



PROPERTY DESCRIPTION

Property is zoned C-2 (General Commercial District) with 8,400 SF of warehouse space available. It is a great opportunity that is adjacent to growing downtown Sanford!

PROPERTY OVERVIEW

- 8,400 SF Total (7,000 SF service garage/shop; 1,400 SF retail warehouse)
- Lot size: 0.8953 acres
- Ten 9'x10' drive-in doors
- Garage height 13' 7" at the middle, 11'10" mechanical, 10' sides
- Property features an alarm, LED lights, gas furnace, AC, and fencing
- PIN#: 9642-58-9927-00
- Zoning is C-2 (General Commercial District)
- Lease rate: call brokers
- TICAM: \$1.00/SF

ZONING INFORMATION

[Zoning District Regulations](#)

[Neighborhood Center](#)

Jake Plotkin, CCIM
jplotkin@lee-associates.com
D 919.576.2505
O 919.616.0066

Silas Fortuin
sfortuin@lee-associates.com
D 919.591.2271
C 208.316.3718

LOCATION DESCRIPTION

Sanford has experienced tremendous growth in various sectors including an investment of \$6.5 million in streetscape improvements. Since then, various new businesses have opened in downtown Sanford attracting investors and tenants from across the greater Triangle region. 402 Wicker Street is truly situated at the core of Sanford, NC.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,634	27,076	41,860
Daytime Population	8,862	30,598	47,860
Median HH Income	\$37,546	\$50,511	\$55,705
Median Age	33.1	37.0	37.9
Median Home Value	\$119,102	\$168,881	\$174,179



