



FOR LEASE

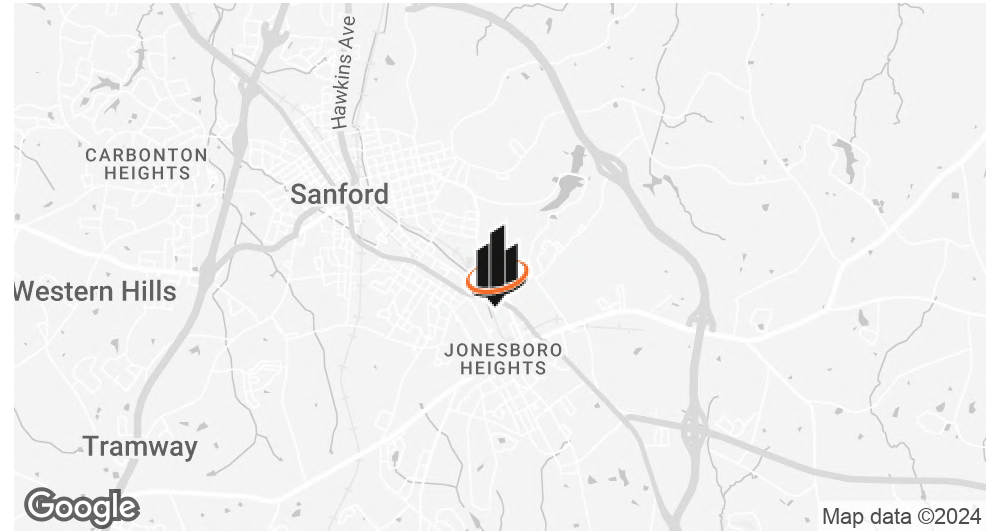
# MOORE BUSINESS PARK

201-225 COMMERCIAL COURT | SANFORD, NC 27330

JOHNNY WEHMANN  
919.287.3218 | johnny.wehmann@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |                   |
|-------------------------|-------------------|
| <b>BUILDING SIZE:</b>   | ±19,250 SF        |
| <b>AVAILABLE SF:</b>    | ±2,750 - 3,006 SF |
| <b>ZONING:</b>          | C-2               |
| <b>LEASE RATE/TYPE:</b> | \$12.00/SF (NNN)  |
| <b>TICAM:</b>           | \$2.90/SF         |

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **225 and 201 Commercial Court at Moore Business Park in Sanford, NC.**

**Fully conditioned, Suite 225 is a ±3,006 SF flex space** featuring beyond drop ceilings ('16 - '19, '16 at center), a front office, two dock high doors (currently sealed), two restrooms with handicap showers, a kitchenette, utility closet, and a storage room/private office. **Suite 201 is a ±2,750 SF suite** currently built out with 10+ offices, a dock high door (currently sealed), three restrooms, and a kitchenette.

## PROPERTY HIGHLIGHTS

- Abundant on-site and ample truck-dock parking, outside storage area available
- Building is on Sanford public water & sewer
- The owner will consider tenants that need to strip the spaces down to more compatible warehouse uses

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# PROPERTY OVERVIEW



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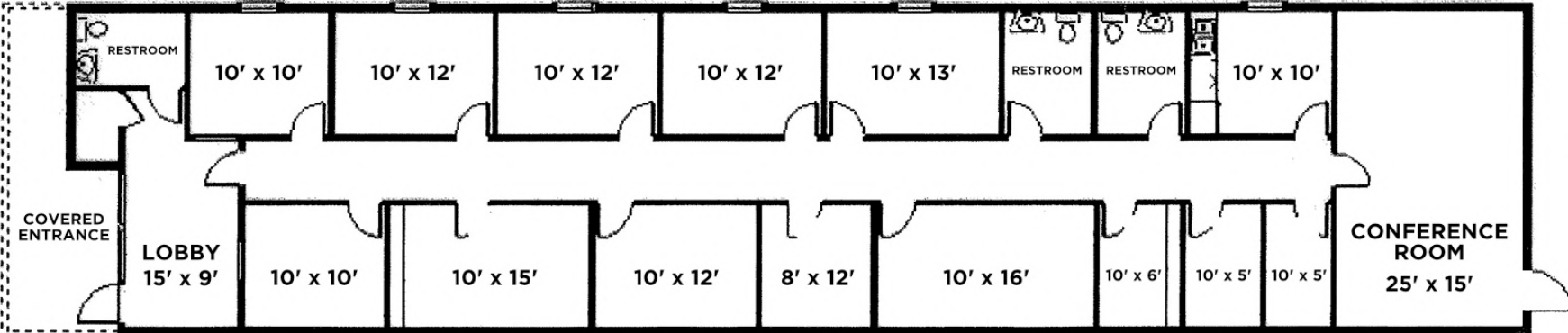
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**FLOOR PLAN (SUITE 201)**



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**INTERIOR PHOTOS (SUITE 201)**

