



1219 CARTHAGE ST

SANFORD, NC 27330

6,000 - 8,000 SF

BUILD-TO-SUIT OPPORTUNITY

LISTING BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBAHTIA@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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SANFORD, NC 27330

PROPERTY DETAILS

- The approximately 1.01 acre property at 1219 Carthage St, Sanford offers a prime opportunity for a medical/professional office building.
- Preliminary site plans feature options for a 6,000 square feet or 8,000 square feet building, which can be customized to suit specific requirements.
- The property's location is less than a quarter-mile away from Central Carolina Hospital, making it highly convenient for medical professionals and patients.
- Situated in the heart of Sanford's Medical Mile, the property is in a strategic position to benefit from the area's growing medical industry.
- Sanford, located in the Triangle region, is experiencing rapid growth and offers an ideal location for national or regional medical groups looking to expand.

**SALE/LEASE PRICE:
CALL BROKER**



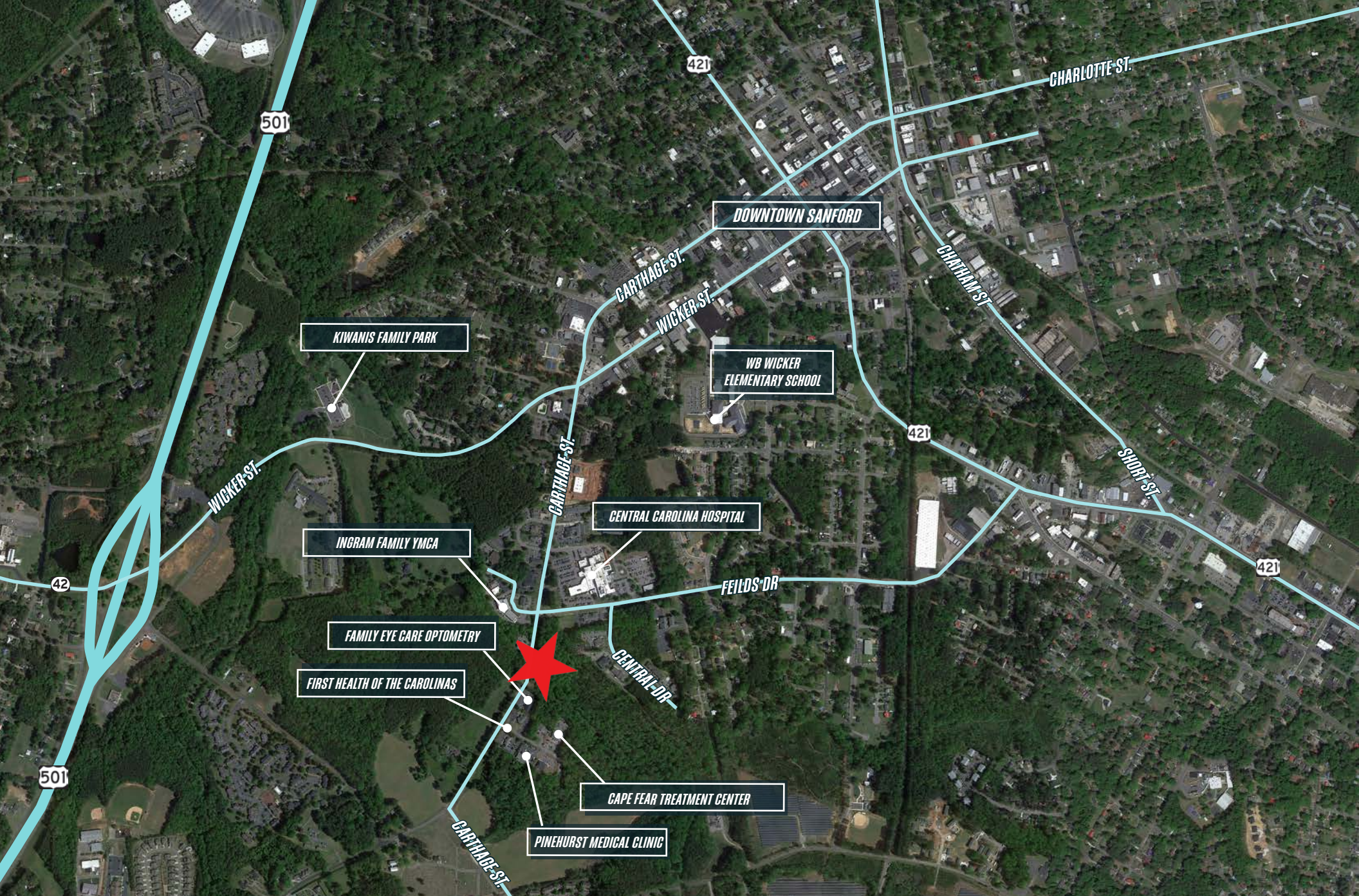
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STATE OF NORTH CAROLINA
COUNTY OF LEE
I, P. Gene Hathaway
REVIEW OFFICER OF LEE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS

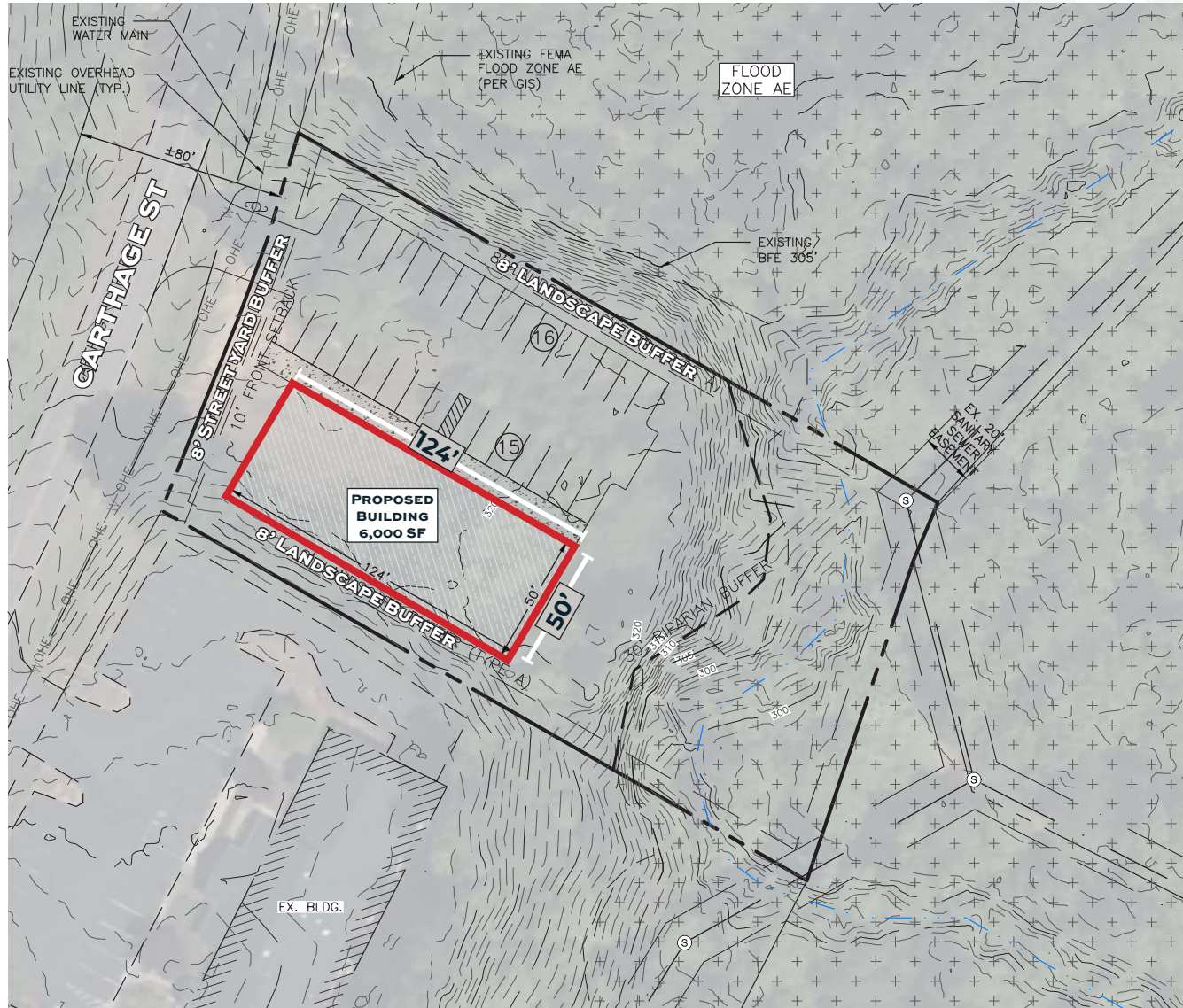
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