VIEW TOUR

402 WICKER STREET
SANFORD, NC 27330

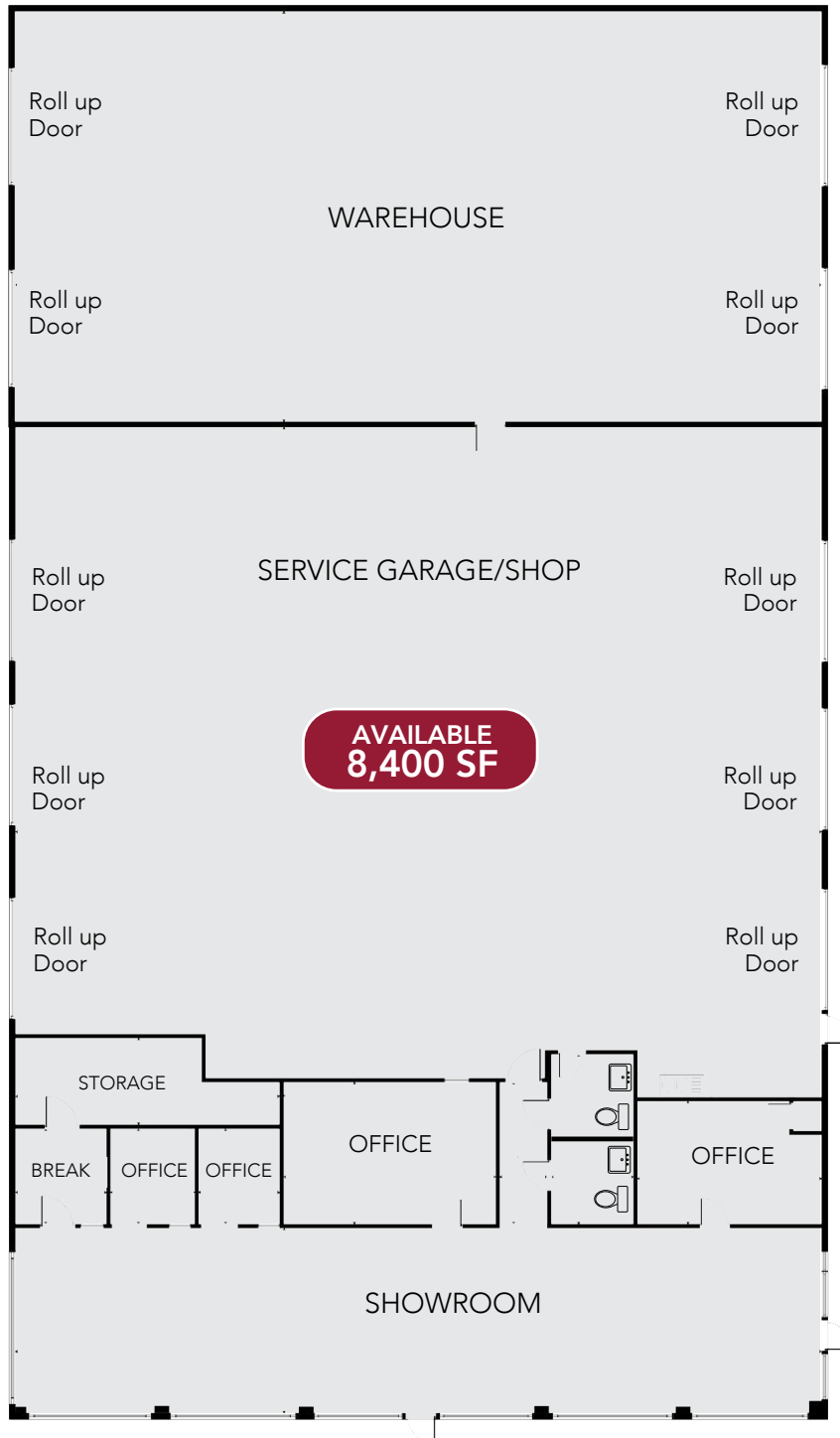
FLEX/INDUSTRIAL FOR LEASE



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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jplotkin@lee-associates.com
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DOWNTOWN SANFORD ATTRACTIONS



RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

- | | |
|-------------------------------|----------------------------|
| 1. Cafe 121 | 7. The Fairview Dairy Bar |
| 2. Karma | 8. The Flame Steakhouse |
| 3. Sandra's Bakery | 9. Yarborough's Ice Cream |
| 4. The Chocolate Cellar | 10. Mrs. Wenger's |
| 5. Kathy's Java Express | 11. Big T's Restaurant |
| 6. Mrs. Lacy's Magnolia House | 12. La Dolce Vita Pizzeria |
| | 13. Fresh Choice Cafe |

BREWERIES & BARS

- | | |
|-------------------------|----------------------------|
| 1. Wild Dogs Brewing Co | 4. Libations 139 |
| 2. Huger Mudder Brewing | 5. Local Joe's Tap & Grill |
| 3. The Smoke & Barrel | |

RETAIL

- | | |
|----------------------------|--------------------------|
| 1. Kimbrell's Furniture | 8. Gown & Tux |
| 2. Sanford Antique Mall | 9. The Cotton Lily |
| 3. High Cotton Couture | 10. Added Accents |
| 4. Southern Jewelers | 11. Books at a Steal |
| 5. A Few Nice Things | 12. The Hobby Shop |
| 6. 2nd Glances Consignment | 13. Purple Poodle |
| 7. Nunnery's Shoe Shop | 14. Sweet Southern Charm |

ARTS, ENTERTAINMENT & PARKS

- | | |
|-----------------------|--------------------|
| 1. The Temple Theatre | 3. The Mann Center |
| 2. Mural Trail | 4. Depot Park |



