

TAYLOR, RITA + DAVID
9652-99-0823-00
SINGLE-FAMILY
RESIDENTIAL
(R-20)

OLDHAM & OLDHAM, INC
9652-99-0823-00
COMMERCIAL
(C-21)

KELLY RD COMMERCIAL

00 Kelly Drive, Sanford, NC 27330

8' BUFFER

PARCEL 3
±2.10 AC

SCM
(45,865 SF)

PARCEL 4
±3.12 AC

PARCEL 2
±5.75 AC

GROCERY
(45,00 SF)

RETAIL
(11,375 SF)

HOTEL
(4-STORY
10,725 SF)

CENTURY 21
COMMERCIAL.

Triangle Group

PARCEL 1
±1.38 AC

DRIVE LLC
-6274-00
Y RESIDENTIAL
(R-20)

KELLY DRIVE (SR)

Pat Flanagan, SVP of Commercial Real Estate

CENTURY 21 Triangle Group

9193023298

License: 295126

Pat.Flanagan@email.com

DRIVE COMMERCIAL

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Property Info & Disclaimer

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Property Description

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Property Photos

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Demographic Analysis

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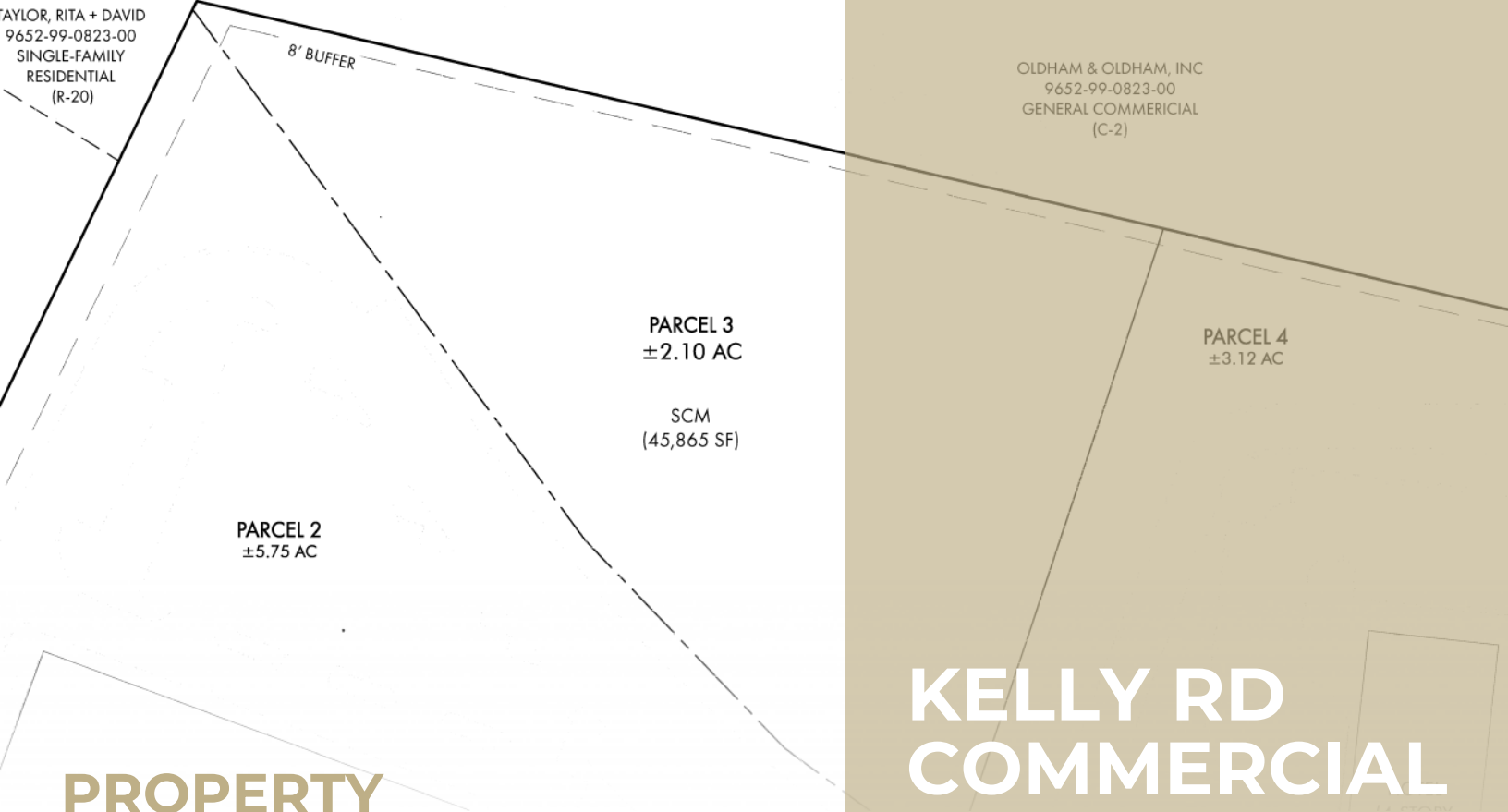
Aerial & Location Report

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RETAIL
(11,300 SF)

KELLY RD COMMERCIAL

20' BUFFER



PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

*00 Kelly Drive
Sanford, NC 27330*

LAND SIZE

12.54 Acres

OLDHAM & OLDHAM, INC
9652-99-0823-00
GENERAL COMMERCIAL
(C-2)

PARCEL 4
±3.12 AC

PARCEL 3
±2.10 AC

SCM
(45,865 SF)

PARCEL 2
±5.75 AC

KELLY RD COMMERCIAL

00 Kelly Drive
Sanford, NC 27330

Company Disclaimer

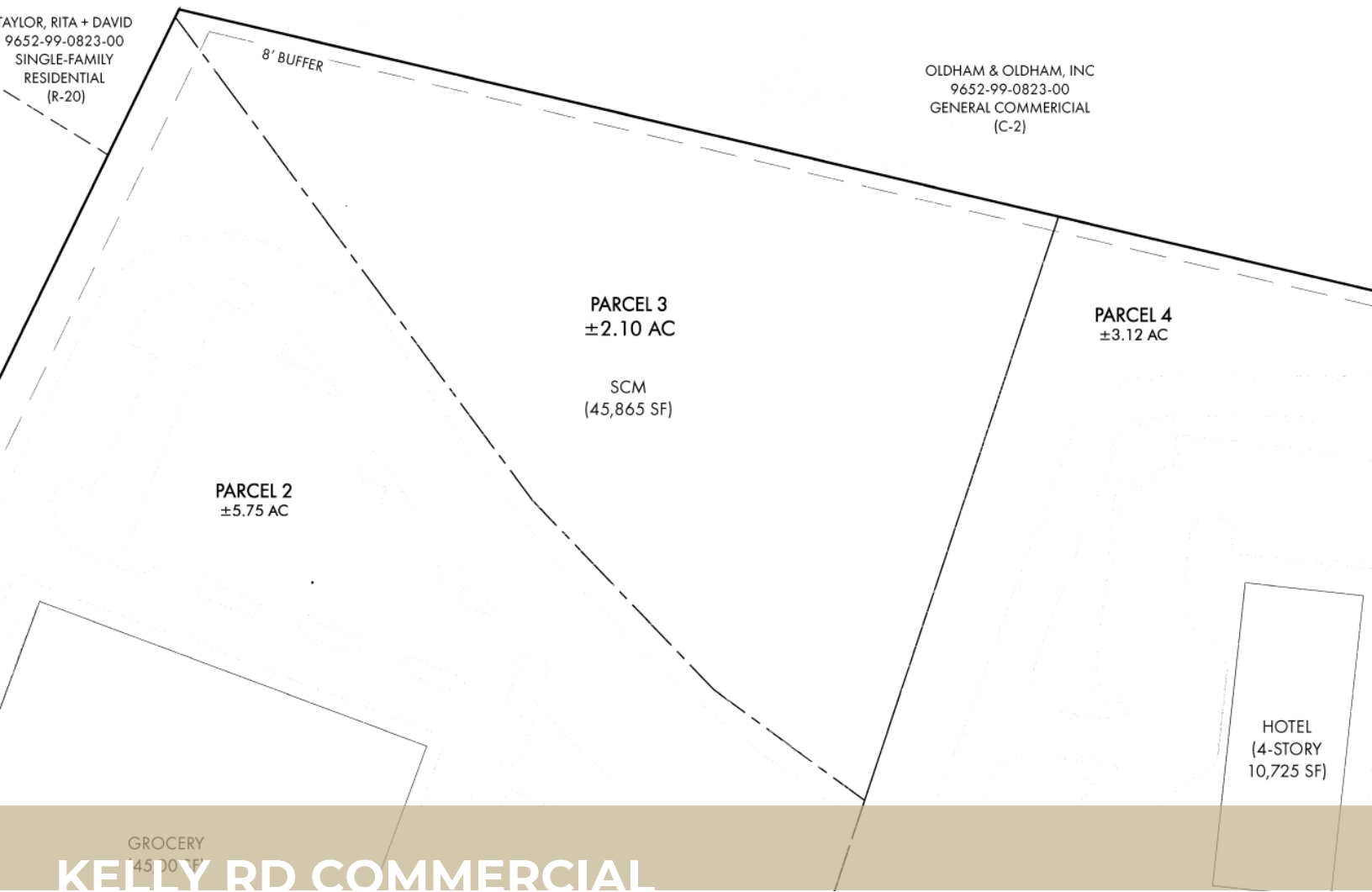
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**CENTURY 21
COMMERCIAL.**
Triangle Group