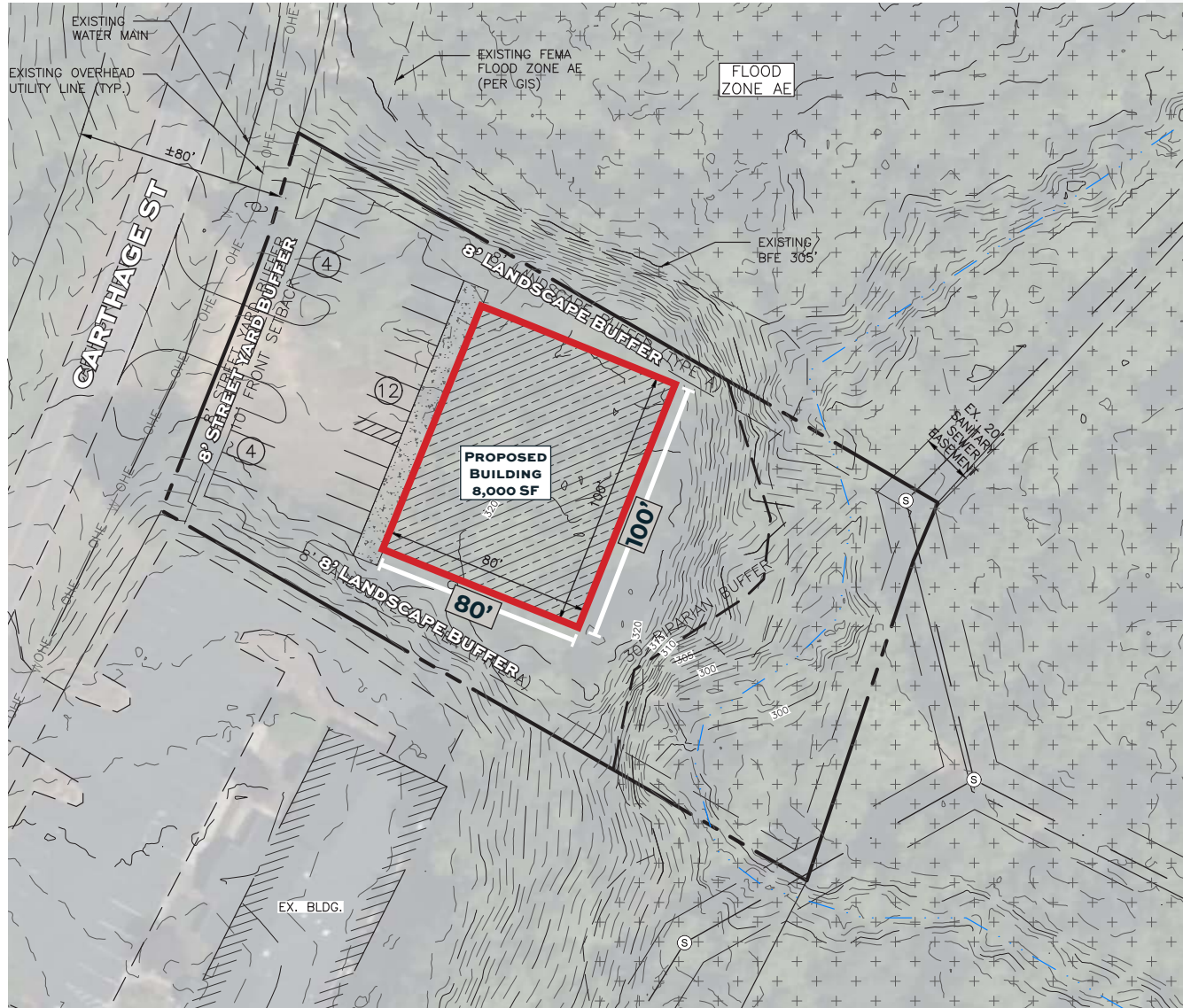
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6,000 SF SITE PLAN



