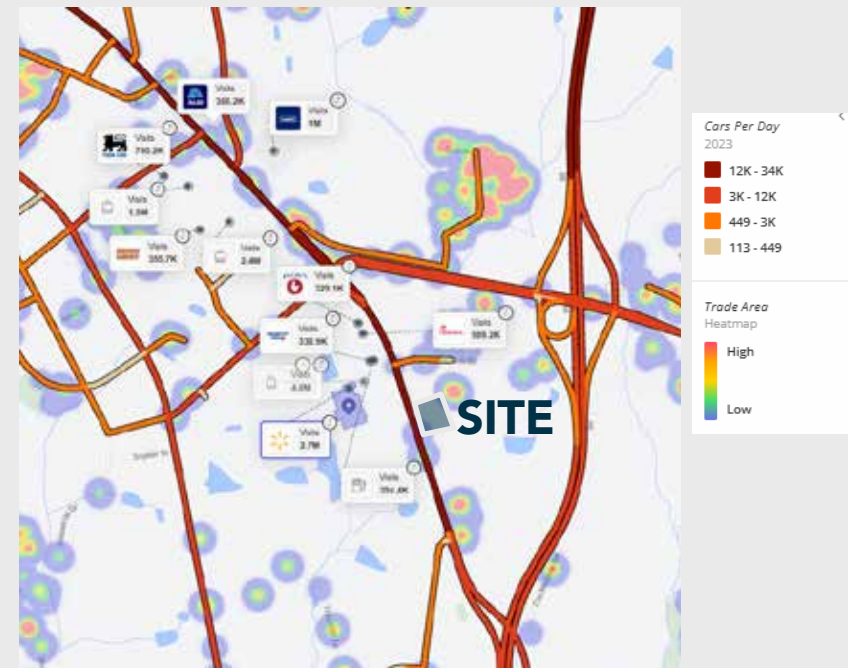
0 NC 87, Sanford, NC 27330



Demographics

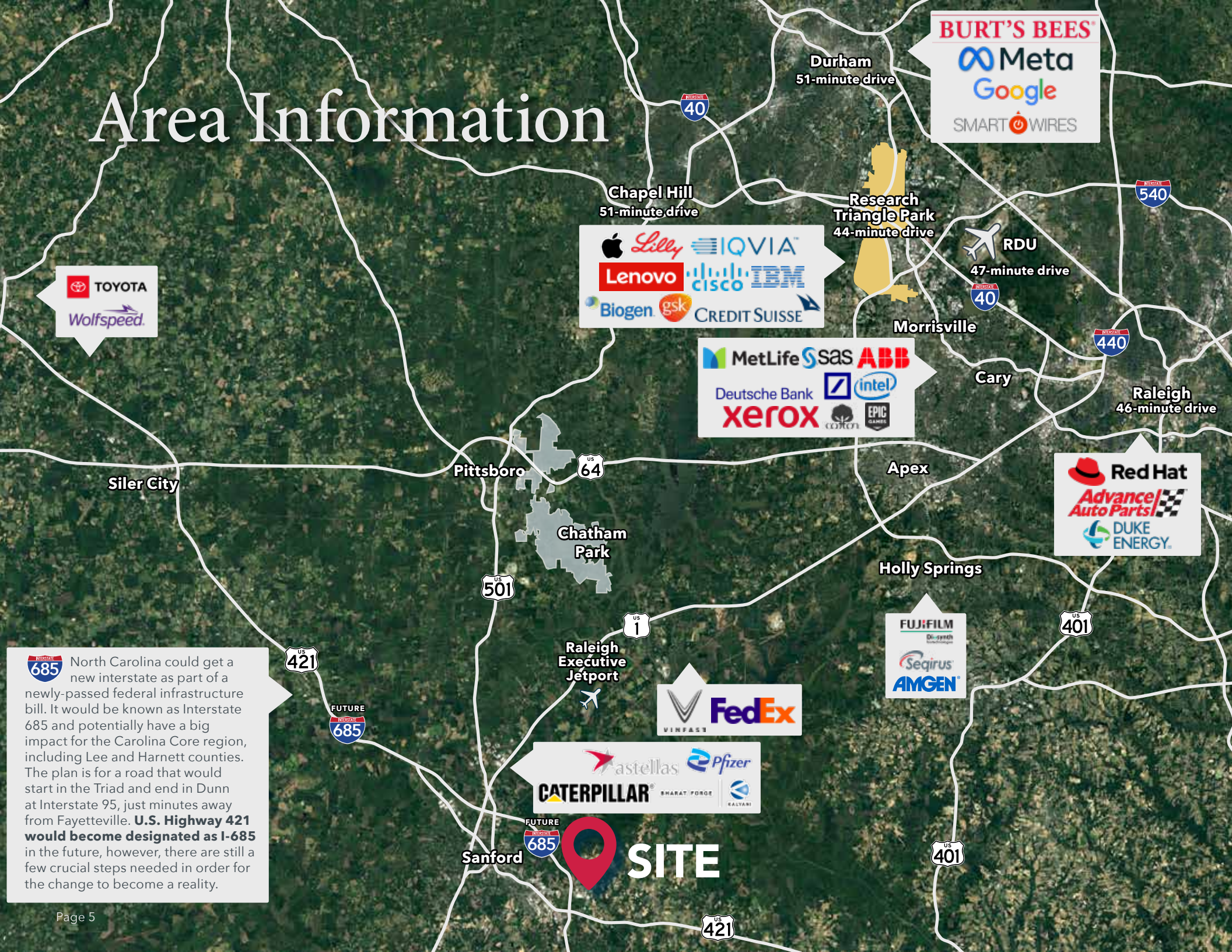
	1 mile	3 miles	5 miles
Population (2025)	1,084	15,105	35,588
Population (2030 est)	1,110	0	0
Daytime Population	3,275	20,089	40,934
Median Household Income	\$45,800	\$59,386	\$55,696
Median Home Value	\$174,405	\$255,886	\$250,846
Bachelor's Degree or Higher	29.6%	23.4%	20.6%

