

LAND FOR LEASE OR BUILD-TO-SUIT | UP TO +/- 11 ACRES

COLON RD & US HWY 1

SANFORD, NC 27330



PARCEL #2
11+ AC.

PARCEL #1
2-13 AC.

CAROLINA
ENTERPRISE
INDUSTRIAL PARK



RALEIGH

HIGHLIGHTS

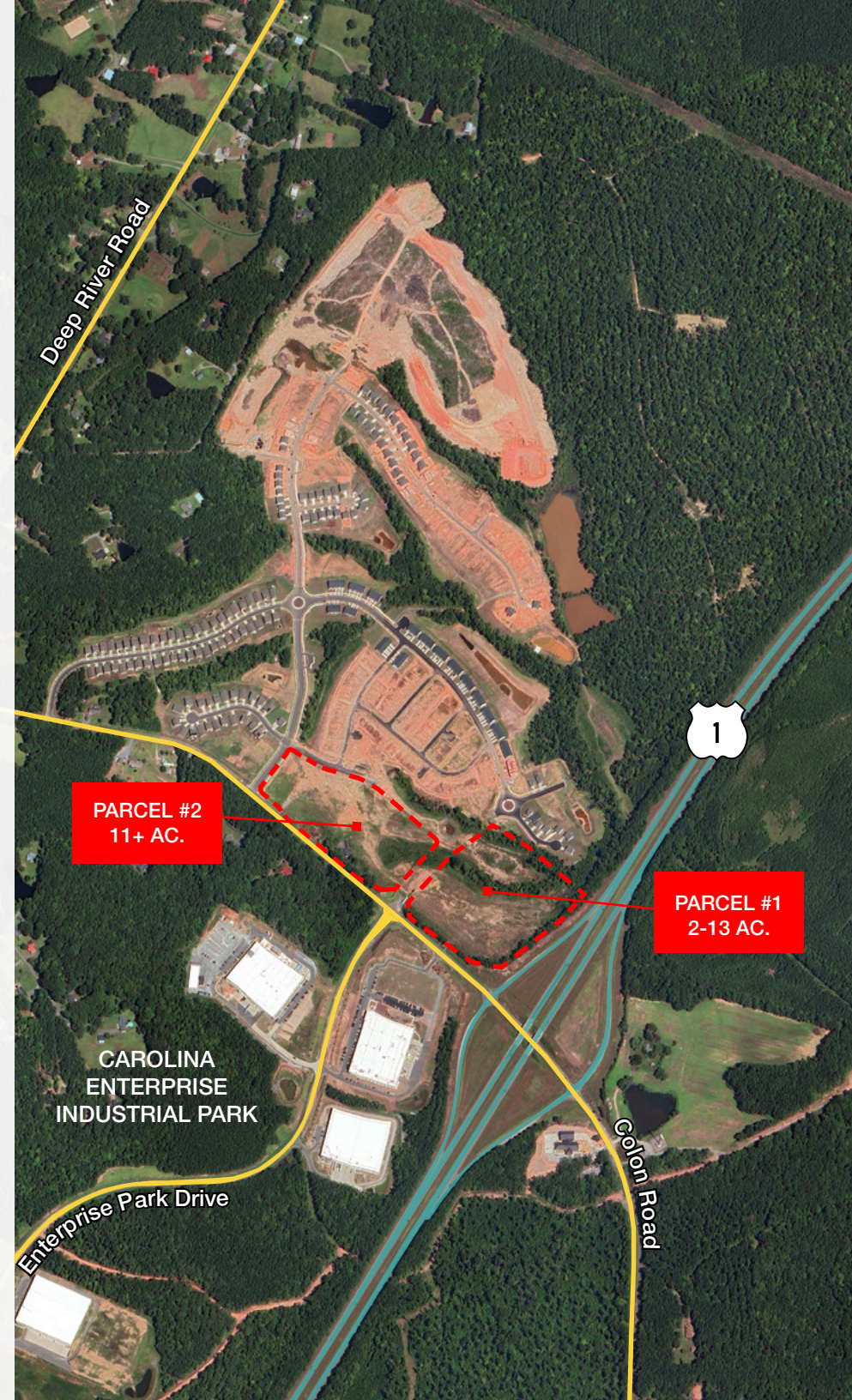
RETAIL OPPORTUNITY

- ADDRESS: Colon Rd & US Hwy 1
Sanford, NC, 27330
- LOT SIZE: From 2 Acres to 13 Acres
- TRAFFIC COUNTS: 35,000 average vehicles per day on US 1
- FEATURES:
- Great Location
 - Near intersection of US 1 and Colon Rd
 - At entrance of Carolina Enterprise Park
 - Within Galvin's Ridge Development
 - 997 proposed housing units
- RENTAL RATE: Contact Broker

CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

NAITRI PROPERTIES



AERIAL



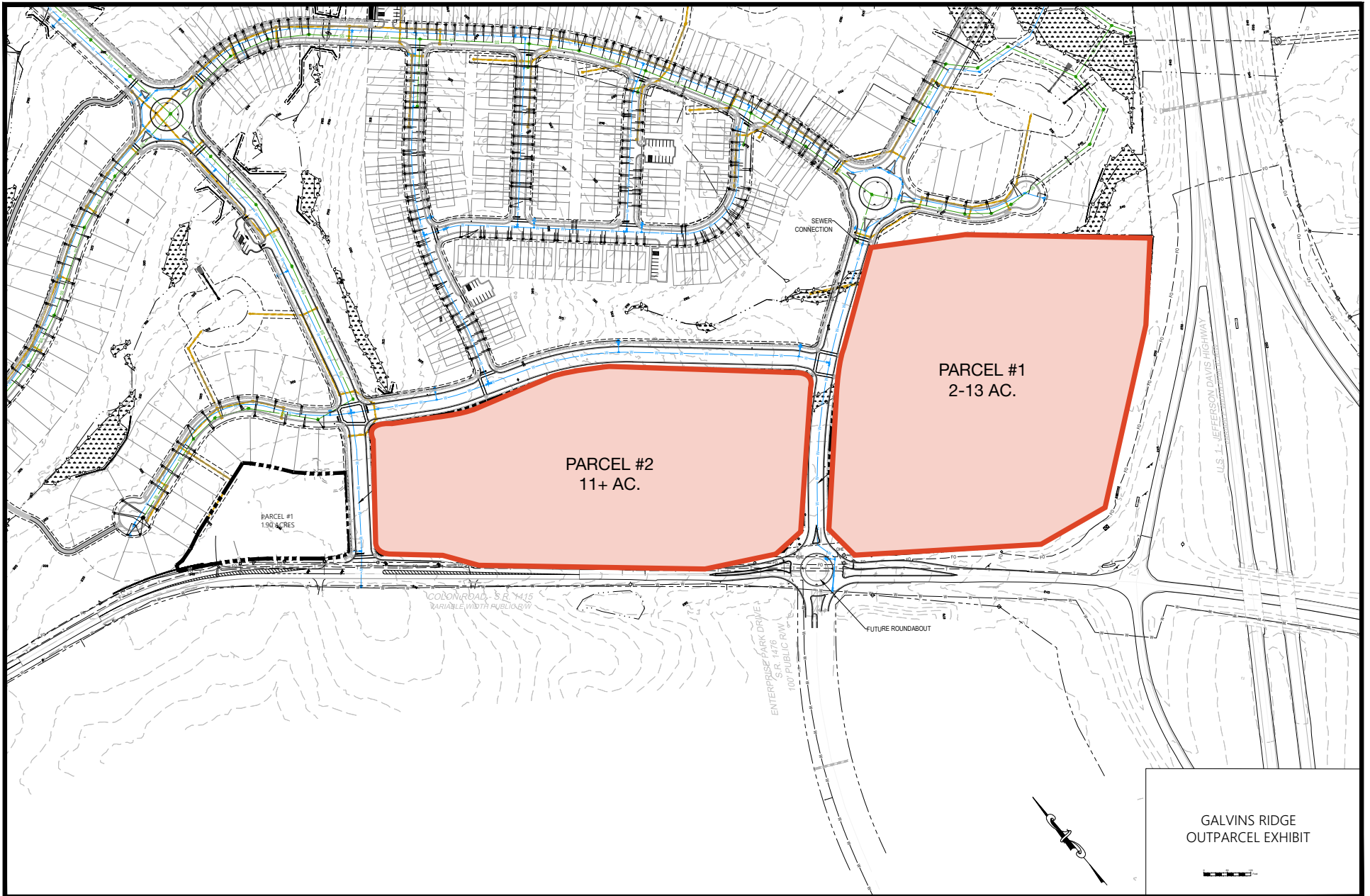
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