PROPERTY OVERVIEW

Seize this prime business opportunity in Central Carolina! Just one mile from Central Carolina Community College, this expansive 150,000 sq. ft. space is perfectly positioned for businesses aiming to tap into a growing market. The property is segmented into retail, grocery anchor, and restaurant spaces, providing versatile options for all types of businesses. With 4,000 new rooftops within a 5-mile radius, the potential for customer engagement is immense.

The retail spaces allow businesses to connect with and serve a vibrant community, while the grocery anchor offers a convenient shopping destination for local residents. Additionally, the restaurants create a lively dining hub, catering to students, faculty, and community members. Whether



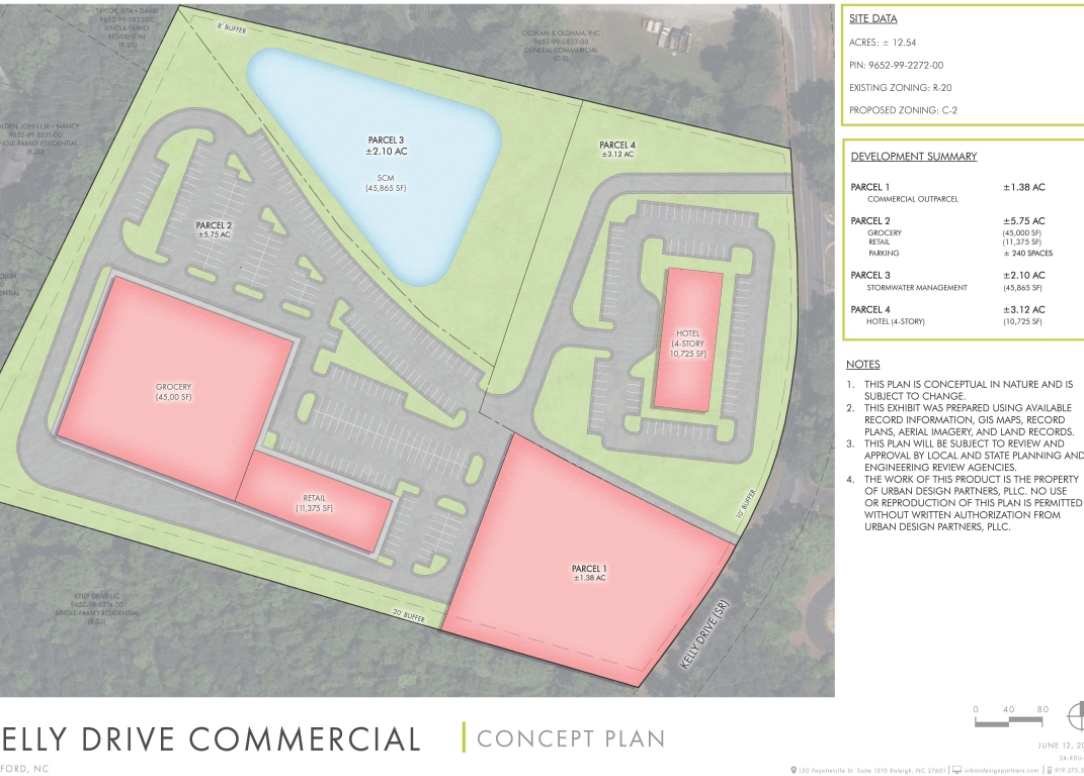
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PROPERTY
PHOTOS



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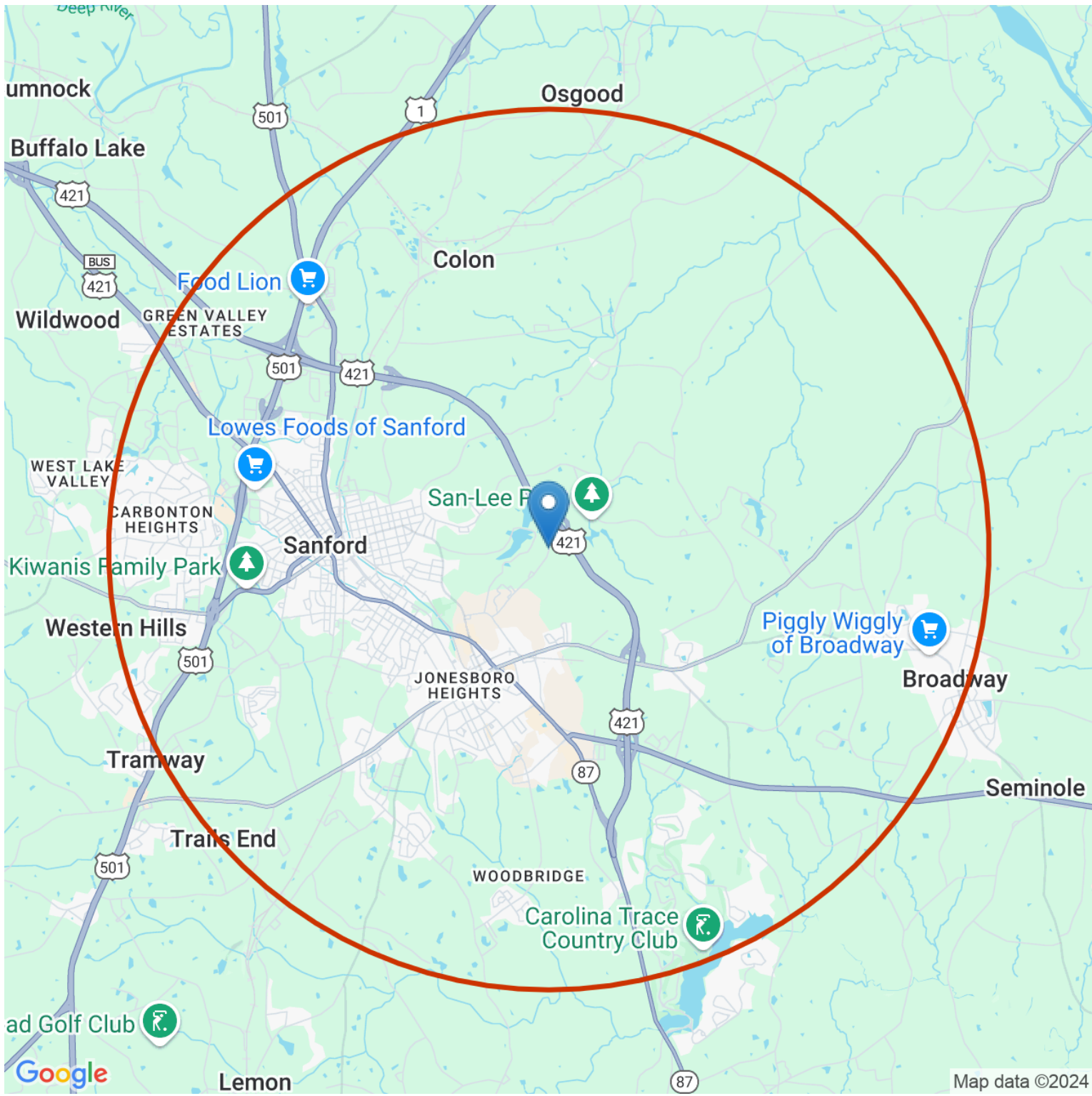
PROPERTY
PHOTOS



