

INDUSTRIAL PROPERTY FOR SALE

815 WOODLAND AVE

815 Woodland Ave | Sanford, NC 27330

GRAHAM STOREY
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CITYPLAT
COMMERCIAL REAL ESTATE

815 WOODLAND AVE

Sanford, NC 27330

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PROPERTY DESCRIPTION

815–817 Woodland Ave offers the opportunity to acquire a well-located, small-bay flex/warehouse property in Sanford, NC with in-place income and clear value-add upside. The building totals 10,550 SF and is configured into two separate units, providing flexibility for investors and potential future owner-users.

This asset is well-suited for buyers seeking a straightforward value-add investment through lease rollover, rent growth, and long-term repositioning potential in a market with limited small flex inventory.

PROPERTY HIGHLIGHTS

- 10,550 SF building with 2 units
- Zoned C-2 in Sanford
- Clear value-add through rent growth and re-tenanting

OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	2
Lot Size:	0.35 Acres
Building Size:	10,550 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	475	2,051
Total Population	612	1,567	6,087
Average HH Income	\$47,419	\$47,450	\$49,179

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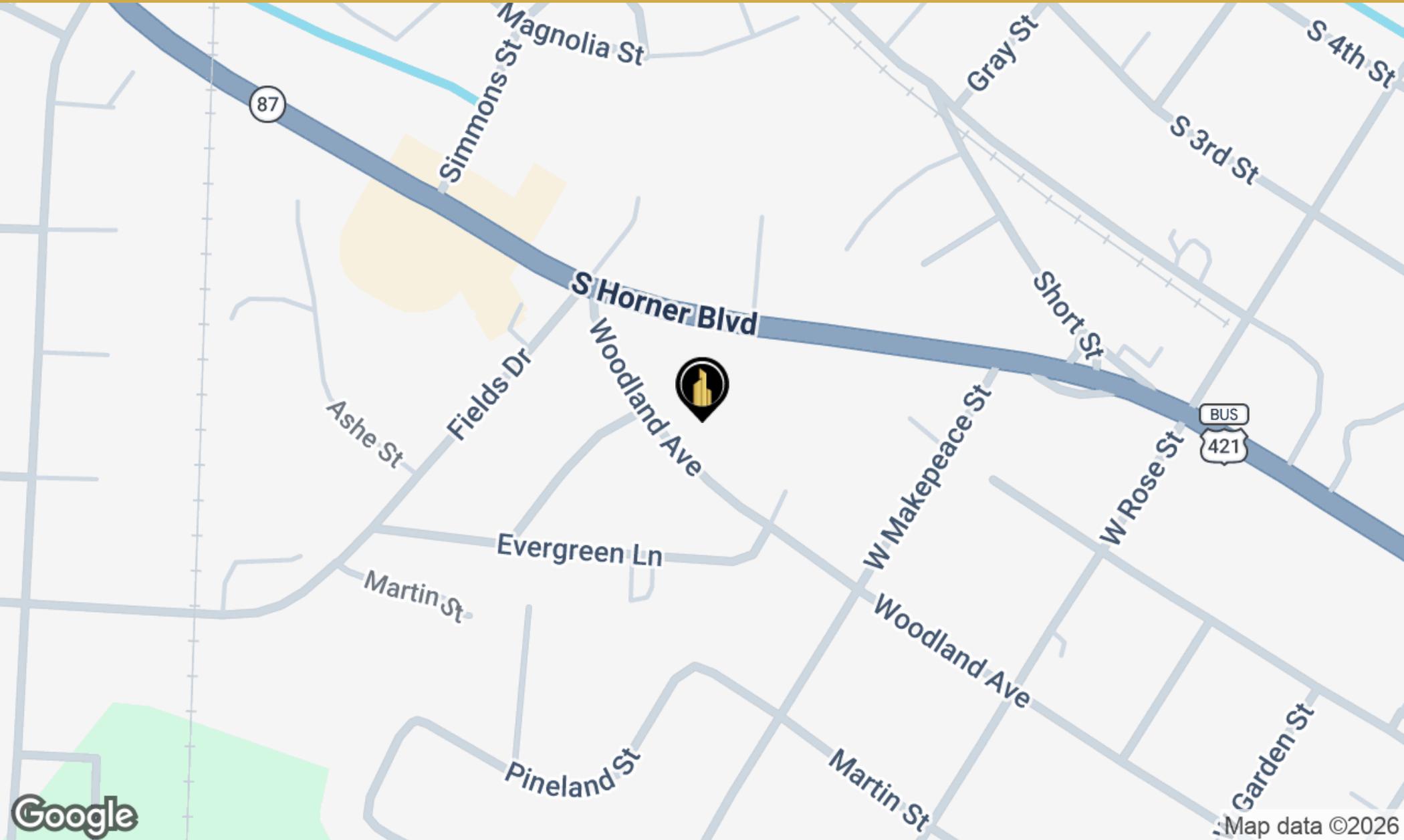
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Map data ©2026