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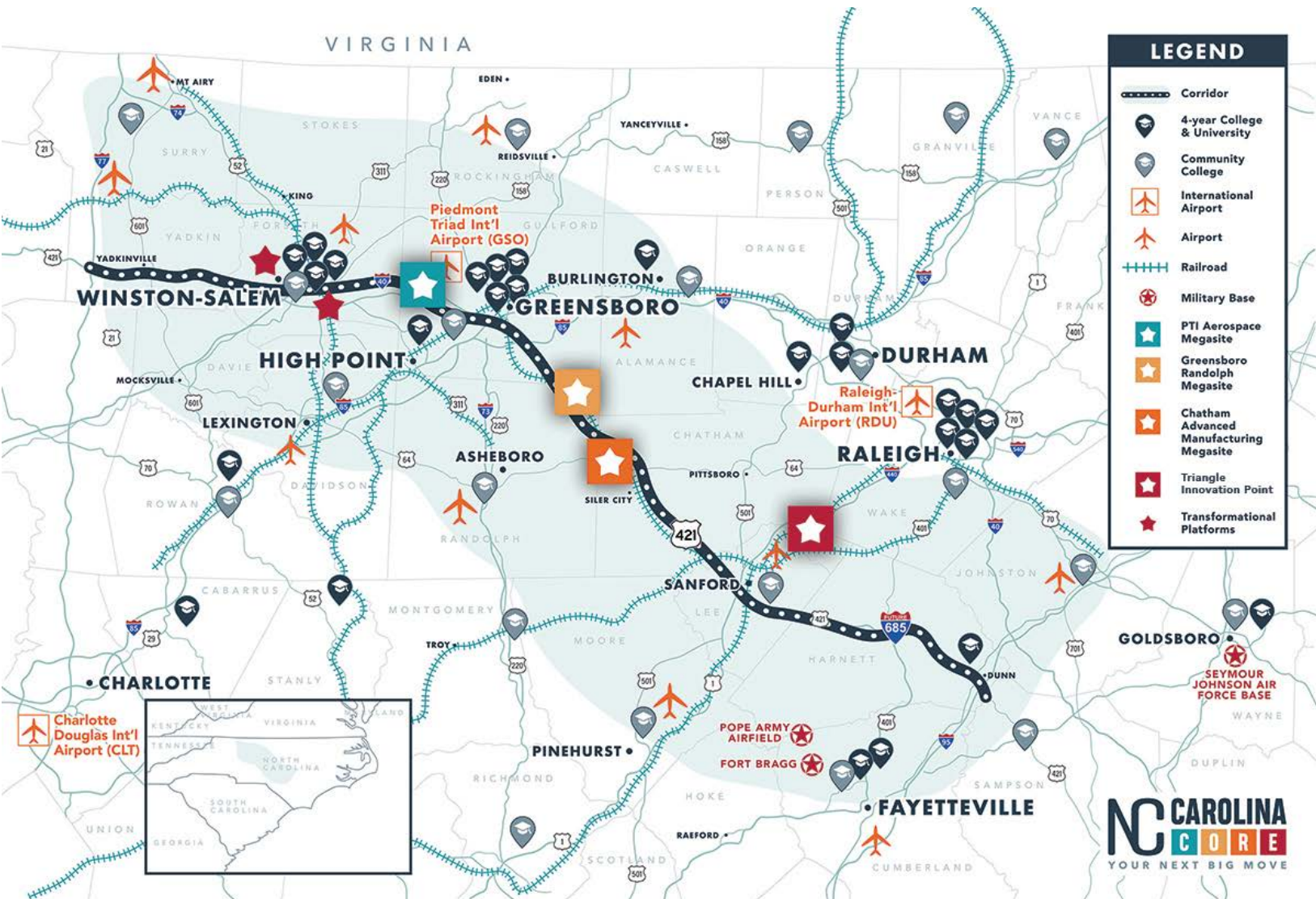


