

RIVERBIRCH

SANFORD, NC



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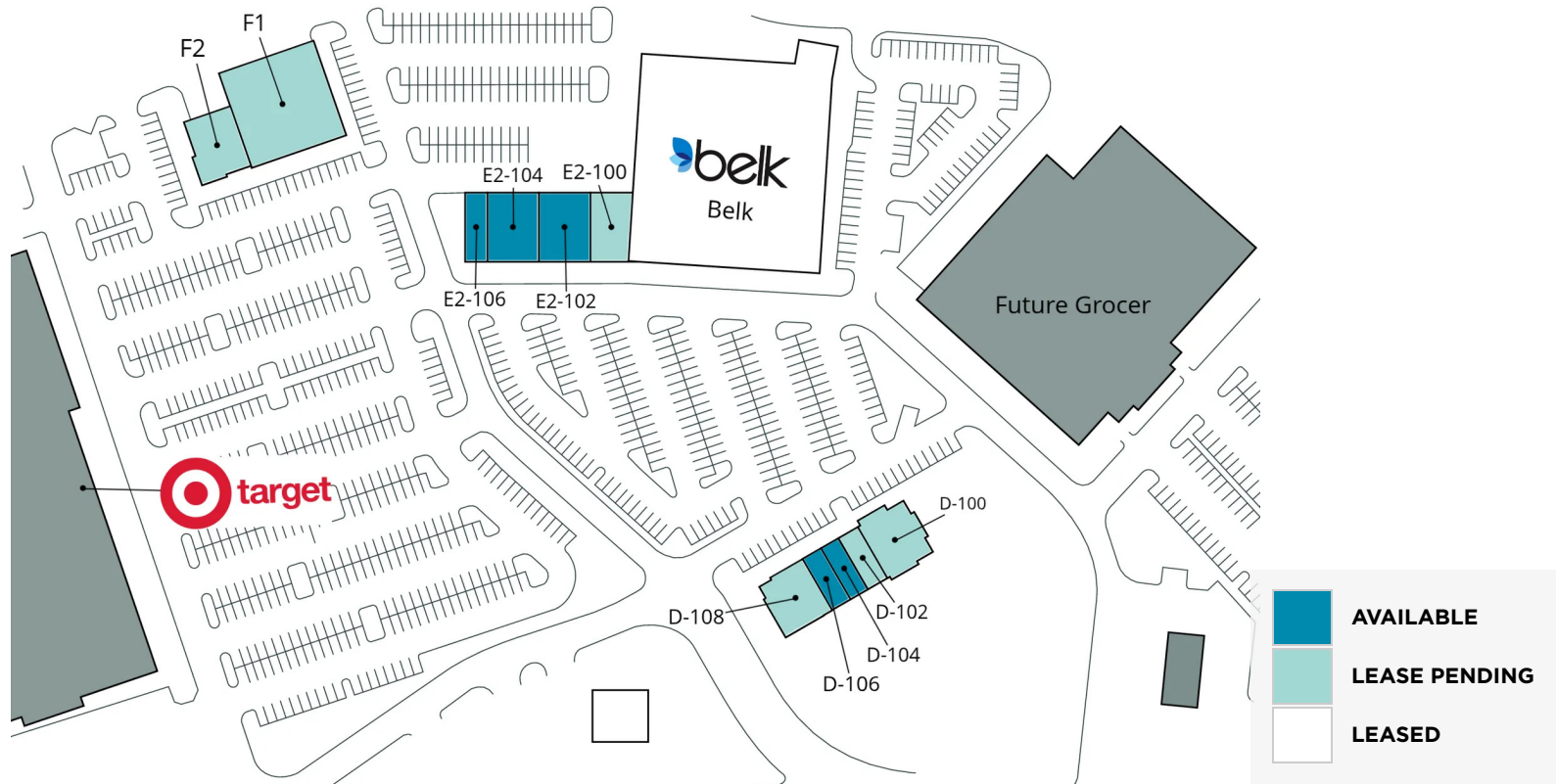
RIVERBIRCH REDEVELOPMENT