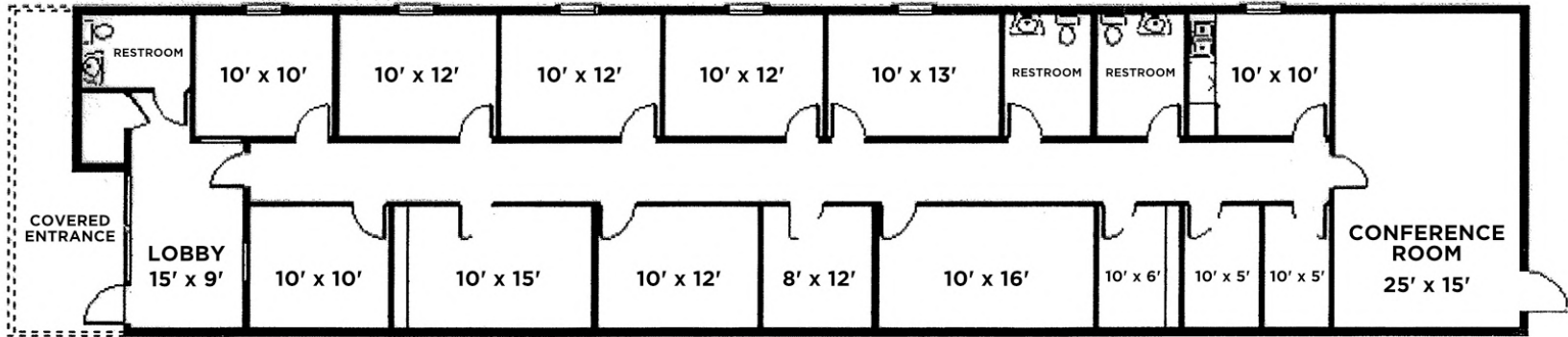


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# FLOOR PLAN (SUITE 225)



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**INTERIOR PHOTOS (SUITE 225)**



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**INTERIOR PHOTOS (225 COMMERCIAL COURT)**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

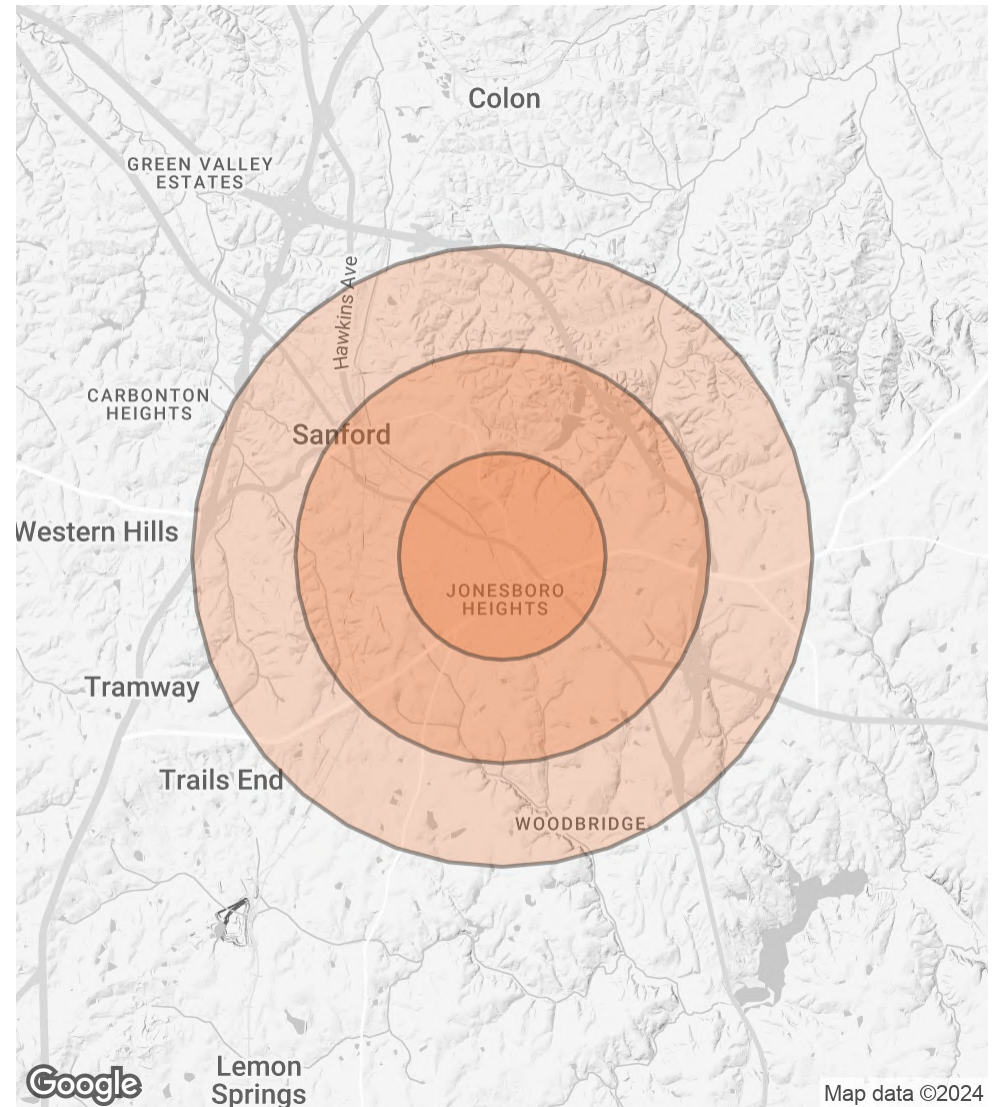
## POPULATION

|                             | 1 MILE | 2 MILES | 3 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 3,905  | 12,671  | 21,720  |
| <b>AVERAGE AGE</b>          | 39.7   | 35.5    | 35.6    |
| <b>AVERAGE AGE (MALE)</b>   | 40.2   | 35.7    | 35.3    |
| <b>AVERAGE AGE (FEMALE)</b> | 41.9   | 36.3    | 37.2    |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 1,499     | 4,801     | 8,315     |
| <b># OF PERSONS PER HH</b> | 2.6       | 2.6       | 2.6       |
| <b>AVERAGE HH INCOME</b>   | \$39,983  | \$38,391  | \$44,555  |
| <b>AVERAGE HOUSE VALUE</b> | \$211,569 | \$179,889 | \$164,594 |

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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