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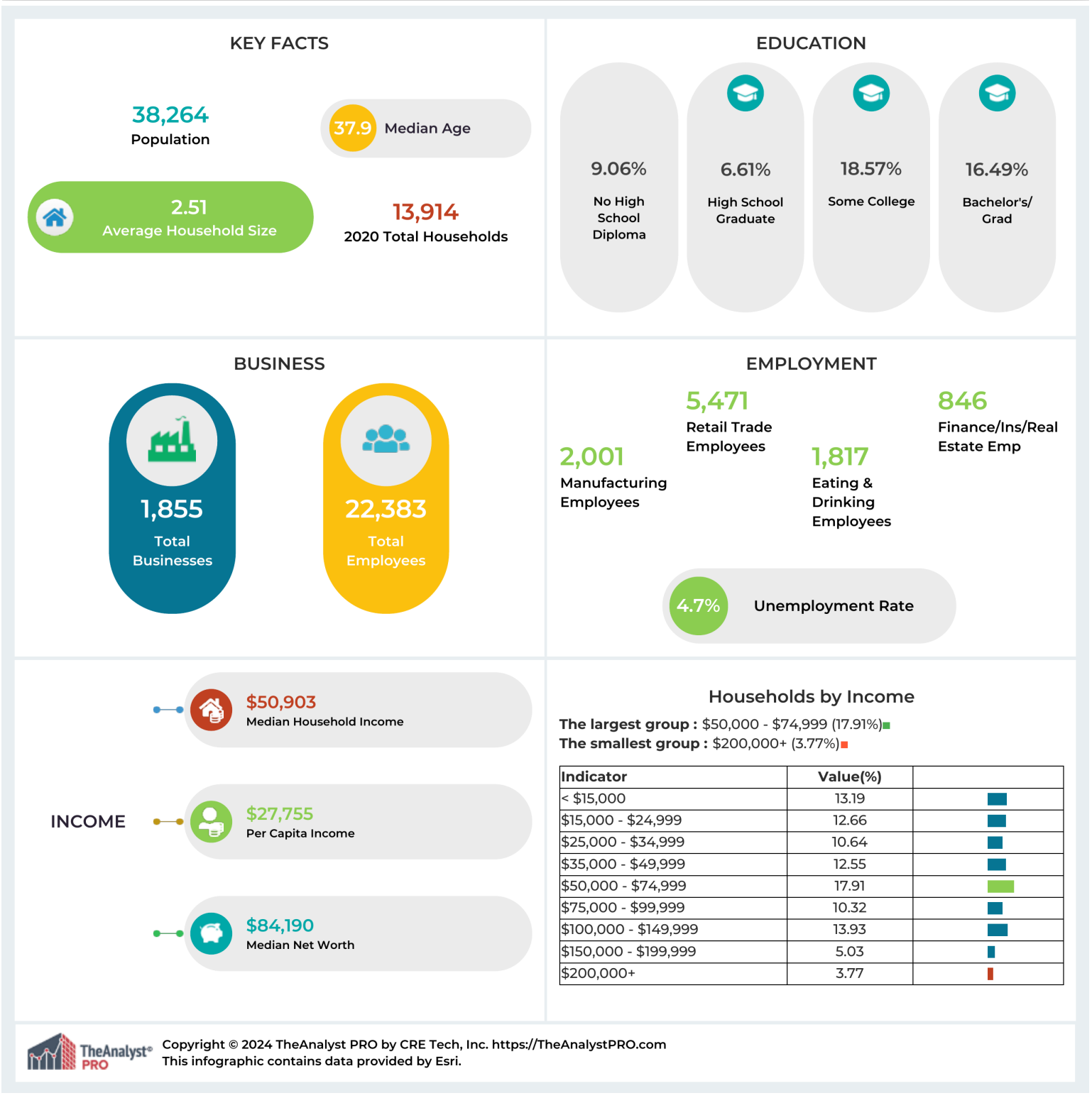
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)

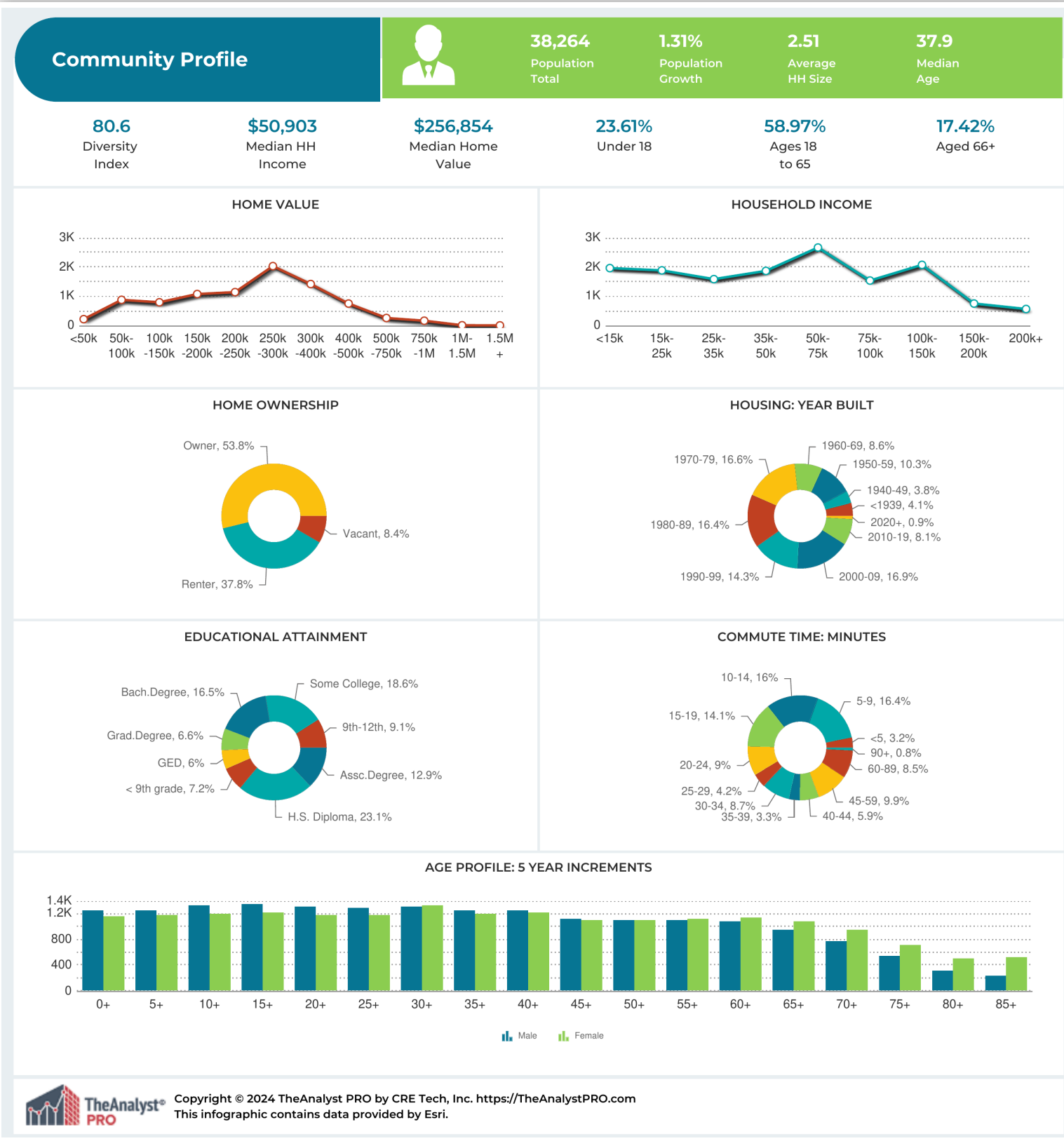


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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