OPENING FALL 2027



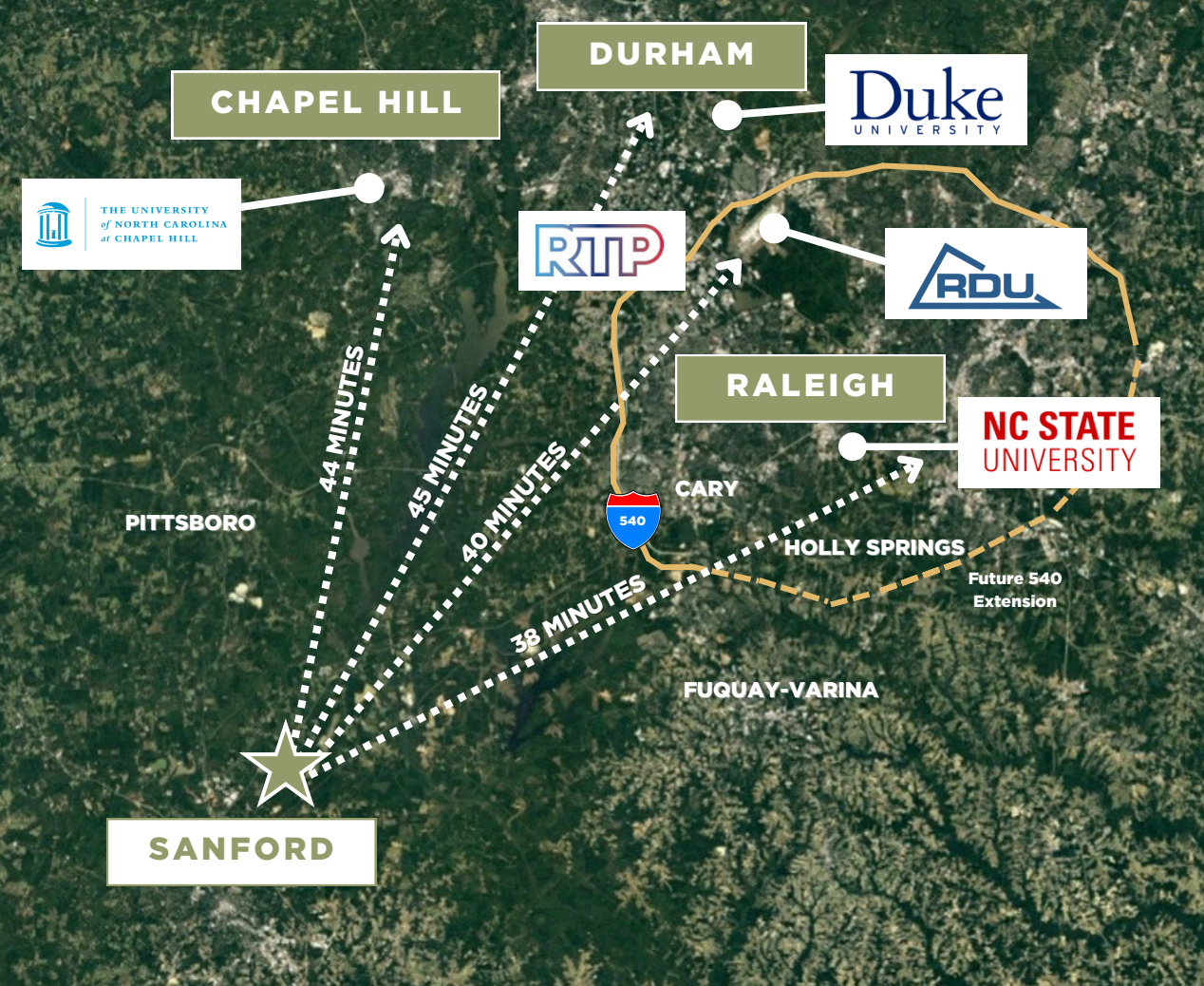
SITE RENDERINGS





SUITE	TENANT NAME	SPACE SIZE
F1	Lease Pending	11,793 SF
F2	Lease Pending	2,370 SF
E1-100	Belk	41,872 SF
E2-100	Lease Pending	2,696 SF
E2-102	Available	3,683 SF
E2-104	Available	3,510 SF

SUITE	TENANT NAME	SPACE SIZE
E2-106	Available	1,631 SF
D-100	Lease Pending	3,341 SF
D-102	Lease Pending	1,419 SF
D-104	Available	1,181 SF
D-106	Available	1,180 SF
D-108	Lease Pending	3,043 SF



SANFORD AT A GLANCE

\$74K

Median household income within 1/2 mile of site

24

Four year colleges within one hour of Sanford

\$9B

Proposed capital investments in market area

2M

Population within a 50-minute drive time of Sanford

80.7

One of the lowest cost of living communities of all Raleigh suburbs

SANFORD IS ON THE RISE.

Ideally situated in Lee County, Sanford is in the heart of the corridor of growth for the Triangle and is a convenient drive to Raleigh, RDU International Airport and Research Triangle Park. Exploding in growth, new companies are moving into this popular suburb everyday with over \$9 billion in proposed capital investments bringing in over 9,000 jobs announced over the last few years. New growth along the US-1 and US-421 corridors include hundreds of new multifamily and residential units in addition to manufacturing, biomedical, and technology companies.

From arts and entertainment to education, job opportunities, and outdoor adventure—it's all happening in the heart of Sanford, North Carolina. Due to its well-positioned central location, Sanford has all the advantages of big city opportunity with the livability of a smaller town community. Rich in history and diversity, Sanford provides many unique offerings to its community from antique and pottery malls and local breweries to nature preserves. Yet within a short drive to Raleigh, Durham or Chapel Hill, Sanford is able to enjoy the amenities of a larger metro area including many universities and world-renowned business communities.

No matter how you look at it, Sanford is well-positioned for opportunity. The redevelopment of Riverbirch will be a key part of the future for this community.

ECONOMIC GROWTH



With new businesses moving into the Research Triangle and surrounding areas, Sanford is at the heart of one of the most desirable markets in the country.

Some of the nation's best known companies thrive in Sanford including Moen, Wyeth, Tyson Foods, and Caterpillar, with many new and existing companies planning to expand.

Apple

- plans to open a 700,000 s.f. campus in RTP with 3,000 jobs and \$1B investment

Toyota

- building a lithium battery plant in Liberty, NC, adding 5,000 jobs

Wolfspeed

- building \$5 billion chip manufacturing facility in Siler City, NC

Vinfast

- building 1,765 acre manufacturing plant in Moncure, NC

Pfizer

- building \$500 million expansion of existing Sanford campus

Astellas

- opened \$109.4 million manufacturing facility with 209 jobs in Sanford

Abzena

- building \$213 million facility with 325 jobs in Sanford

Service Offsite Solutions

- building 240,000 s.f. Sanford facility with \$11.8 million investment, adding 235 jobs

MARKET AERIAL

