

# COLON RD & US HWY 1

SANFORD | ±11 ACRES | LAND LEASE OR BUILD-TO-SUIT



Deep River Road

Colon Road

PARCEL #2  
11+ AC.

PARCEL #1  
2-13 AC.



RALEIGH →



# HIGHLIGHTS

## RETAIL OPPORTUNITY

- ADDRESS: Colon Rd & US Hwy 1  
Sanford, NC, 27330
- LOT SIZE: From 2 Acres to 13 Acres
- TRAFFIC COUNTS: 31,000 average vehicles per day on US 1
- FEATURES:
- Great Location
  - Near intersection of US 1 and Colon Rd
  - Near large industrial park
  - Within Galvin's Ridge Development
  - 997 proposed housing units
- RENTAL RATE: Contact Broker

### CONTACT

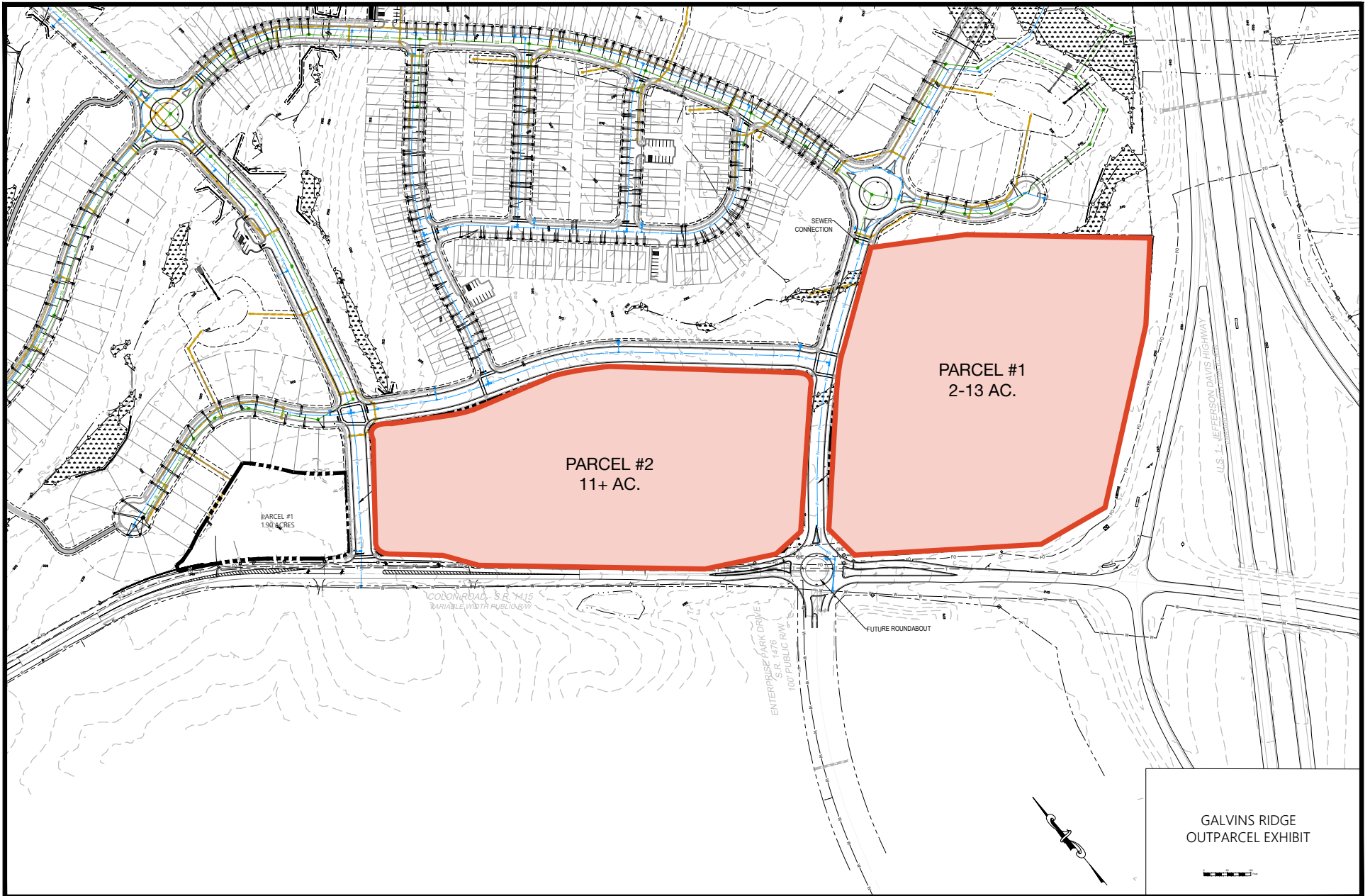
JOAQUIN CANALS | 919.247.8833 | jcanals@triprop.com