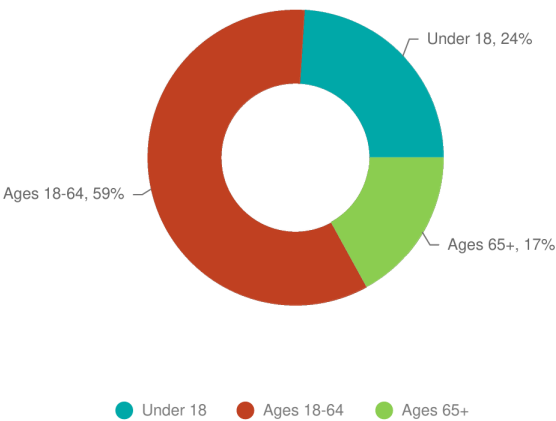


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

38,264 Population	14,865 Households	37.9 Median Age
2.51 Avg Size Household	\$50,903 Median Household Income	\$256,854 Median Home Value
55 Wealth Index	78 Housing Affordability	80.6 Diversity Index

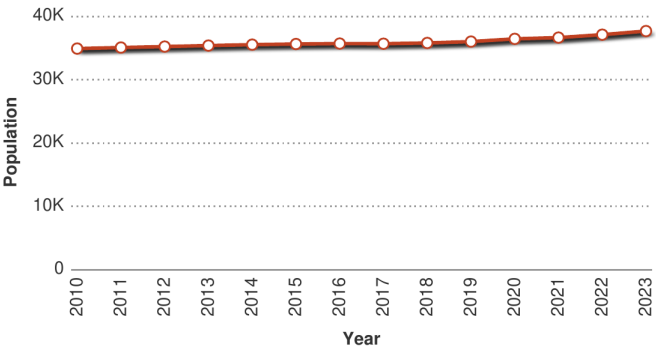
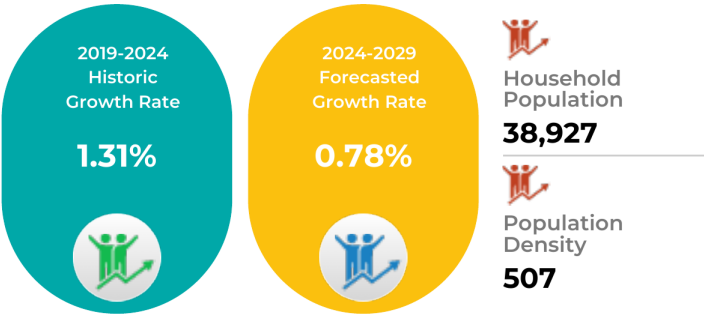
POPULATION BY AGE



POPULATION BY GENERATION

4.79% Greatest Gen: Born 1945/Earlier	18.51% Baby Boomer: Born 1946 to 1964	18.78% Generation X: Born 1965 to 1980
23.89% Millennial: Born 1981 to 1998	23.82% Generation Z: Born 1999 to 2016	10.22% Alpha: Born 2017 to Present

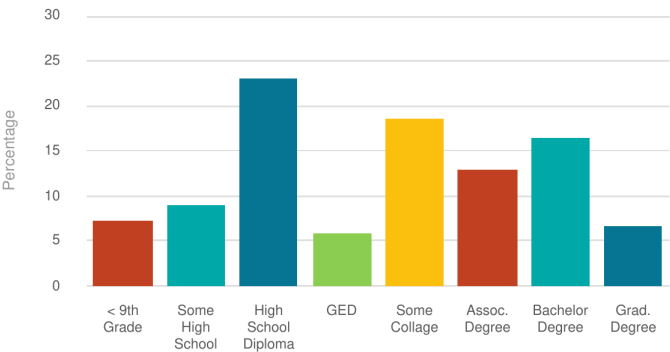
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	34,657
2020 Population	36,205
2024 Population	38,264
2029 Population	39,844
2010-2020 Annual Rate	0.44%
2020-2024 Annual Rate	1.31%
2024-2029 Annual Rate	0.81%
2020 Male Population	48.8%
2020 Female Population	51.2%
2020 Median Age	37.4
2024 Male Population	49.7%
2024 Female Population	50.3%
2024 Median Age	37.9

In the identified area, the current year population is 38,264. In 2020, the Census count in the area was 36,205. The rate of change since 2020 was 1.31% annually. The five-year projection for the population in the area is 39,844 representing a change of 0.81% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	49.2%
2024 Black Alone	21.8%
2024 American Indian/Alaska Native Alone	1.0%
2024 Asian Alone	1.3%
2024 Pacific Islander Alone	0.1%
2024 Other Race	16.6%
2024 Two or More Races	9.9%
2024 Hispanic Origin (Any Race)	28.6%

Persons of Hispanic origin represent 28.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	55
2010 Households	13,202
2020 Households	13,914
2024 Households	14,865
2029 Households	15,787
2010-2020 Annual Rate	0.53%
2020-2024 Annual Rate	1.57%
2024-2029 Annual Rate	1.21%
2024 Average Household Size	2.51

The household count in this area has changed from 13,914 in 2020 to 14,865 in the current year, a change of 1.57% annually. The five-year projection of households is 15,787, a change of 1.21% annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2020. The number of families in the current year is 9,691 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income	
2024 Percent of Income for Mortgage	31.6%
Median Household Income	
2024 Median Household Income	\$50,903
2029 Median Household Income	\$57,113
2024-2029 Annual Rate	2.33%
Average Household Income	
2024 Average Household Income	\$71,521
2029 Average Household Income	\$82,274
2024-2029 Annual Rate	2.84%
Per Capita Income	
2024 Per Capita Income	\$27,755
2029 Per Capita Income	\$32,558
2024-2029 Annual Rate	3.24%
GINI Index	
2024 Gini Index	44.3
Households by Income	

Current median household income is \$50,903 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$57,113 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$71,521 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$82,274 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$27,755 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,558 in five years, compared to \$51,203 for all U.S. households.

Housing	
2024 Housing Affordability Index	78
2010 Total Housing Units	14,452
2010 Owner Occupied Housing Units	7,704
2010 Renter Occupied Housing Units	5,498
2010 Vacant Housing Units	1,250
2020 Total Housing Units	15,137
2020 Owner Occupied Housing Units	8,090
2020 Renter Occupied Housing Units	5,824
2020 Vacant Housing Units	1,250
2024 Total Housing Units	16,223
2024 Owner Occupied Housing Units	8,733
2024 Renter Occupied Housing Units	6,132
2024 Vacant Housing Units	1,358
2029 Total Housing Units	17,145
2029 Owner Occupied Housing Units	9,693
2029 Renter Occupied Housing Units	6,094
2029 Vacant Housing Units	1,358