Trade Area Activity



Placer.ai

Area Information



North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. It would be known as Interstate 685 and potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The plan is for a road that would start in the Triad and end in Dunn at Interstate 95, just minutes away from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

Triangle Overview

REGIONAL POPULATION



70%

POPULATION
GROWTH
(2000-2018)



37

MEDIAN
AGE



64

PEOPLE MOVING
TO THE REGION
EVERY DAY



1.1 M

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



15.4

MILLION
PASSENGERS
IN 2025

55%

INCREASE
SINCE 2015

400+

DAILY FLIGHTS
Over 79 nonstop destinations
14 international destinations
17 major airlines



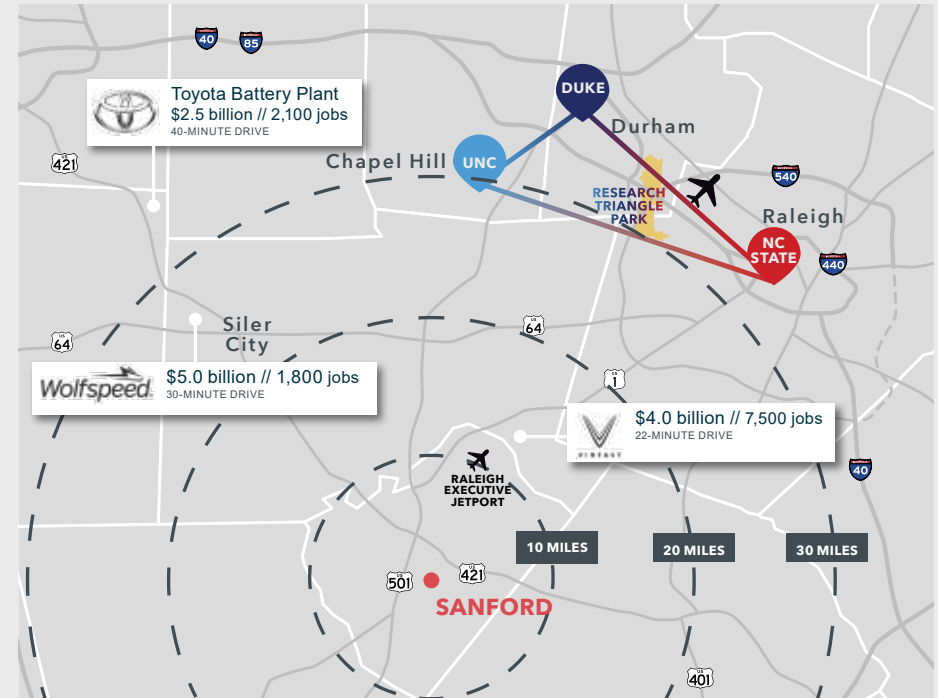
RAIL

CSX, NORFOLK SOUTHERN, AND NORTH
CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED



65,000

ANNUAL
GRADUATES



\$2.9B

R&D RESEARCH
CONDUCTED AT TIER 1
UNIVERSITIES

Lee County Overview

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.