**NAITRI** PROPERTIES





# SITE PLAN



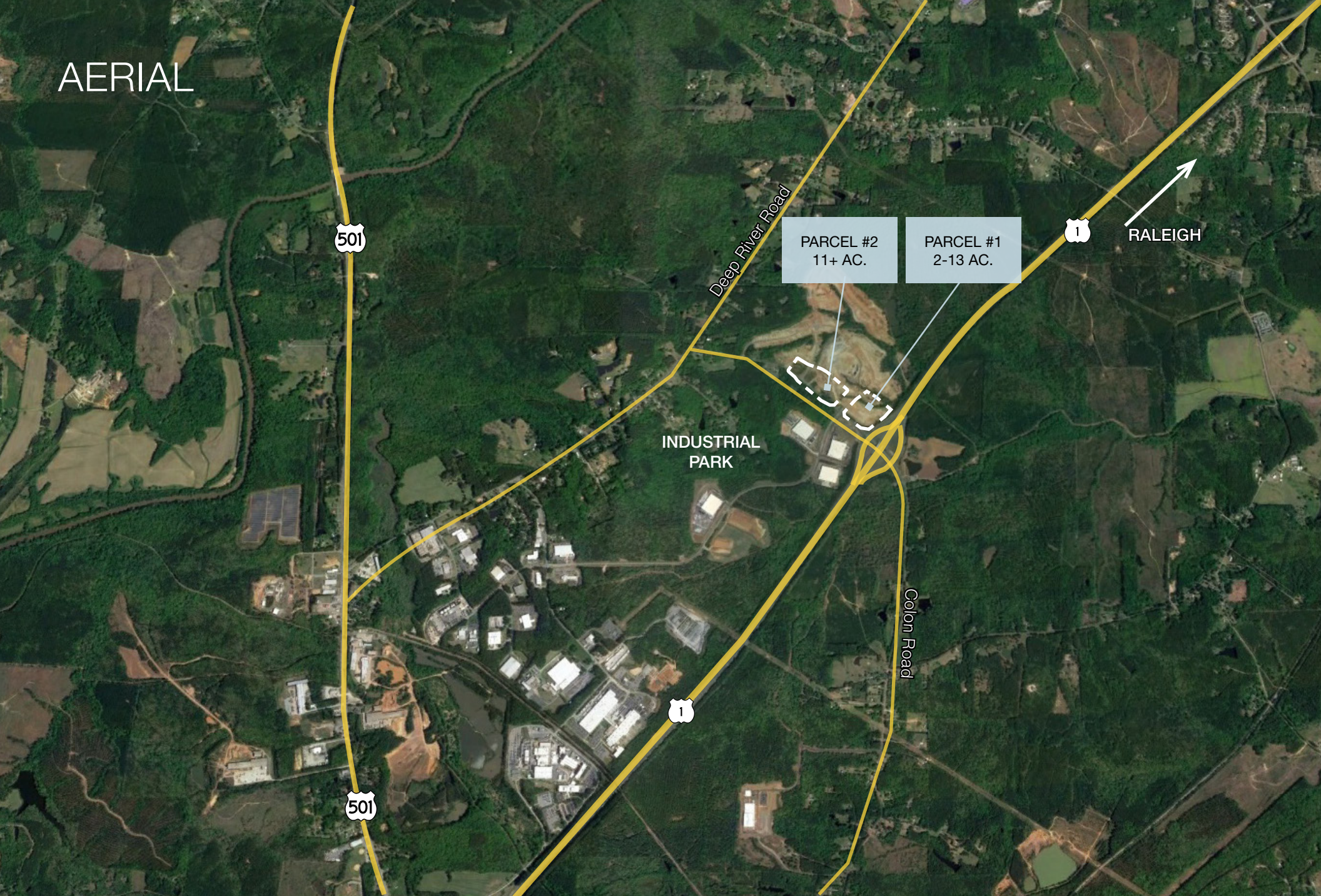
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AERIAL