Socioeconomic Status Index	
2024 Socioeconomic Status Index	41.0

Currently, 53.8% of the 16,223 housing units in the area are owner occupied; 37.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 15,137 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.64%. Median home value in the area is \$256,854, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.70% annually to \$265,987.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2024		2029	
Population	34,657		36,205		38,264		39,844	
Households	13,202		13,914		14,865		15,787	
Families	8,969		9,179		9,691		10,260	
Average Household Size	2.56		2.54		2.51		2.47	
Owner Occupied Housing Units	7,704		8,090		8,733		9,693	
Renter Occupied Housing Units	5,498		5,824		6,132		6,094	
Median Age	35.4		37.4		37.9		38.9	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	0.81%		0.75%		0.75%		0.38%	
Households	1.21%		0.98%		0.98%		0.64%	
Families	1.15%		0.91%		0.91%		0.56%	
Owner HHs	2.11%		1.22%		1.22%		0.97%	
Median Household Income	2.33%		3.26%		3.26%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			1,960	13.2%	1,821	11.5%	1,821	11.5%
\$15,000 - \$24,999			1,882	12.7%	1,698	10.8%	1,698	10.8%
\$25,000 - \$34,999			1,582	10.6%	1,512	9.6%	1,512	9.6%
\$35,000 - \$49,999			1,865	12.5%	1,884	11.9%	1,884	11.9%
\$50,000 - \$74,999			2,663	17.9%	2,659	16.8%	2,659	16.8%
\$75,000 - \$99,999			1,534	10.3%	1,751	11.1%	1,751	11.1%
\$100,000 - \$149,999			2,070	13.9%	2,693	17.1%	2,693	17.1%
\$150,000 - \$199,999			748	5.0%	1,082	6.9%	1,082	6.9%
\$200,000+			561	3.8%	687	4.4%	687	4.4%
Median Household Income			\$50,903		\$57,113		\$57,113	
Average Household Income			\$71,521		\$82,274		\$82,274	
Per Capita Income			\$27,755		\$32,558		\$32,558	
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,775	8.0%	2,311	6.4%	2,428	6.3%	2,491	6.3%
5 - 9	2,510	7.2%	2,457	6.8%	2,451	6.4%	2,363	5.9%
10 - 14	2,446	7.1%	2,656	7.3%	2,557	6.7%	2,463	6.2%
15 - 19	2,325	6.7%	2,432	6.7%	2,594	6.8%	2,497	6.3%
20 - 24	2,224	6.4%	2,163	6.0%	2,515	6.6%	2,669	6.7%
25 - 34	4,860	14.0%	4,956	13.7%	5,143	13.4%	5,286	13.3%
35 - 44	4,489	13.0%	4,587	12.7%	4,960	13.0%	5,333	13.4%
45 - 54	4,361	12.6%	4,233	11.7%	4,459	11.7%	4,701	11.8%
55 - 64	3,771	10.9%	4,325	11.9%	4,492	11.7%	4,369	11.0%
65 - 74	2,535	7.3%	3,464	9.6%	3,783	9.9%	4,229	10.6%
75 - 84	1,655	4.8%	1,896	5.2%	2,110	5.5%	2,556	6.4%
85+	705	2.0%	724	2.0%	772	2.0%	886	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,236	58.4%	18,219	50.3%	18,825	49.2%	18,968	47.6%
Black Alone	8,739	25.2%	8,008	22.1%	8,352	21.8%	8,716	21.9%
American Indian Alone	275	0.8%	351	1.0%	394	1.0%	422	1.1%
Asian Alone	309	0.9%	419	1.2%	497	1.3%	550	1.4%
Pacific Islander Alone	11	0.0%	29	0.1%	36	0.1%	41	0.1%
Some Other Race Alone	4,159	12.0%	5,772	15.9%	6,368	16.6%	7,011	17.6%
Two or More Races	928	2.7%	3,406	9.4%	3,792	9.9%	4,136	10.4%
Hispanic Origin (Any Race)	8,436	24.3%	9,920	27.4%	10,938	28.6%	11,976	30.1%

Data Note: Income is expressed in current dollars.

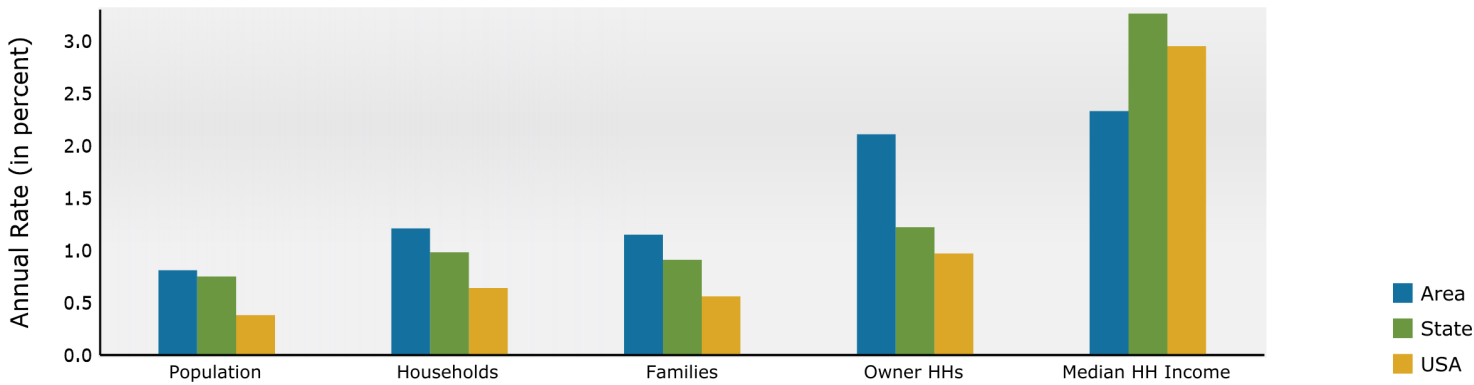
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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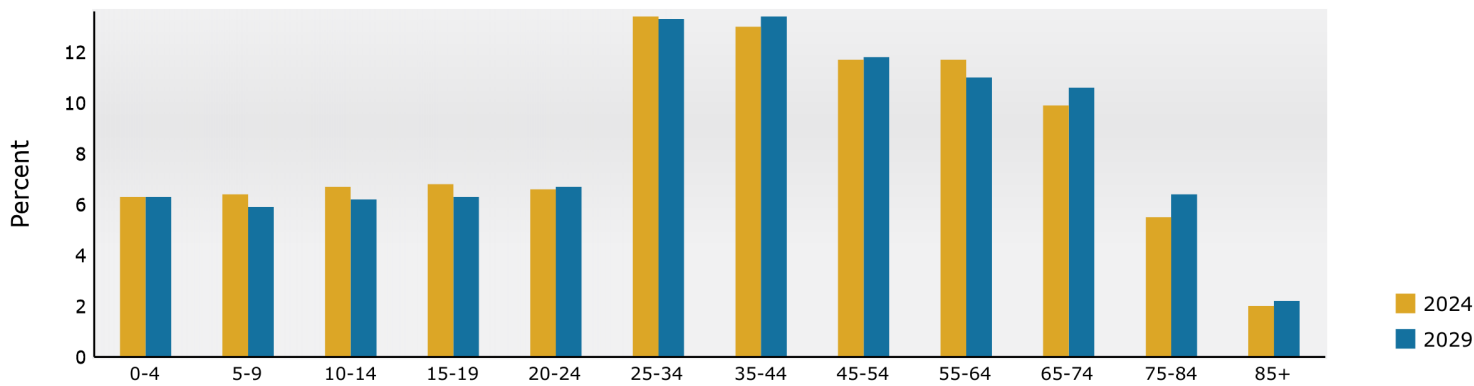
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

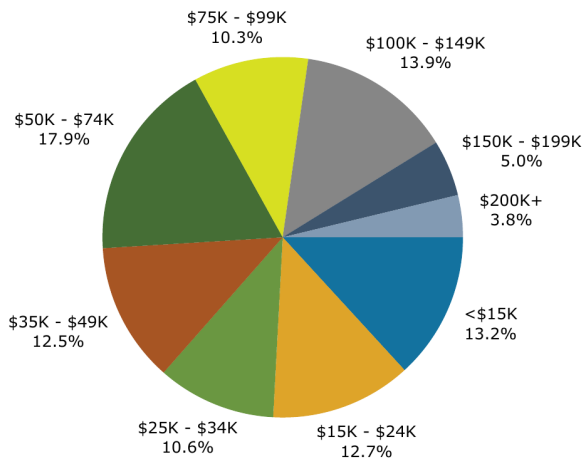
Trends 2024-2029



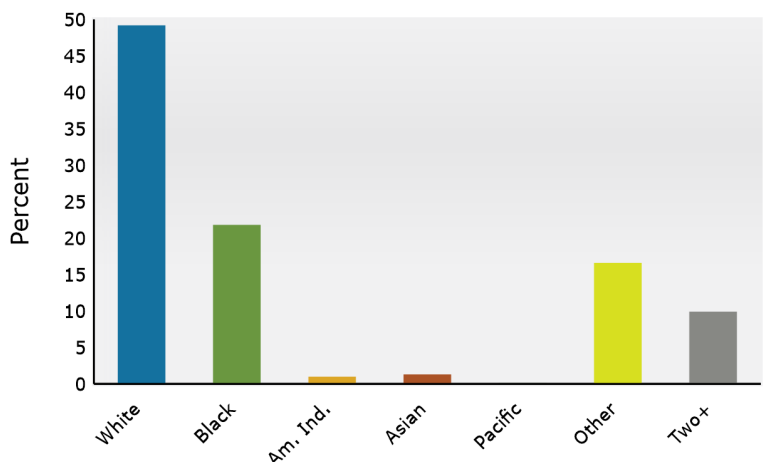
Population by Age



2024 Household Income



2024 Population by Race



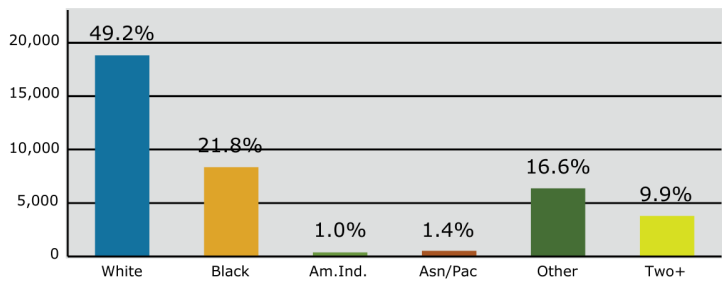
2024 Percent Hispanic Origin:28.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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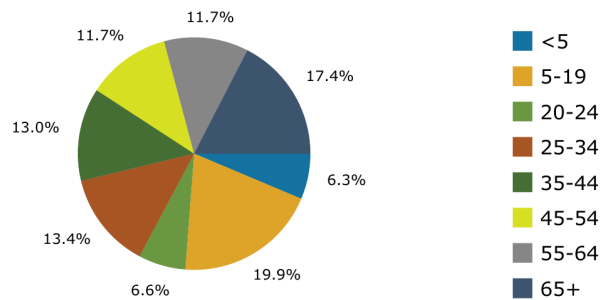
GRAPHIC PROFILE (RING: 5 MILE RADIUS)

