

PROPERTIES AND BUSINESS FOR SALE

107 Charlotte Ave; 104 Hawkins Ave; 0 Hawkins Ave
Sanford, NC 27330



PROPERTY DESCRIPTION

Two buildings occupying three parcels of land in downtown Sanford, NC and located within an Opportunity Zone. The properties are occupied by a 100+ year old profitable printing business (sold in addition to the real estate) as well as a nail salon tenant.

Buyer must purchase both business and Real Estate
[click here for Business listing info.](#)

OFFERING SUMMARY

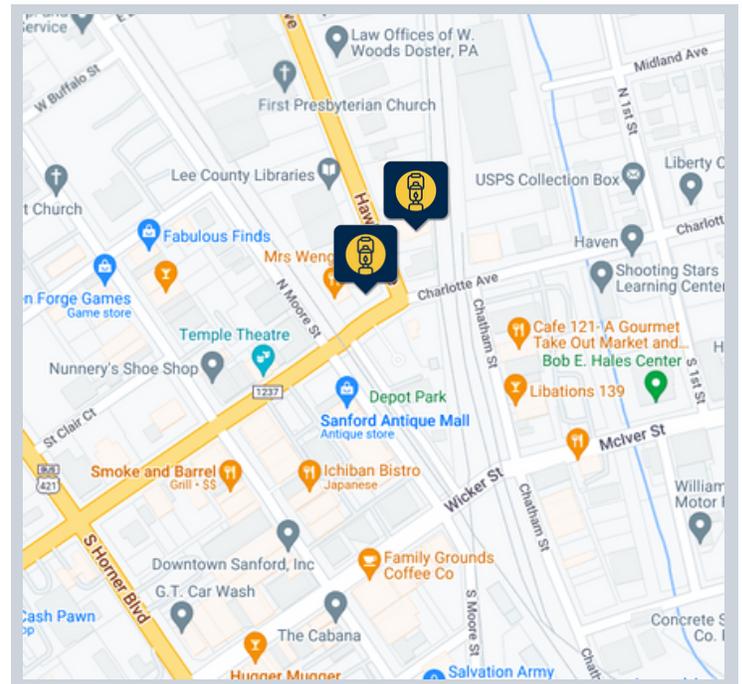
| | |
|-----------------------------------|-------------|
| Real Estate Price: | \$700,000 |
| Business Price: | \$1,050,000 |
| Total Acreage: | 0.73 Acres |
| Total Square Footage: | 10,500 SF |
| • 104 Hawkins Ave Production: | 4,800 SF |
| • 107 Charlotte Ave Warehouse: | 4,400 SF |
| • 107 Charlotte Ave Tenant Space: | 1,300 SF |

Interested?
Contact us for more information

Shipman Northcutt, Vice President
Shipman@southatlanticsites.com
919.271.7504

LOCATION DESCRIPTION

Properties are nestled in the heart of historic downtown Sanford, NC overlooking Depot Park. The location is conveniently situated near US-421, US Route 1, and NC Route 87, which offer connectivity to Raleigh, Durham, Fayetteville, and Greensboro.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