**CONTACT**

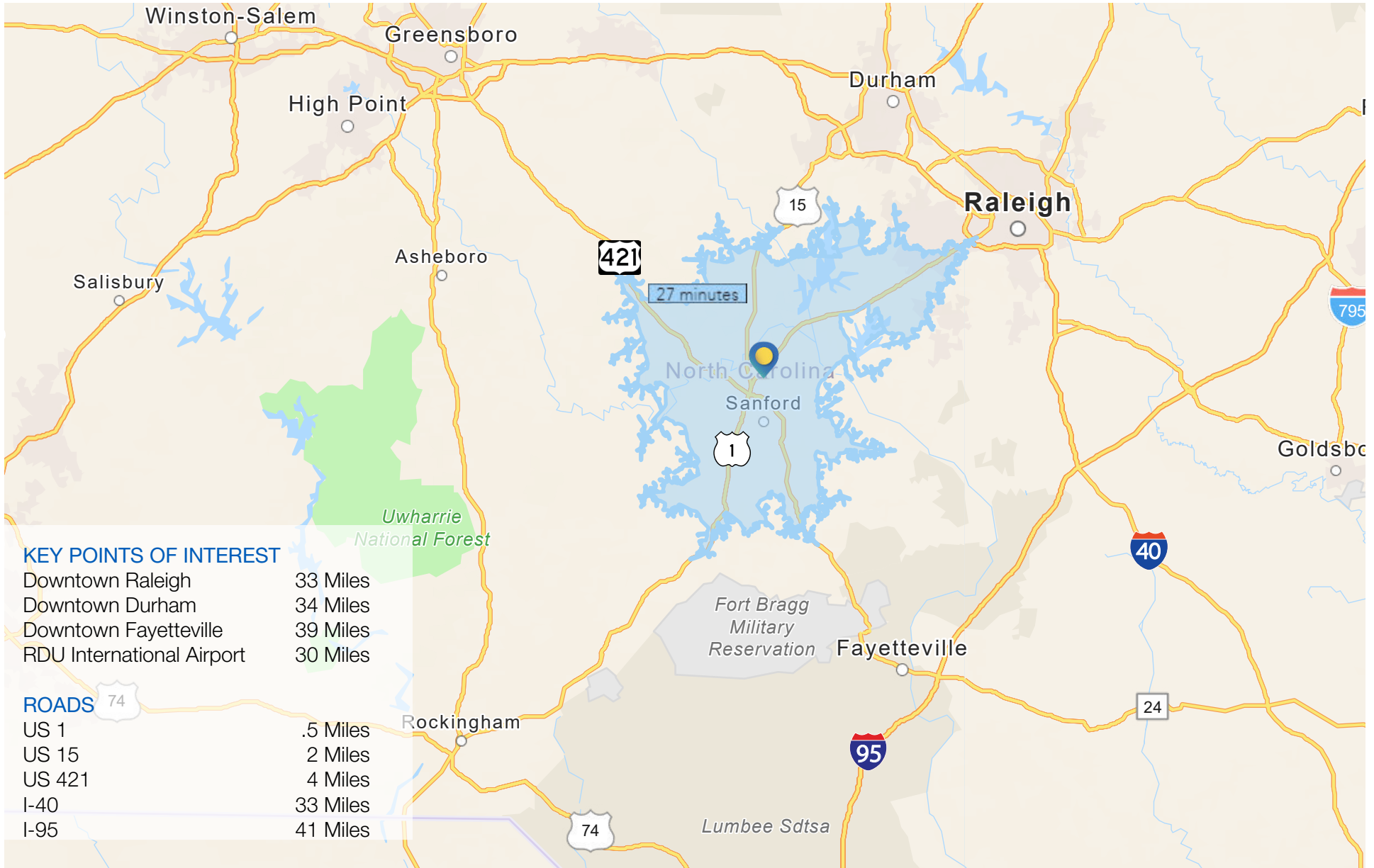
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# DRIVE TIME MAP



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# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>KEY FACTS</b>			
Population	284	2,347	6,189
Average Household Size	2.8	2.7	2.4
Median Age	42.9	41.3	40.6
Median Household Income	\$66,000	\$71,030	\$72,102
<b>EDUCATION</b>			
Bachelor's/Grad/Prof Degree	22%	27%	28%
Some College	43%	39%	39%
High School Graduate	28%	24%	23%
No High School Diploma	7%	10%	10%
<b>EMPLOYMENT</b>			
Unemployment Rate	.8%	1.9%	2.1%
White Collar	54%	31%	65%
Blue Collar	36%	29%	25%
Services	10%	10%	10%
<b>BUSINESS</b>			
Total Businesses	9	96	204
Total Employees	170	1,500	3,359



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