2024 Population by Race

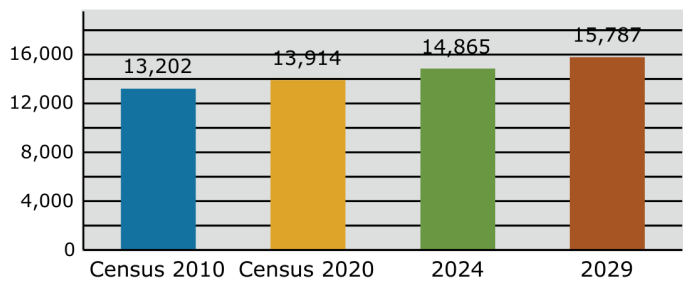


2024 Percent Hispanic Origin:28.6%

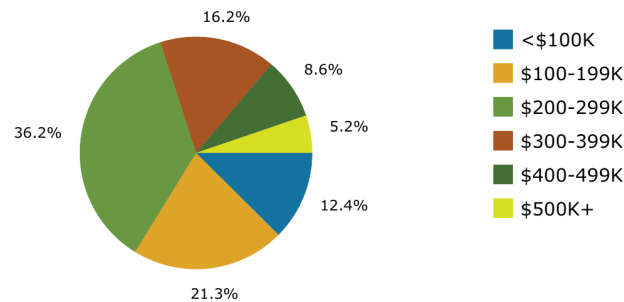
2024 Population by Age



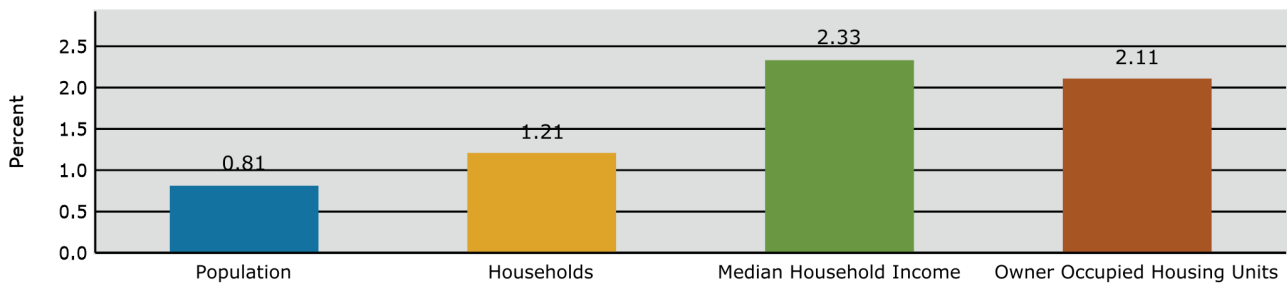
Households



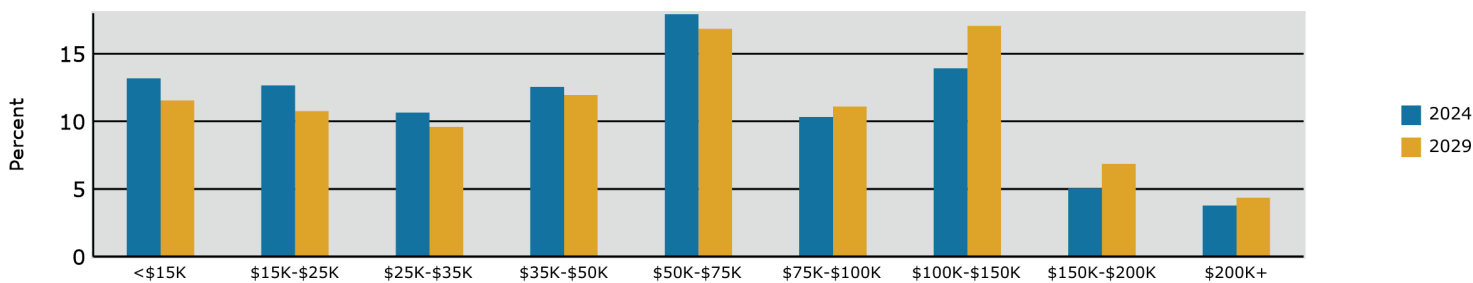
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	36,205	2024 Median Household Income	\$50,903
2024 Total Population	38,264	2029 Median Household Income	\$57,113
2029 Total Population	39,844	2024-2029 Annual Rate	2.33%
2024-2029 Annual Rate	0.81%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	15,137	100.0%	16,223	100.0%	17,145	100.0%
Occupied	13,914	91.9%	14,865	91.6%	15,787	92.1%
Owner	8,090	53.4%	8,733	53.8%	9,693	56.5%
Renter	5,824	38.5%	6,132	37.8%	6,094	35.5%
Vacant	1,250	8.3%	1,358	8.4%	1,358	7.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	8,734	100.0%	9,693	100.0%
<\$50,000	213	2.4%	209	2.2%
\$50,000-\$99,999	874	10.0%	859	8.9%
\$100,000-\$149,999	791	9.1%	788	8.1%
\$150,000-\$199,999	1,073	12.3%	1,068	11.0%
\$200,000-\$249,999	1,138	13.0%	1,158	11.9%
\$250,000-\$299,999	2,028	23.2%	2,391	24.7%
\$300,000-\$399,999	1,414	16.2%	1,637	16.9%
\$400,000-\$499,999	747	8.6%	973	10.0%
\$500,000-\$749,999	253	2.9%	334	3.4%
\$750,000-\$999,999	160	1.8%	225	2.3%
\$1,000,000-\$1,499,999	4	0.0%	4	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	39	0.4%	47	0.5%
Median Value	\$256,854		\$265,987	
Average Value	\$274,010		\$288,899	

Census 2020 Housing Units	Number	Percent
Total	15,137	100.0%
Housing Units In Urbanized Areas	12,585	83.1%
Rural Housing Units	2,552	16.9%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	8,090	100.0%
Owned with a Mortgage/Loan	5,295	65.5%
Owned Free and Clear	2,795	34.5%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status		
	Number	Percent
Total	1,250	100.0%
For Rent	450	36.0%
Rented- Not Occupied	31	2.5%
For Sale Only	185	14.8%
Sold - Not Occupied	44	3.5%
Seasonal/Recreational/Occasional Use	90	7.2%
For Migrant Workers	5	0.4%
Other Vacant	444	35.5%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,914	8,090	58.1%
15-24	556	112	20.1%
25-34	2,222	846	38.1%
35-44	2,340	1,222	52.2%
45-54	2,332	1,391	59.6%
55-59	1,312	820	62.5%
60-64	1,328	865	65.1%
65-74	2,184	1,542	70.6%
75-84	1,212	945	78.0%
85+	427	346	81.0%