1219 CARTHAGE ST
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8,000 SF SITE PLAN



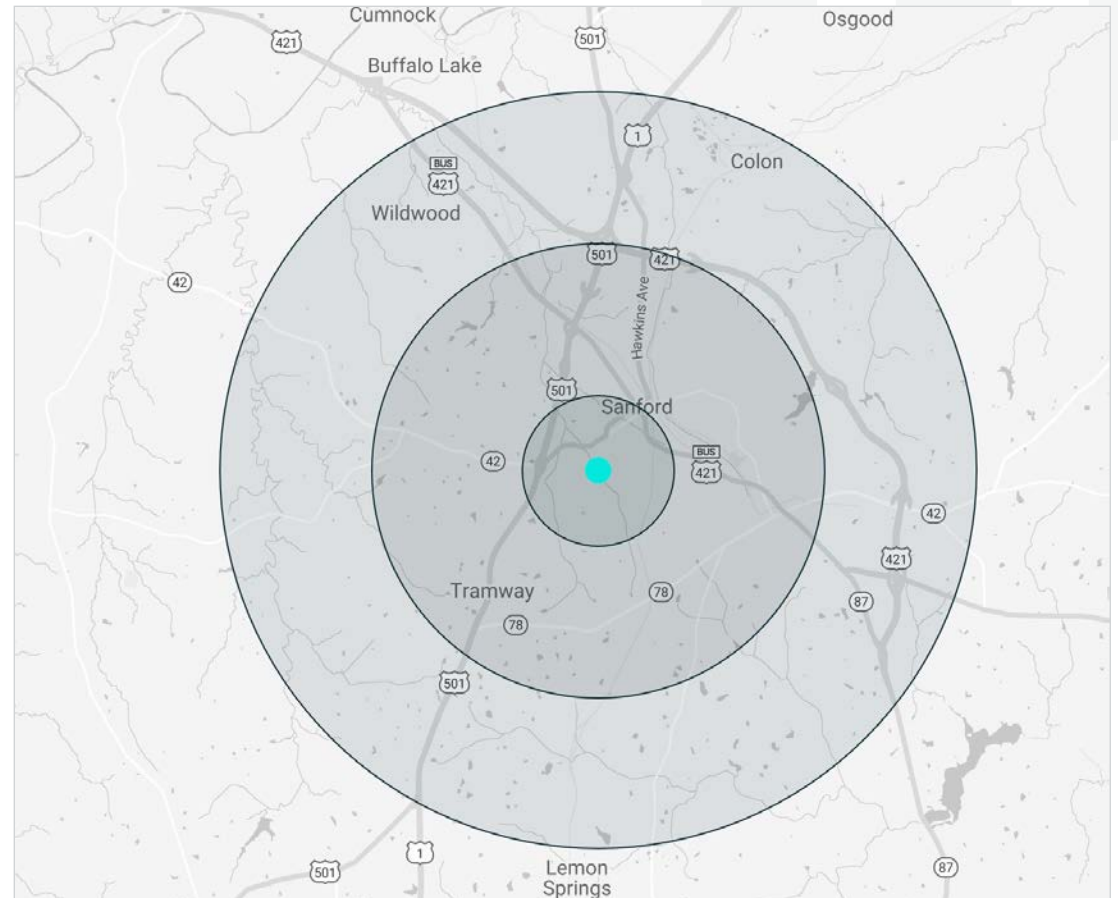
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DEMOGRAPHICS

