



1219 CARTHAGE ST

SANFORD, NC 27330

1.01 ACRE FOR SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM



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

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SANFORD, NC 27330

PROPERTY DETAILS

- The approximately 1.01 acre property at 1219 Carthage St, Sanford offers a prime opportunity for a medical/professional office building.
- Preliminary site plans feature options for a 6,000 square feet or 8,000 square feet building, which can be customized to suit specific requirements.
- The property's location is less than a quarter-mile away from Central Carolina Hospital, making it highly convenient for medical professionals and patients.
- Situated in the heart of Sanford's Medical Mile, the property is in a strategic position to benefit from the area's growing medical industry.
- Sanford, located in the Triangle region, is experiencing rapid growth and offers an ideal location for national or regional medical groups looking to expand.

SALE PRICE:
\$239,500



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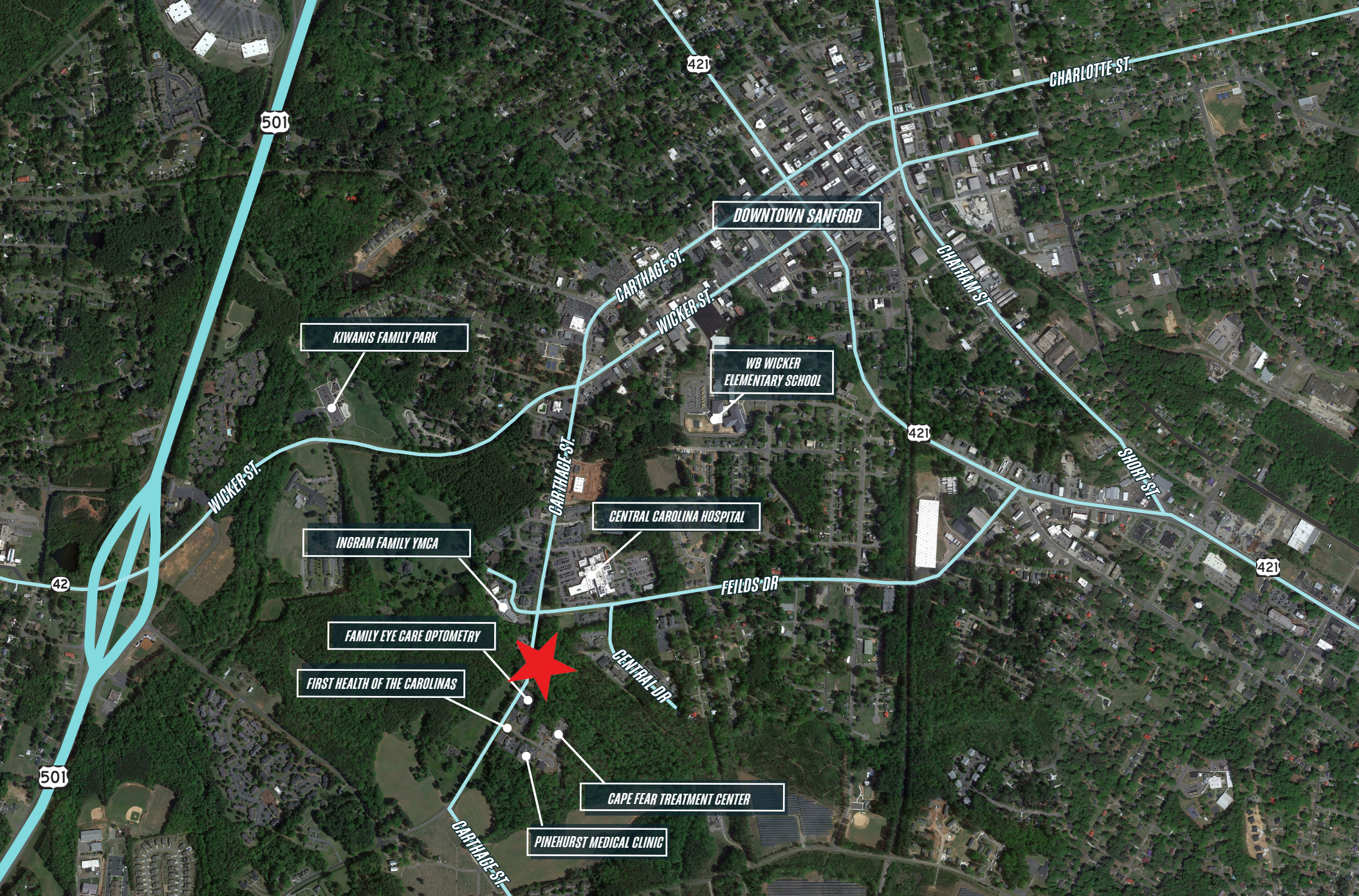
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STATE OF NORTH CAROLINA
COUNTY OF LEE
I, Gene Hathaway
REVIEW OFFICER OF LEE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS

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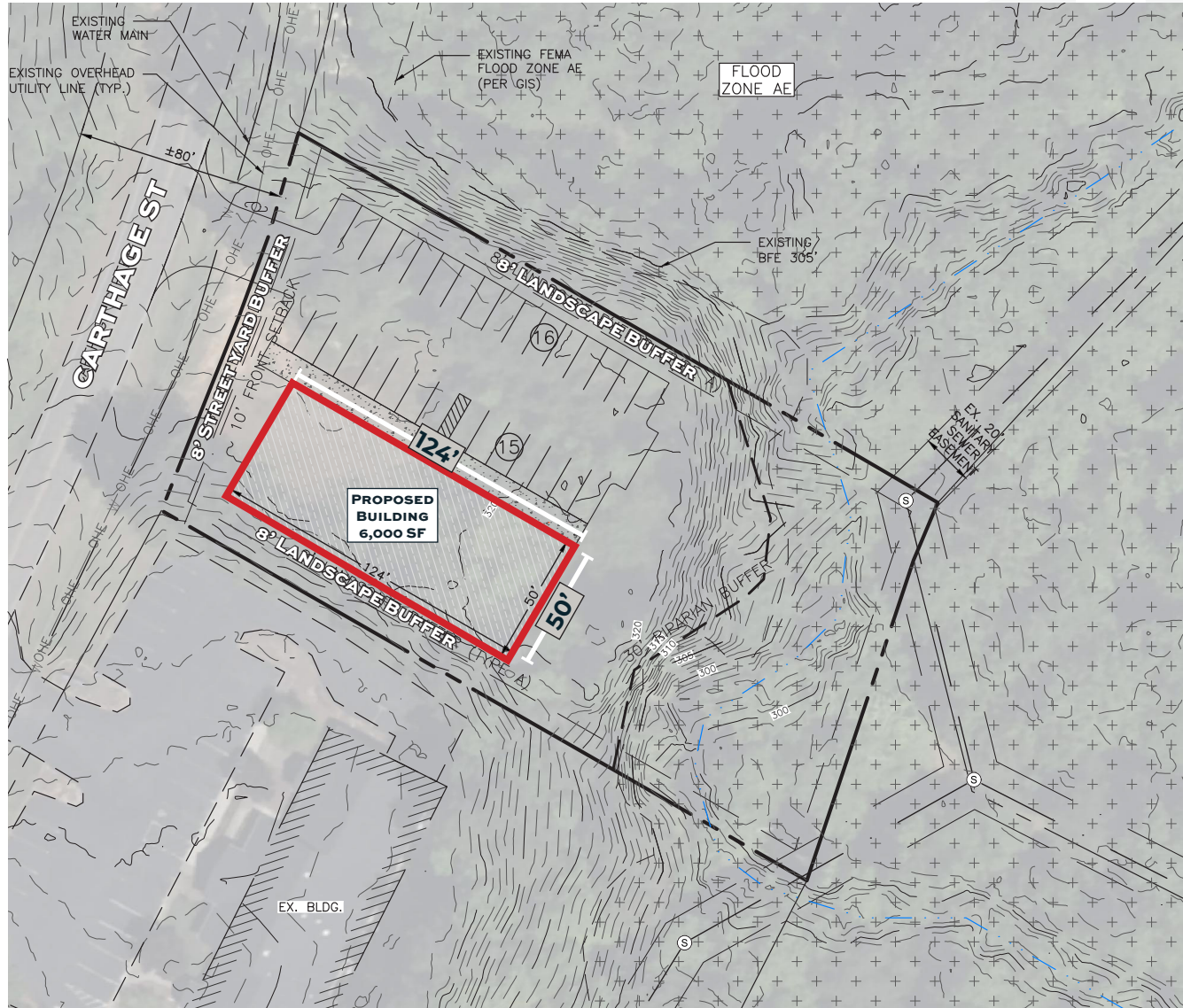