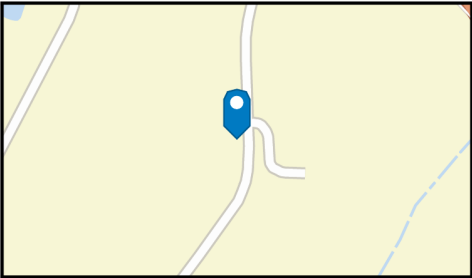
Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,914	8,090	58.1%
White Alone	7,858	5,344	68.0%
Black/African American Alone	3,257	1,343	41.2%
American Indian/Alaska Native	115	52	45.2%
Asian Alone	149	96	64.4%
Pacific Islander Alone	14	4	28.6%
Other Race Alone	1,533	749	48.9%
Two or More Races	989	502	50.8%
Hispanic Origin	2,661	1,322	49.7%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,914	8,090	58.1%
1-Person	3,949	1,813	45.9%
2-Person	4,479	2,988	66.7%
3-Person	2,131	1,229	57.7%
4-Person	1,700	1,034	60.8%
5-Person	961	602	62.6%
6-Person	428	270	63.1%
7+ Person	264	153	58.0%

2024 Housing Affordability		
Housing Affordability Index	78	
Percent of Income for Mortgage	31.6%	

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

TRAFFIC COUNT MAP - CLOSE-UP



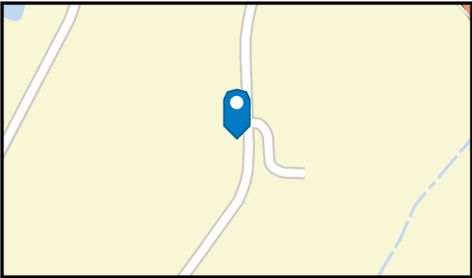
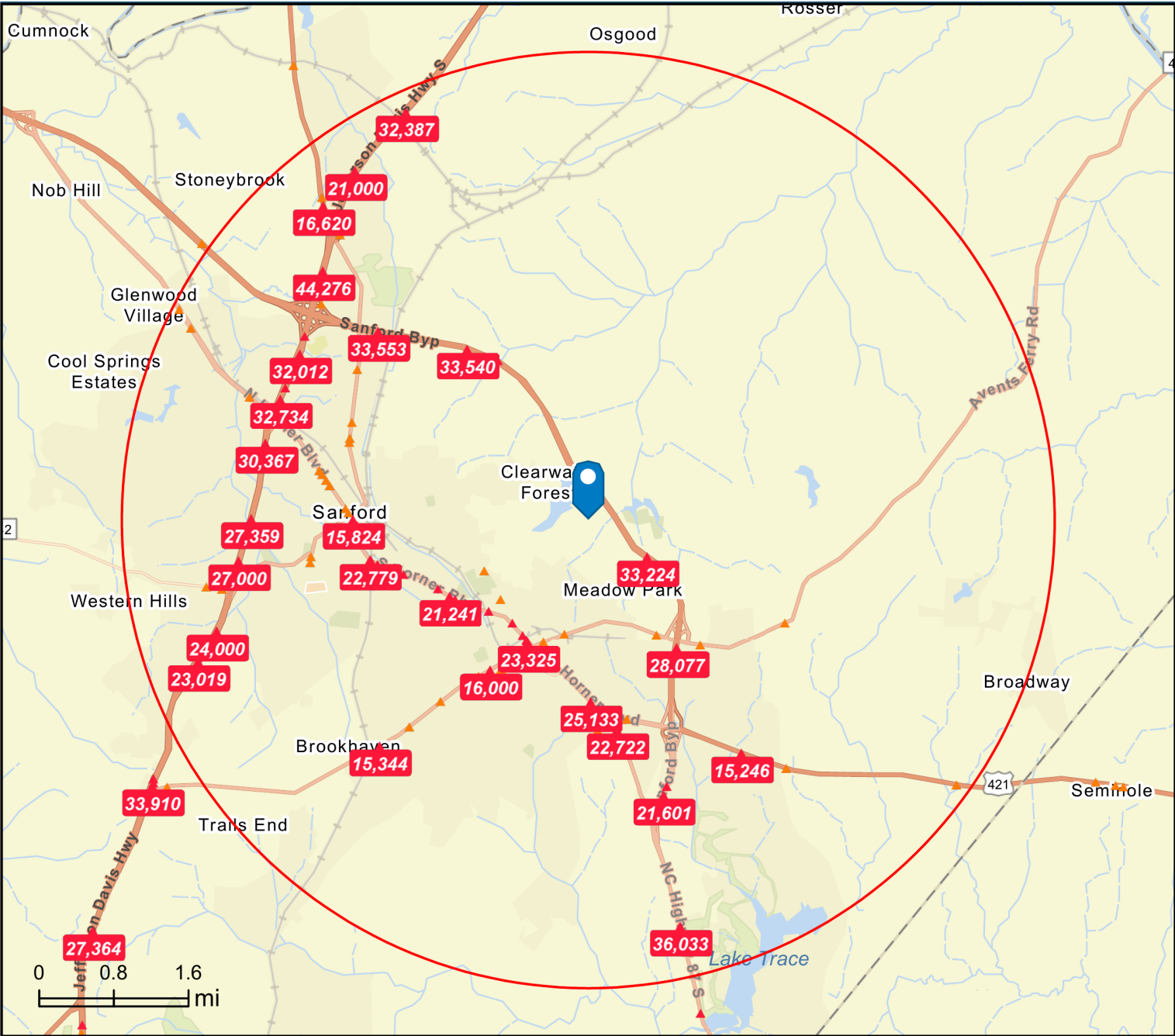
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



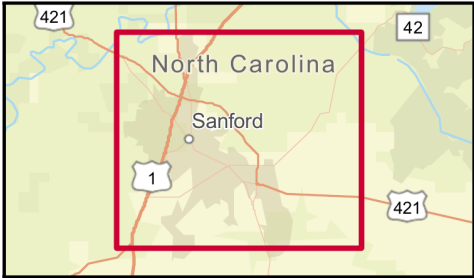
Source: ©2024 Kalibrate Technologies (Q2 2024).

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TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