	1 MILE	
	2023 (Estimated)	2028 (Projected)
POPULATION	4,586	4,708
AVGERAGE HOUSEHOLD INCOME	\$47,844	\$45033

	3 MILE	
	2023 (Estimated)	2028 (Projected)
POPULATION	27,645	28,477
AVGERAGE HOUSEHOLD INCOME	\$78,525	\$77,742

	5 MILE	
	2023 (Estimated)	2028 (Projected)
POPULATION	41,122	42,640
AVGERAGE HOUSEHOLD INCOME	\$82,930	\$82,105

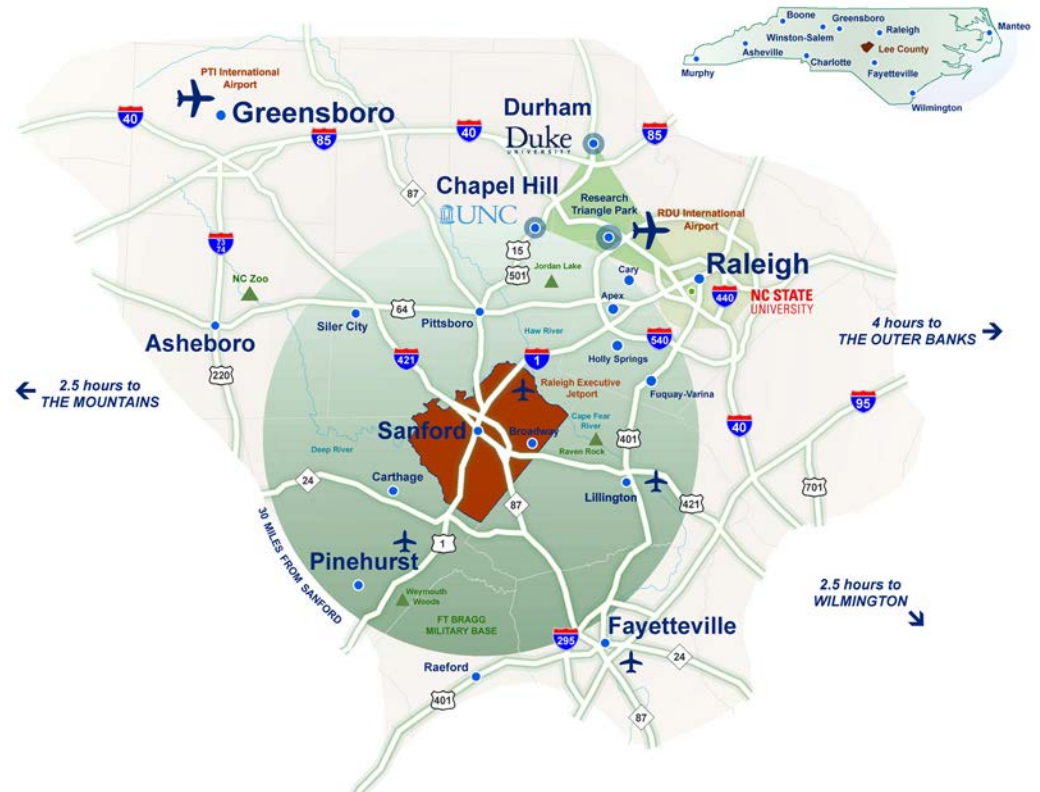


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ABOUT SANFORD

- Sanford is becoming one of the best locations in the country for future growth and new home developments because of its location in the Research Triangle Region, home to about 2.1 million people.
- Sanford's central location and exceptional quality of life offers the conveniences of small town feel with quick and easy access to the Triangle.
- Sanford's robust manufacturing base has drawn global leaders like Pfizer, Moen, Coty and Caterpillar. Retail sales in 2014 were over \$650 million and median family income was a healthy \$56,795.

DRIVE TIMES	MINUTES
RALEIGH	43
DURHAM	49
CHAPEL HILL	47
RESEARCH TRIANGLE PARK	50
FAYETTEVILLE	47



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