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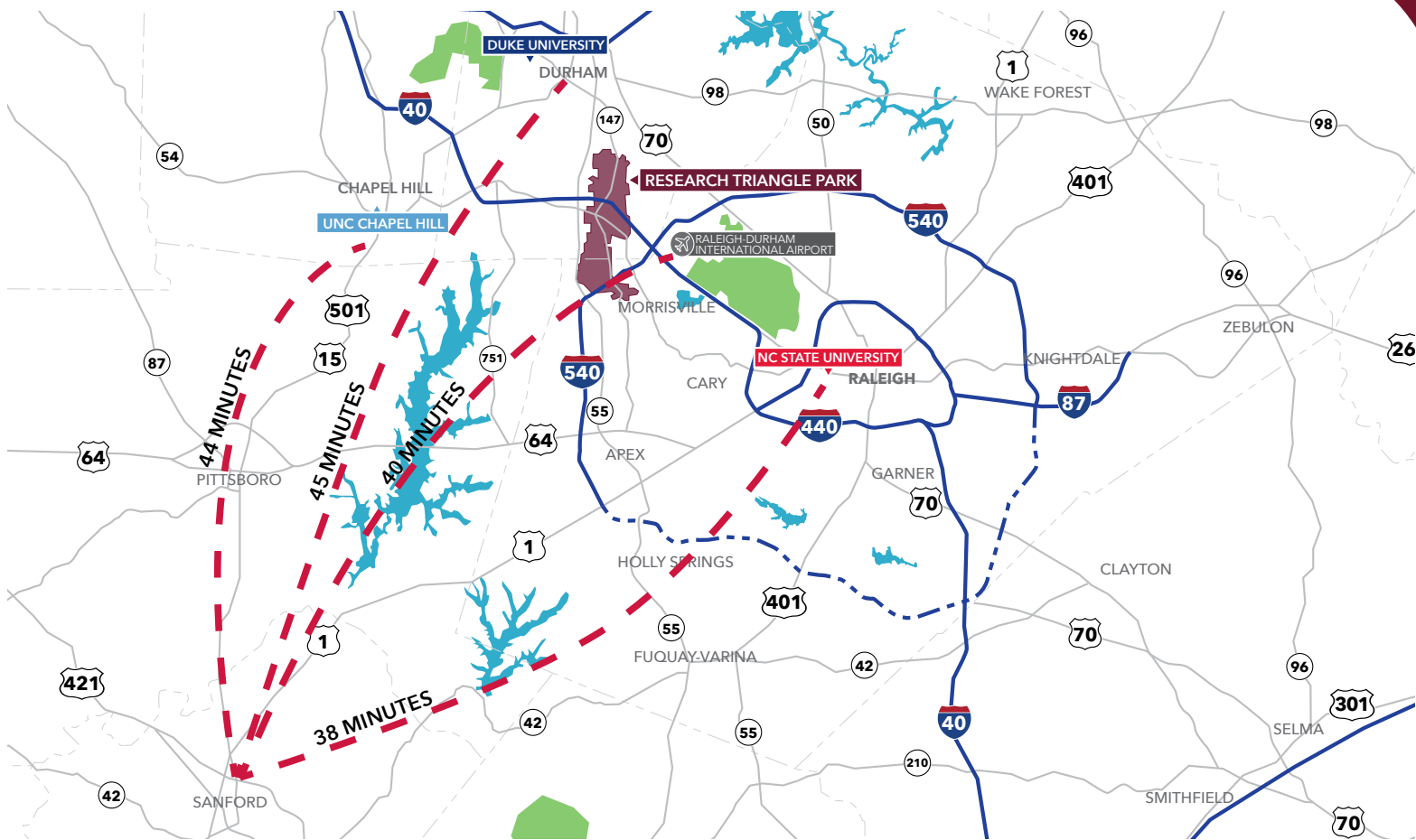


REGIONAL ROAD IMPROVEMENTS



SOURCES: NCCORE & WRAL

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. Continue reading on WRAL's [website](#).



LIFE SCIENCE IN SANFORD

Sanford continues to see investment from new and existing life science companies due to its strong infrastructure and business environment. These successes have put a spotlight on the area, increasing interest in commercial, residential, and industrial real estate opportunities to serve the new growth.



In August 2019, **Pfizer**, the world's largest pharmaceutical company, announced two projects in Sanford.

First, a major \$500 million expansion to advance its state-of-the-art gene therapy manufacturing facility in Sanford. At completion, the new operation is projected to add 300 new jobs with an average wage of more than \$96,000 per year. The operation will concentrate in highly specialized gene therapy manufacturing.

Pfizer will also invest \$70 million to upgrade the manufacturing process for the company's vaccine portfolio. This project will expand its workforce by 200 employees. The average annual wage for these new jobs will be approximately \$68,000.

In February 2020, **Astellas** announced it will open a new facility in Sanford. The life-sciences company purchased a shell building that was developed through a local public-private partnership. **Astellas** will create 209 jobs at an average salary of \$83,900. The company will be investing \$109.4 million in Sanford over a five year period.

In April 2021, **Abzena** announced its decision to locate its biopharmaceutical manufacturing facility in Sanford. **Abzena** will invest \$213 million to establish a state-of-the-art facility featuring a design optimized for phase 3 and commercial manufacturing of biologics. The company expects to create 325 new jobs at an average annual wage of more than \$60,000.