

Redevelopment Opportunity

511 Wicker St / 0 Wicker St / 0 Pershing St, Sanford, NC 27330



Property Summary

TOTAL SIZE

6.66 AC

TYPE

Industrial & Land

ZONING

Light Industrial

LOCATION

Heart of DT Sanford

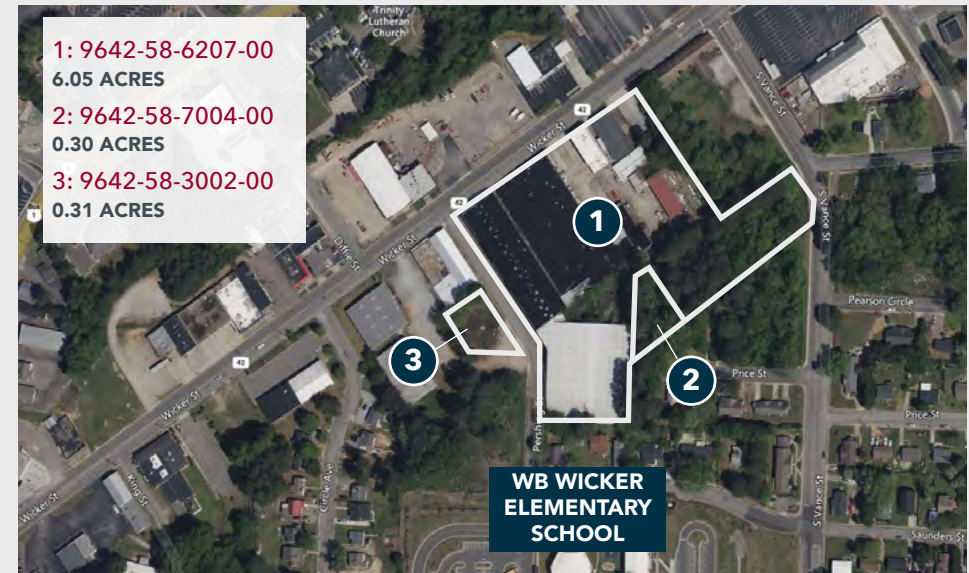
Property Overview

- 6.66 Acres
- Parcel Numbers
 - » 9642-58-6207-00
 - » 9642-58-7004-00
 - » 9642-58-3002-00
- Zoned: Light Industrial
- Future use: Neighborhood Center
- [Place Type Descriptions](#)
- [San Lee Place Types](#)
- 511 Wicker is occupied by Divine Finds Thrift Store
- Site is adjacent to the renovated W.B. Wicker Elementary School, home to over 900 students
- Located in the heart of downtown Sanford
- Sale price: \$975,000

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	6,790	28,179	41,423
Daytime Population	9,937	33,320	47,662
Median Age	36.1	37.8	37.2
Median Household Income	\$44,580	\$54,503	\$59,332
Median Home Value	\$158,462	\$255,222	\$260,846

Property may be viewed **by appointment with the listing agent only.**



Downtown Sanford Attractions

RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

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

BREWERIES & BARS

1. Wild Dogs Brewing Co
2. Hugger Mugger Brewing
3. The Smoke & Barrel
4. Libations 139
5. Local Joe's Tap & Grill

RETAIL

1. Sanford Antique Mall
2. High Cotton Couture
3. Southern Jewelers
4. A Few Nice Things
5. 2nd Glances Consignment
6. Nunnery's Shoe Shop
7. Gown & Tux
8. Added Accents
9. Books at a Steal
10. Sweet Southern Charm

