

0 N MAIN STREET
BROADWAY, NC 27505

INDUSTRIAL / COMMERCIAL LAND FOR SALE OR LEASE



PROPERTY OVERVIEW

- 1.56 Acres
- Zoned LI (Light Industrial)
- PIN#: 9682-32-7853-00
- Water, power and sewer onsite
- Zoning allows for a variety of industrial, flex, and retail uses
- Site can accommodate two freestanding buildings
- Lease rate: \$2000/month
- Sale price: \$375,000

PERMITTED USES



PROPERTY DESCRIPTION

Excellent Industrial Outdoor Storage (IOS) opportunity in the growing Broadway/Sanford market. This 1.56-acre Light Industrial (LI) site features water, sewer, and power onsite, making it ideal for contractors, truck and trailer parking, equipment storage, fleet operations, and other industrial service users. Conveniently located just 10 minutes from Downtown Sanford, US Highway 421, and NC Highway 42, the property offers flexible zoning and strong development potential in one of the region's expanding industrial corridors.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,550	5,381	12,746
Daytime Population	1,306	4,207	14,714
Median HH Income	\$58,769	\$64,727	\$61,334
Median Age	44.0	40.7	41.5
Median Home Value	\$274,844	\$262,697	\$276,250

Source: ESRI 2024

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.

CONCEPT PLAN 1



CONCEPT PLAN 2

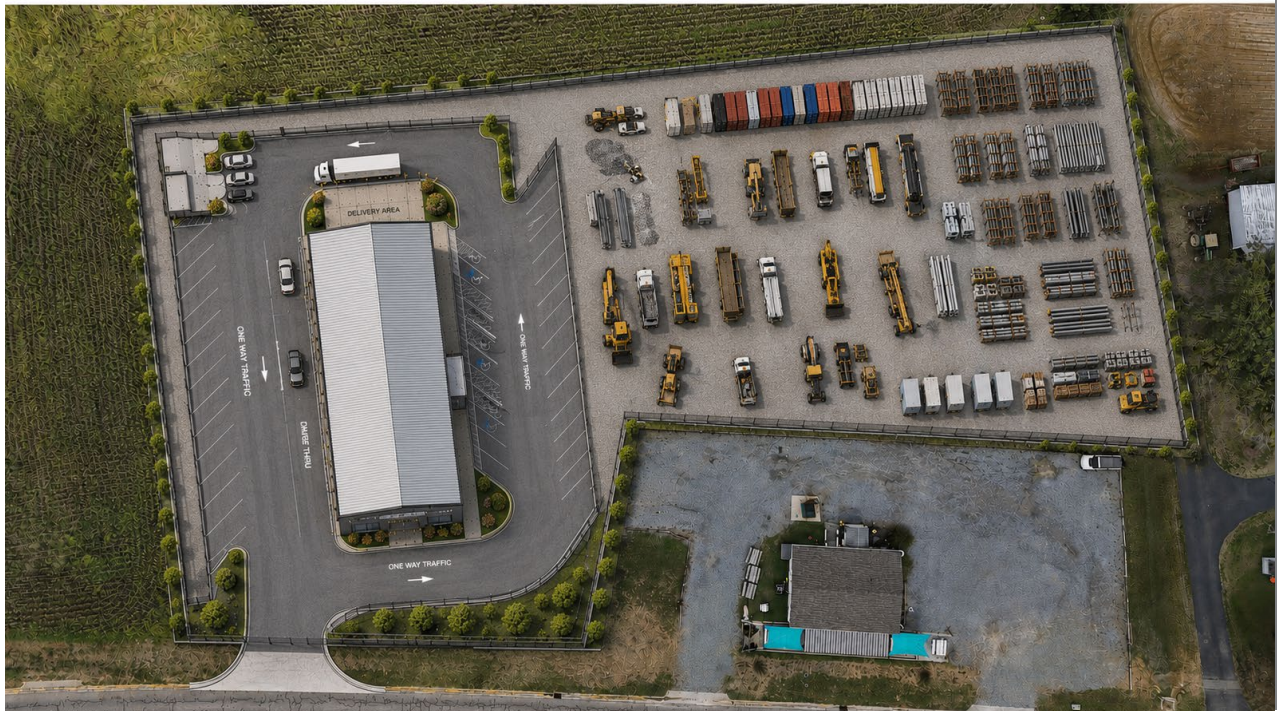


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CONCEPT PLAN 1 RENDERING



CONCEPT PLAN 2 RENDERING



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