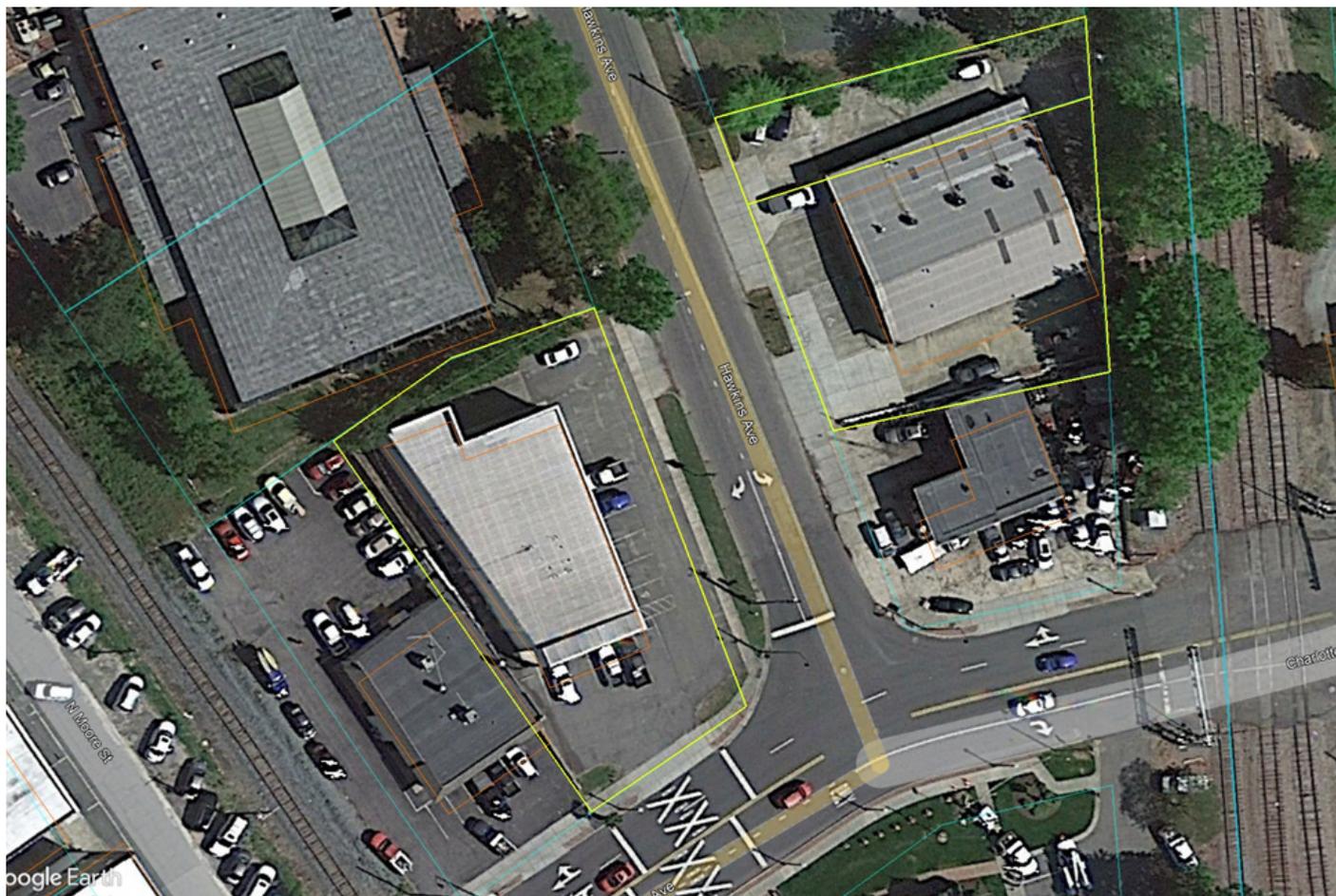
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South
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AERIAL & PROPERTY BOUNDARY



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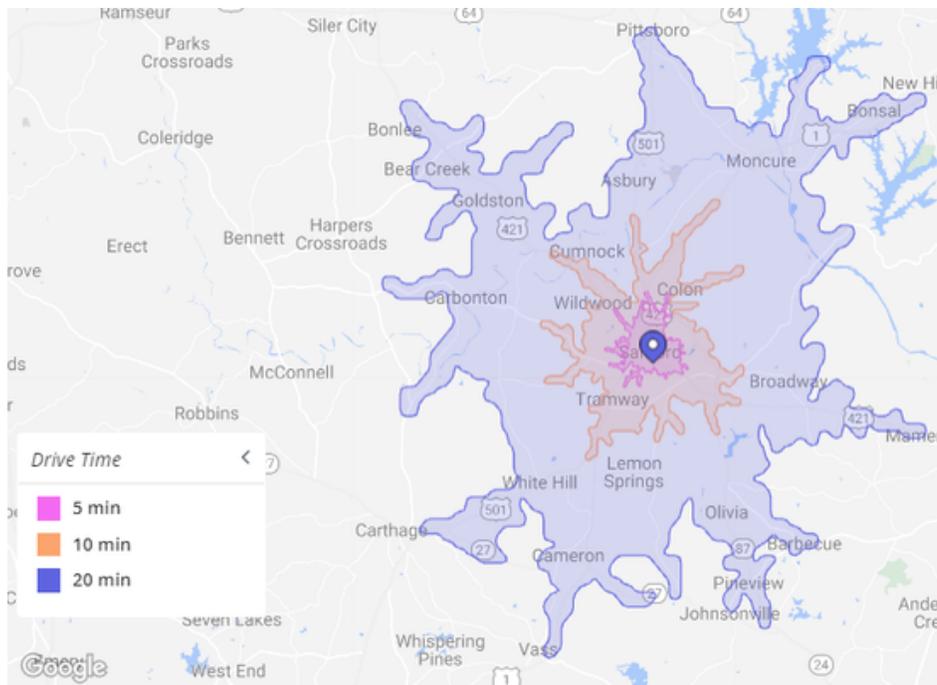
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DEMOGRAPHIC INFORMATION



*Based on 2022 Data

| Population | | 5 Min Drive | 10 Min Drive | 20 Min Drive |
|-----------------------|----------------|-------------|--------------|--------------|
| Total Population | 2022 | 16,054 | 28,020 | 70,365 |
| | 2027 Projected | 16,290 | 28,687 | 71,886 |
| | 2032 Projected | 16,656 | 29,475 | 73,909 |
| Household Information | | 5 Min Drive | 10 Min Drive | 20 Min Drive |
| Households | 2022 | 5,950 | 10,526 | 26,938 |
| | 2027 Projected | 6,044 | 10,787 | 27,520 |
| | 2032 Projected | 6,188 | 11,092 | 28,303 |
| Persons Per Household | | 2.58 | 2.59 | 2.58 |

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