ARTS, ENTERTAINMENT & PARKS

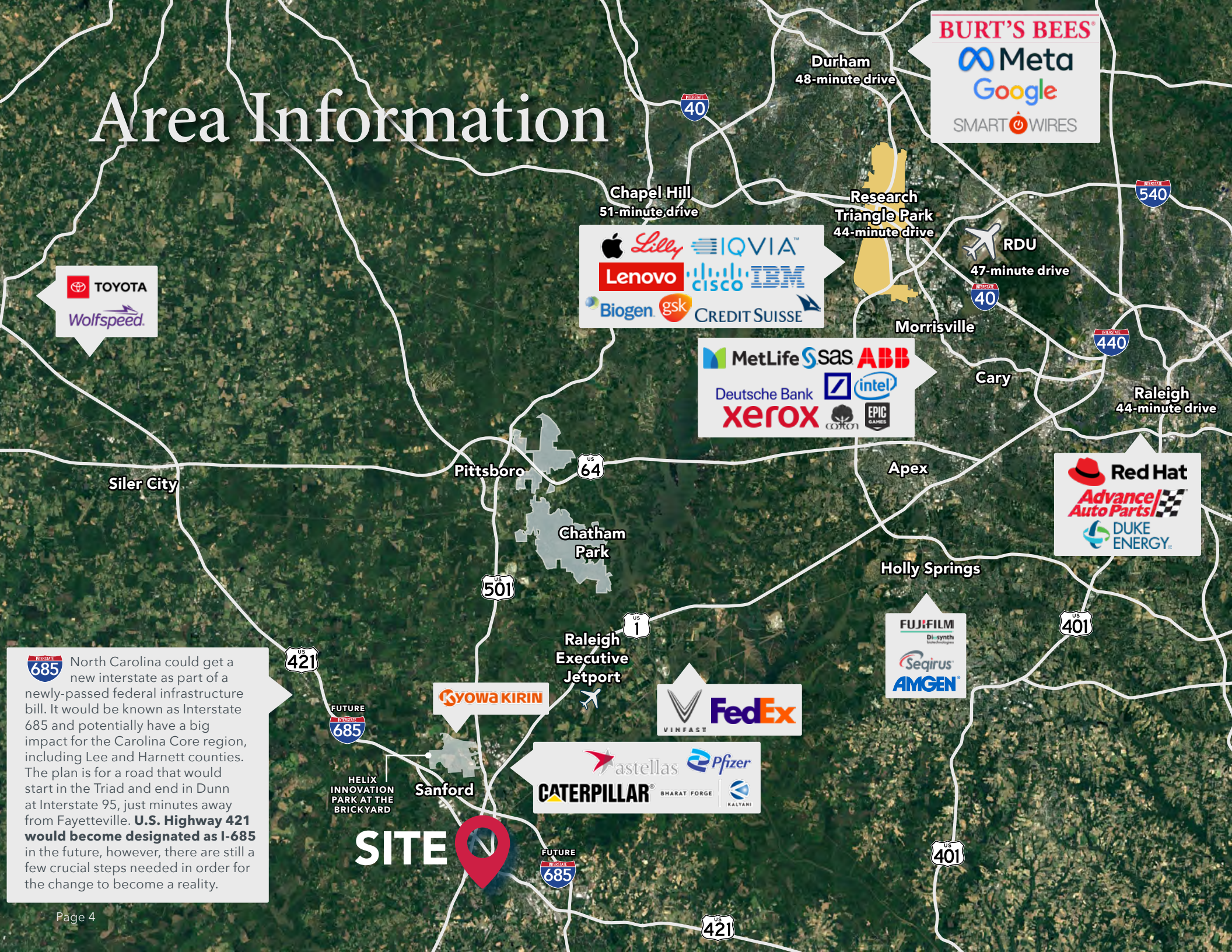
1. The Temple Theatre
2. Mural Trail
3. The Mann Center
4. Depot Park



WICKER / PERSHING



Area Information



685 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.

Triangle Overview

REGIONAL POPULATION



70%

POPULATION
GROWTH
(2000-2018)



37

MEDIAN
AGE



64

PEOPLE MOVING
TO THE REGION
EVERY DAY



1.1 M

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



15.4

MILLION
PASSENGERS
IN 2025

55%

INCREASE
SINCE 2015

400+

DAILY FLIGHTS
Over 79 nonstop destinations
14 international destinations
17 major airlines



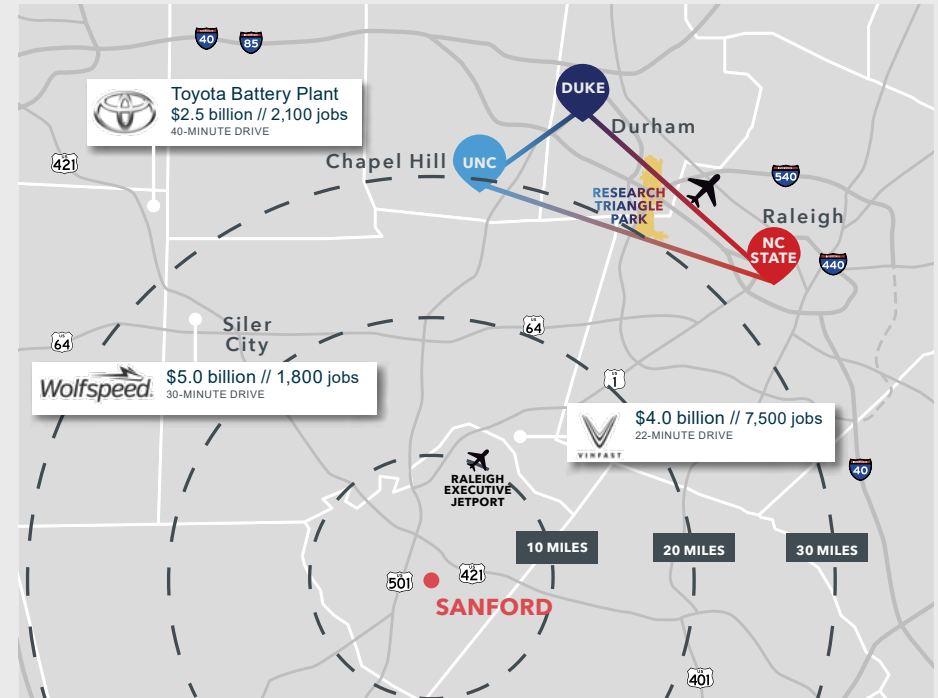
RAIL

CSX, NORFOLK SOUTHERN, AND NORTH
CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED



65,000

ANNUAL
GRADUATES



\$2.9B

R&D RESEARCH
CONDUCTED AT TIER 1
UNIVERSITIES

Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.

807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher

Growth Corridor Spotlight: Riverbirch Redevelopment

Sanford is entering a new chapter of growth, fueled by transformative projects like the Riverbirch Shopping Center redevelopment. In September 2025, the Sanford City Council approved \$4.4 million in incentives to support CASTO Development's \$64 million revitalization of the center.

The project would deliver Sanford's first Target and a new-to-market regional grocery by 2030, anchoring a modern retail destination that is expected to generate more than \$100 million in annual sales and \$3M+ in new local tax revenues. Local leaders hail the redevelopment as a "game-changer" that will recapture \$74M in retail spending leakage and solidify Sanford's place as a thriving growth corridor for the Triangle region.

The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.