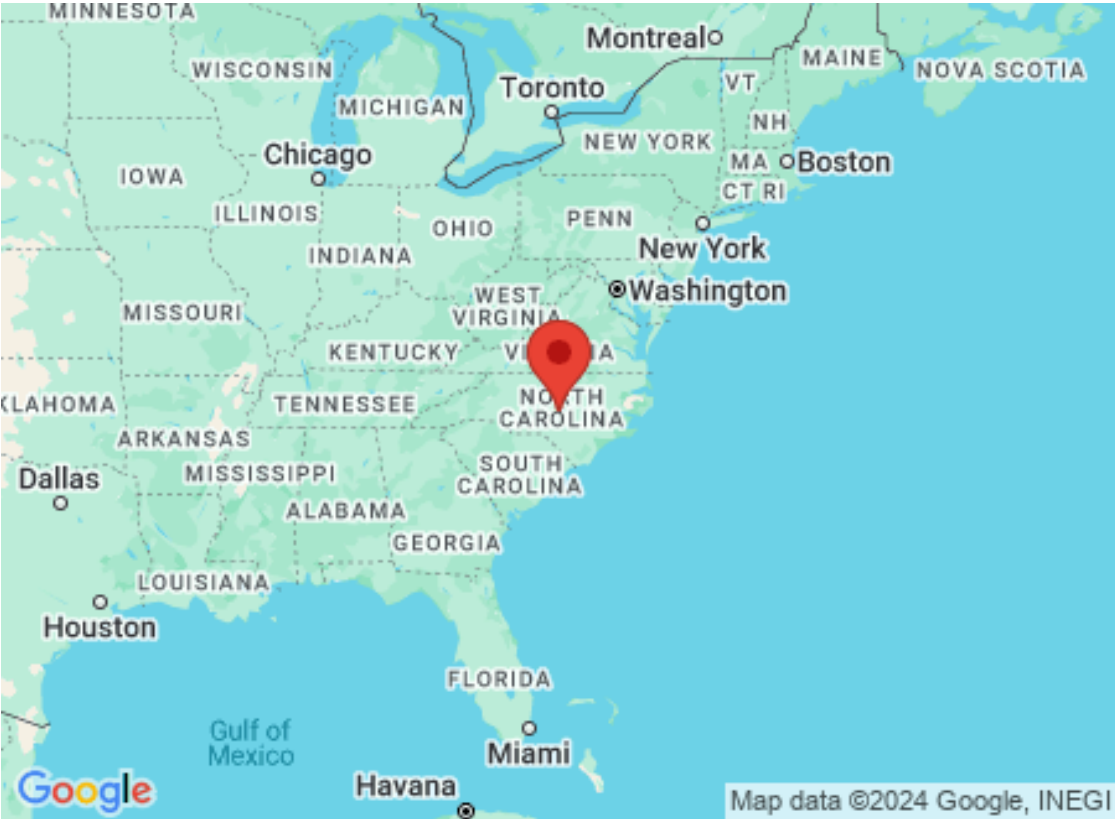
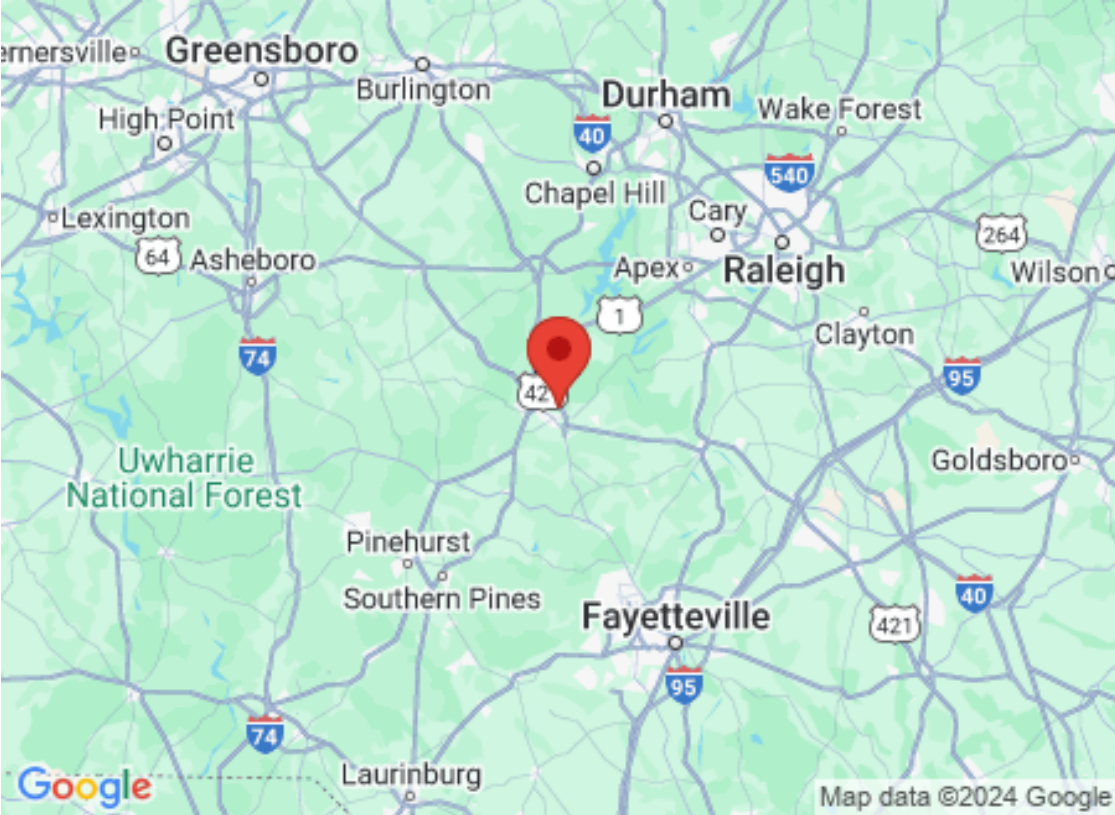
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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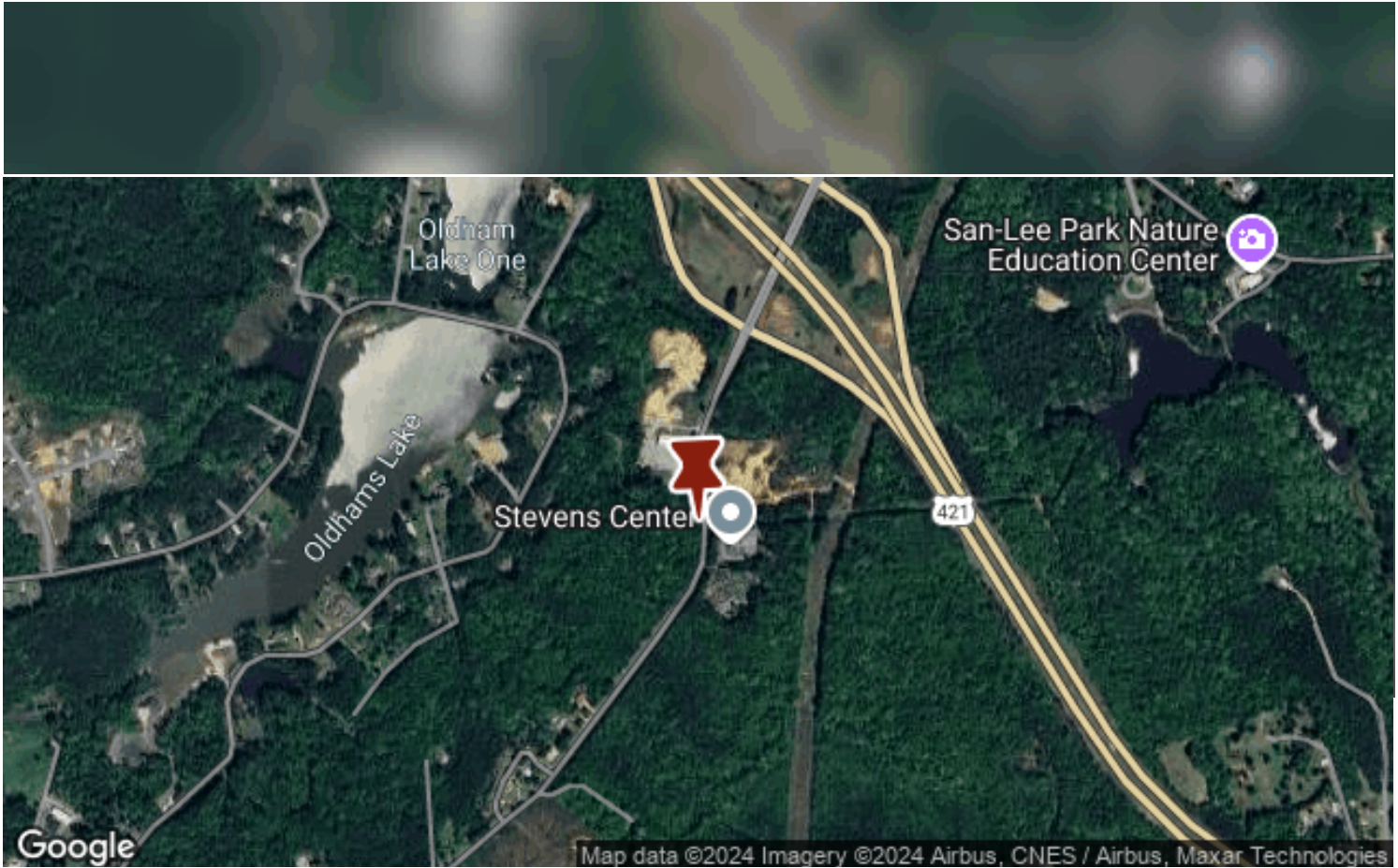
AREA LOCATION MAP



KELLY RD COMMERCIAL

00 KELLY DRIVE, SANFORD, NC, 27330

AERIAL ANNOTATION MAP



Kelly Rd Commercial

00 Kelly Drive, Sanford, NC, 27330

TAYLOR, RITA + DAVID
9652-99-0823-00
SINGLE-FAMILY
RESIDENTIAL
(R-20)

8' BUFFER

OLDHAM & OLDHAM, INC
9652-99-0823-00
GENERAL COMMERCIAL
(C-2)

CONTACT

PARCEL 2
±5.75 AC

PARCEL 3
±2.10 AC

SCM
(45,865 SF)

PARCEL 4
±3.12 AC



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Jose Cruz, Commercial Broker

Phone: 9842398452

Email: Jose.CruzCommercial@gmail.com

License: 312455

GROCERY
(45,00 SF)

HOTEL
(4-STORY
10,725 SF)

KELLY RD COMMERCIAL

00 Kelly Drive Sanford,
NC 27330

CENTURY 21 COMMERCIAL.

Triangle Group



9193023298



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