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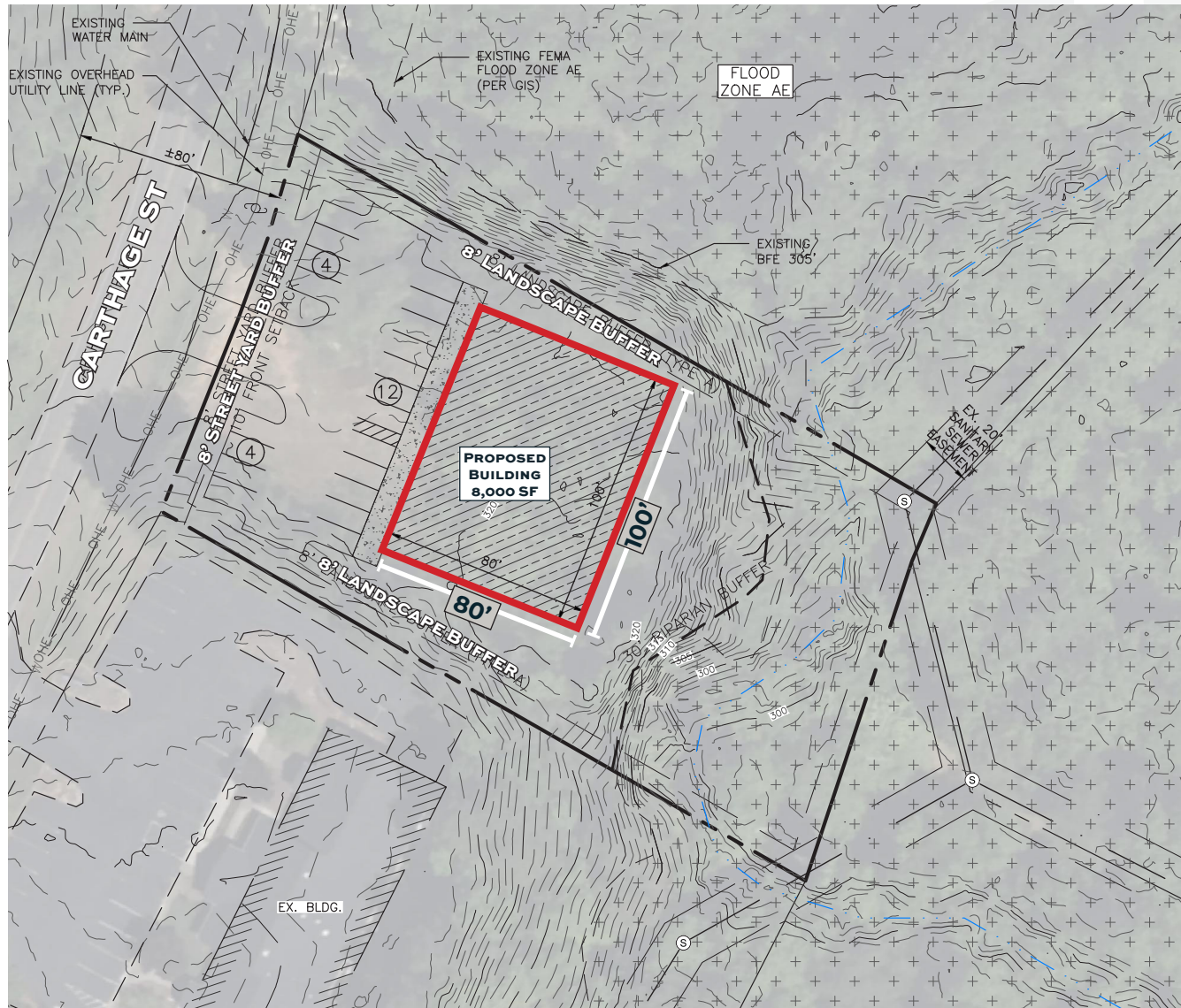
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6,000 SF SITE PLAN