SITE PLAN



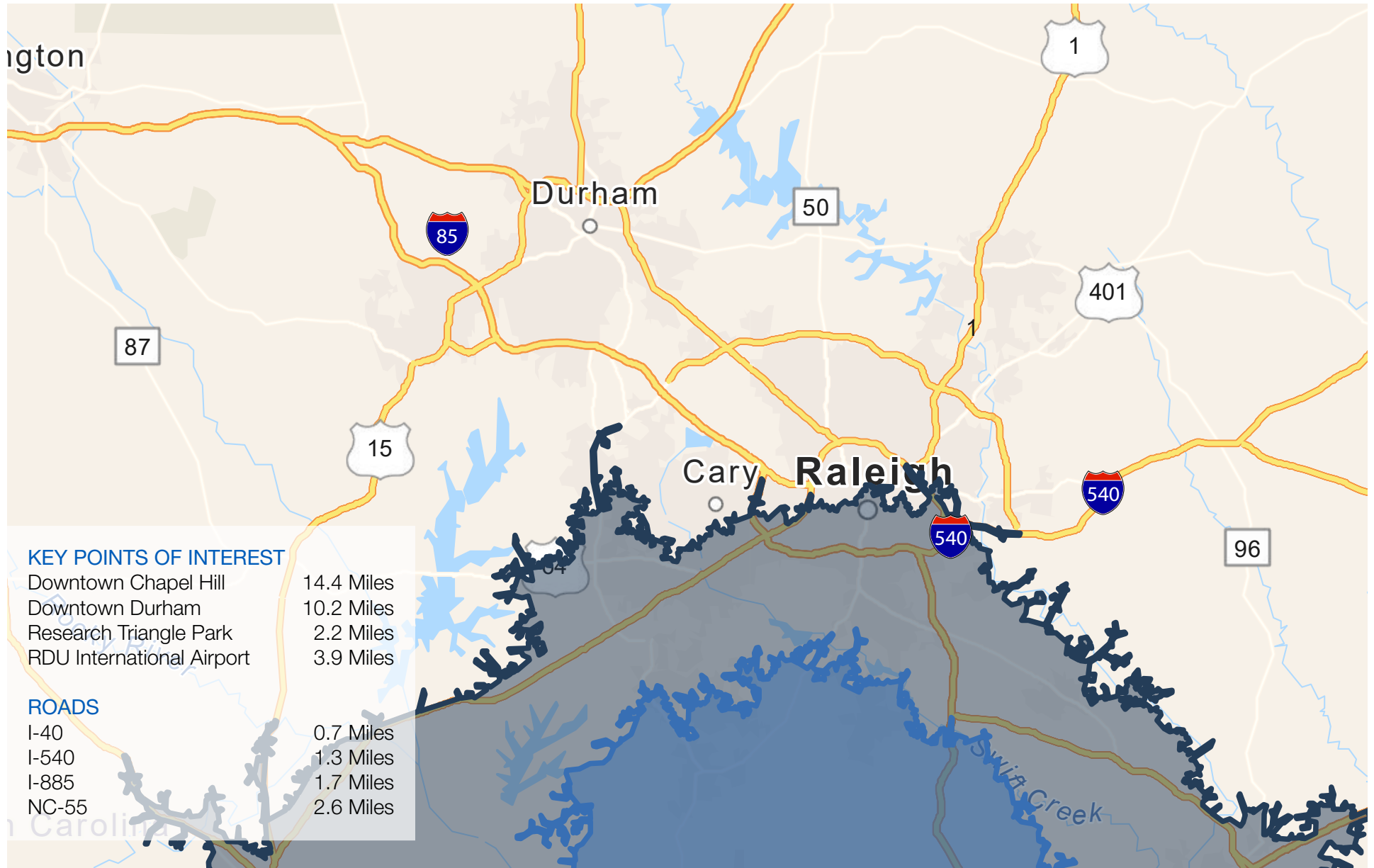
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NAI TRI PROPERTIES