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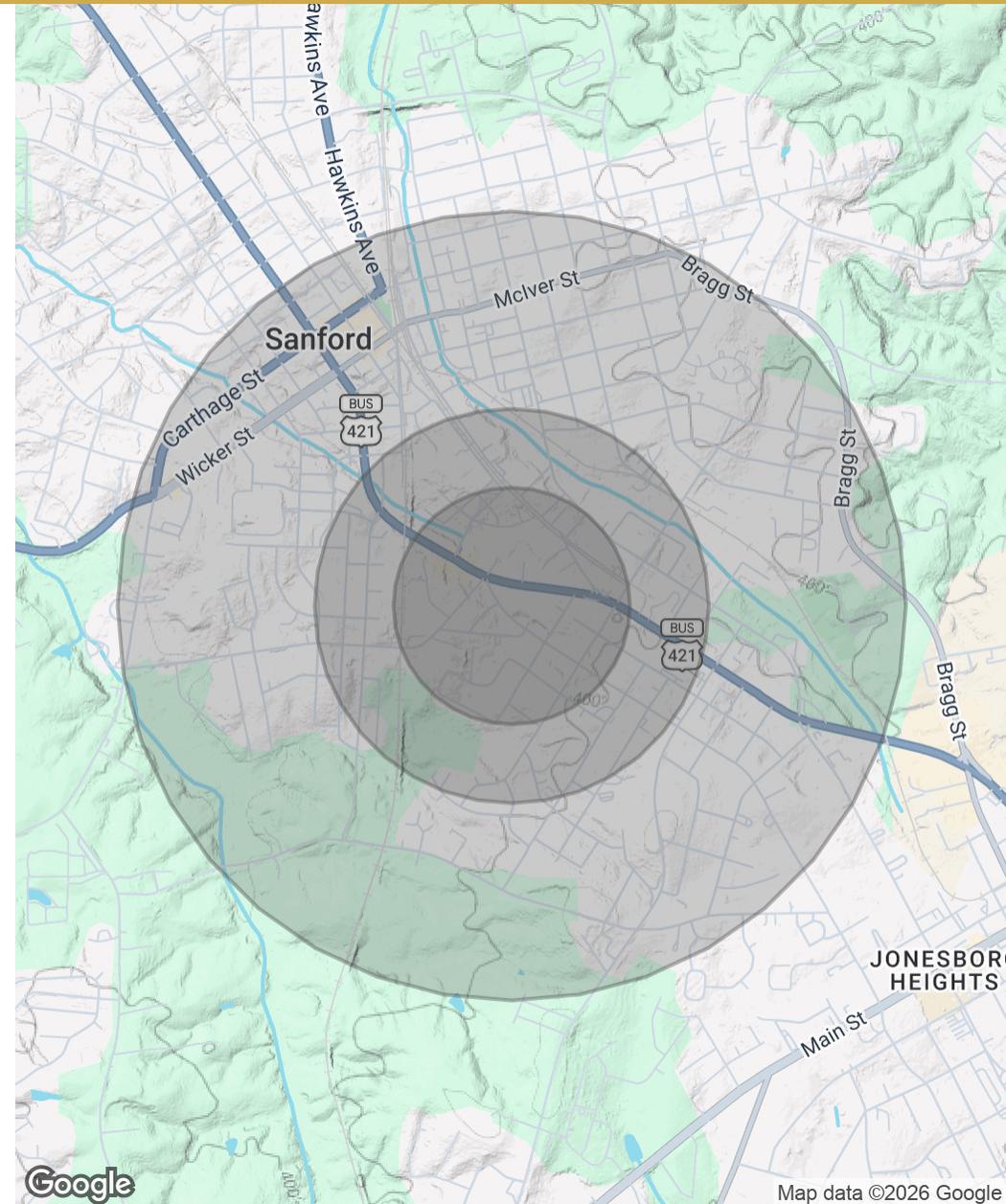
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	612	1,567	6,087
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	475	2,051
# of Persons per HH	3.6	3.3	3
Average HH Income	\$47,419	\$47,450	\$49,179
Average House Value	\$115,376	\$116,431	\$119,602

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.