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8,000 SF SITE PLAN



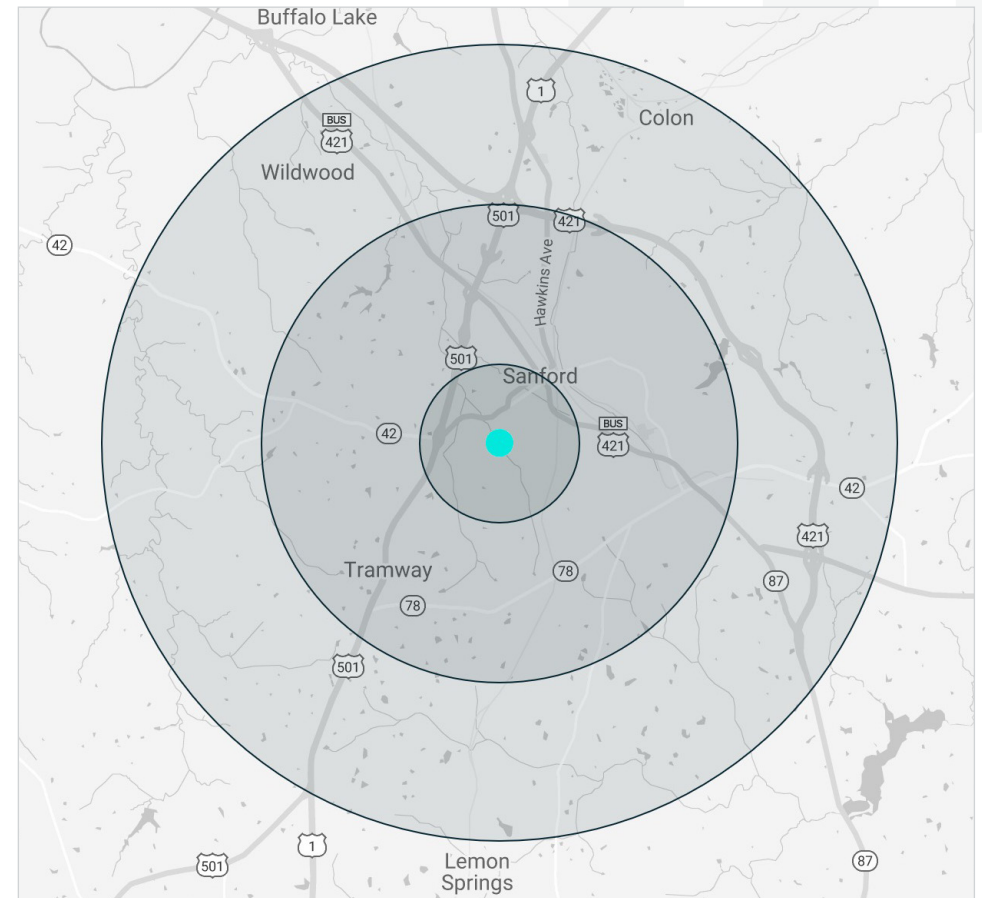
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	4,375	24,597	12,959
2030 POPULATION (PROJECTED)	4,488	26,086	14,552
2025 HOUSEHOLDS	1,846	9,510	5,189
2030 HOUSEHOLDS (PROJECTED)	1,936	10,312	5,987
OWNER-OCCUPIED HOUSING UNITS	631	6,663	3,393
RENTER-OCCUPIED HOUSING UNITS	1,215	3,847	1,796
2025 AVG HOUSEHOLD INCOME	\$54,627	\$78,983	\$83,447
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$57,502	\$86,196	\$91,917



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