DRIVE TIME MAP



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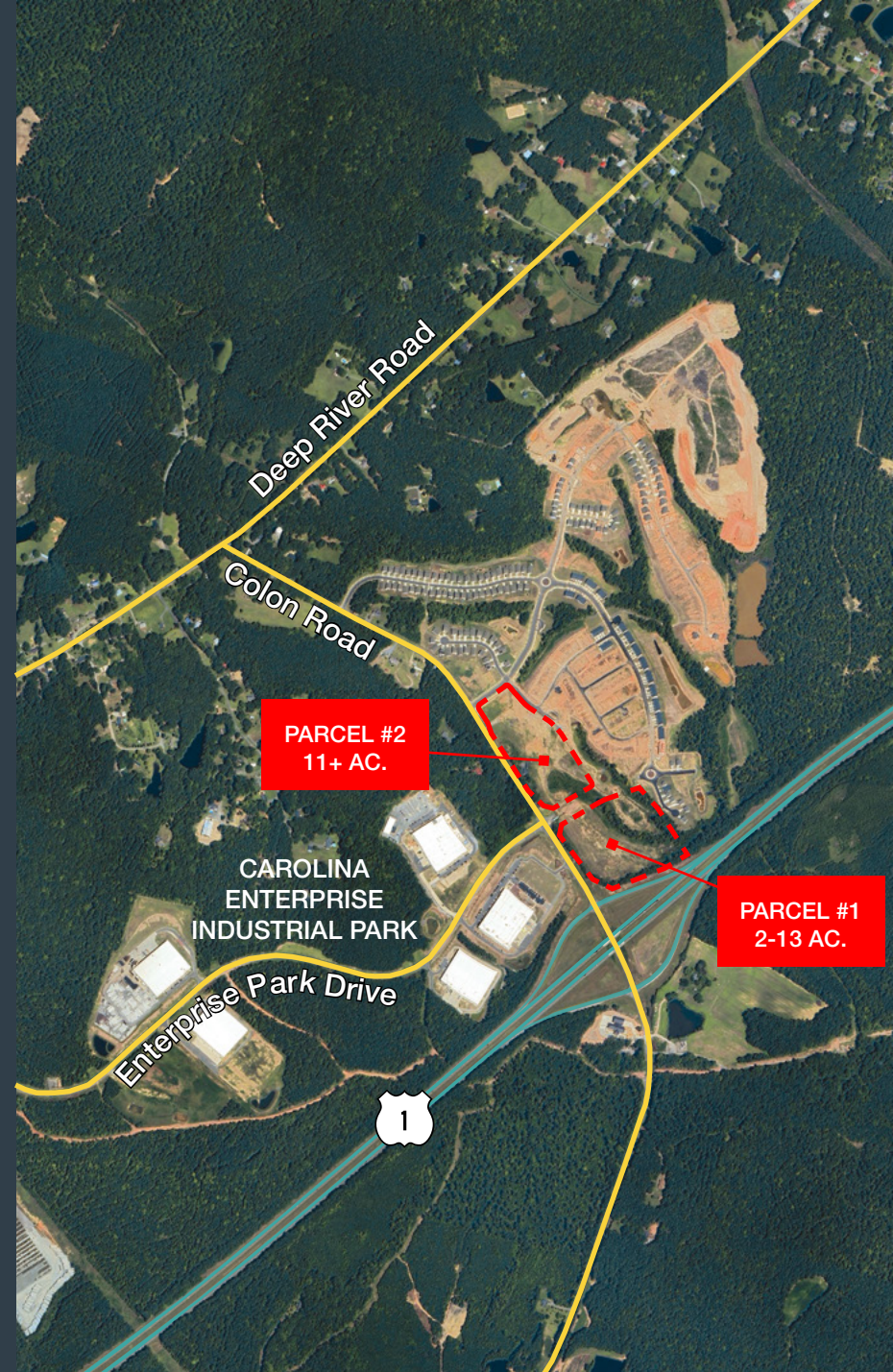
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	277	3,370	9,822
Average Household Size	2.4	2.5	2.4
Median Age	42.5	42.6	41.0
Median Household Income	\$60,000	\$60,393	\$62,236
EDUCATION			
Bachelor's/Grad/Prof Degree	29%	31%	31%
Some College	39%	39%	36%
High School Graduate	27%	23%	23%
No High School Diploma	6%	8%	10%
EMPLOYMENT			
Unemployment Rate	2.9%	4.6%	4.2%
White Collar	65.0%	64.8%	62.7%
Blue Collar	20.0%	23.6%	23.0%
Services	14.0%	11.6%	14.3%
BUSINESS			
Total Businesses	11	118	333
Total Employees	154	1,749	4,926



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