



**FOR
LEASE**

1212 CENTRAL DR.
SANFORD , NC 27330

1,846 SF | SUITE 200
MEDICAL OFFICE

LISTING BROKER:
SHELLEY BHATIA, CCIM
910.273.8474 (M)
SBHATIA@TRADEMARKPROPERTIES.COM

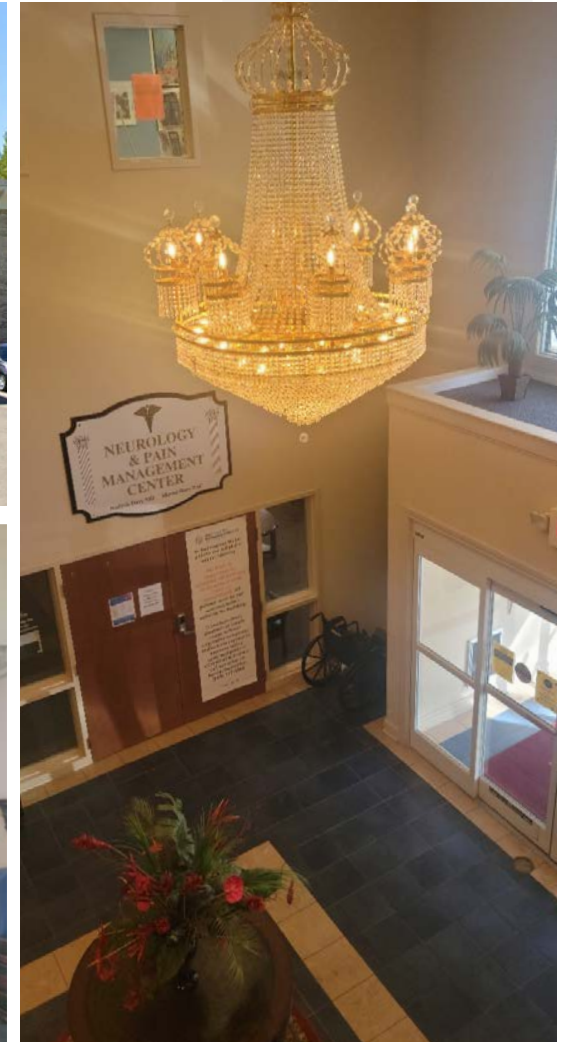
1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

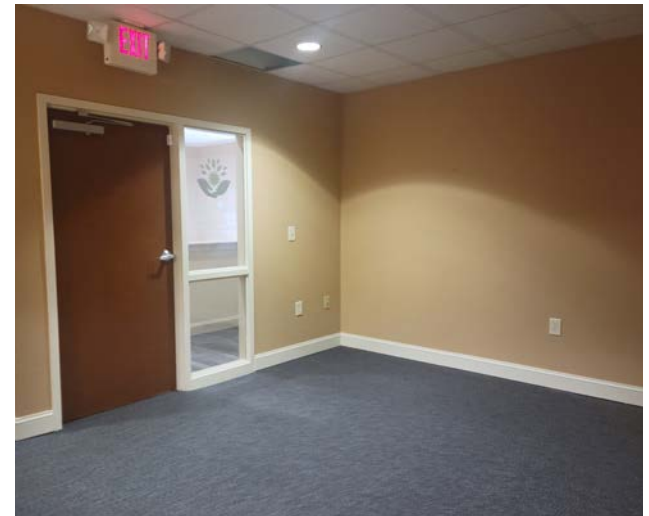
- 16,991 SF two-story, medical office building
- Availability:
 - Suite 200 - 1,846 SF
- Located across from Central Carolina Hospital
- Built in 2008 and features elevator access to the second floor
- Tenants include
 - Neurology Pain and Management Center
 - Sanford Hematology and Oncology
 - First Health
 - Retina Associates

**LEASE RATE:
\$23.50/SF
MODIFIED GROSS**



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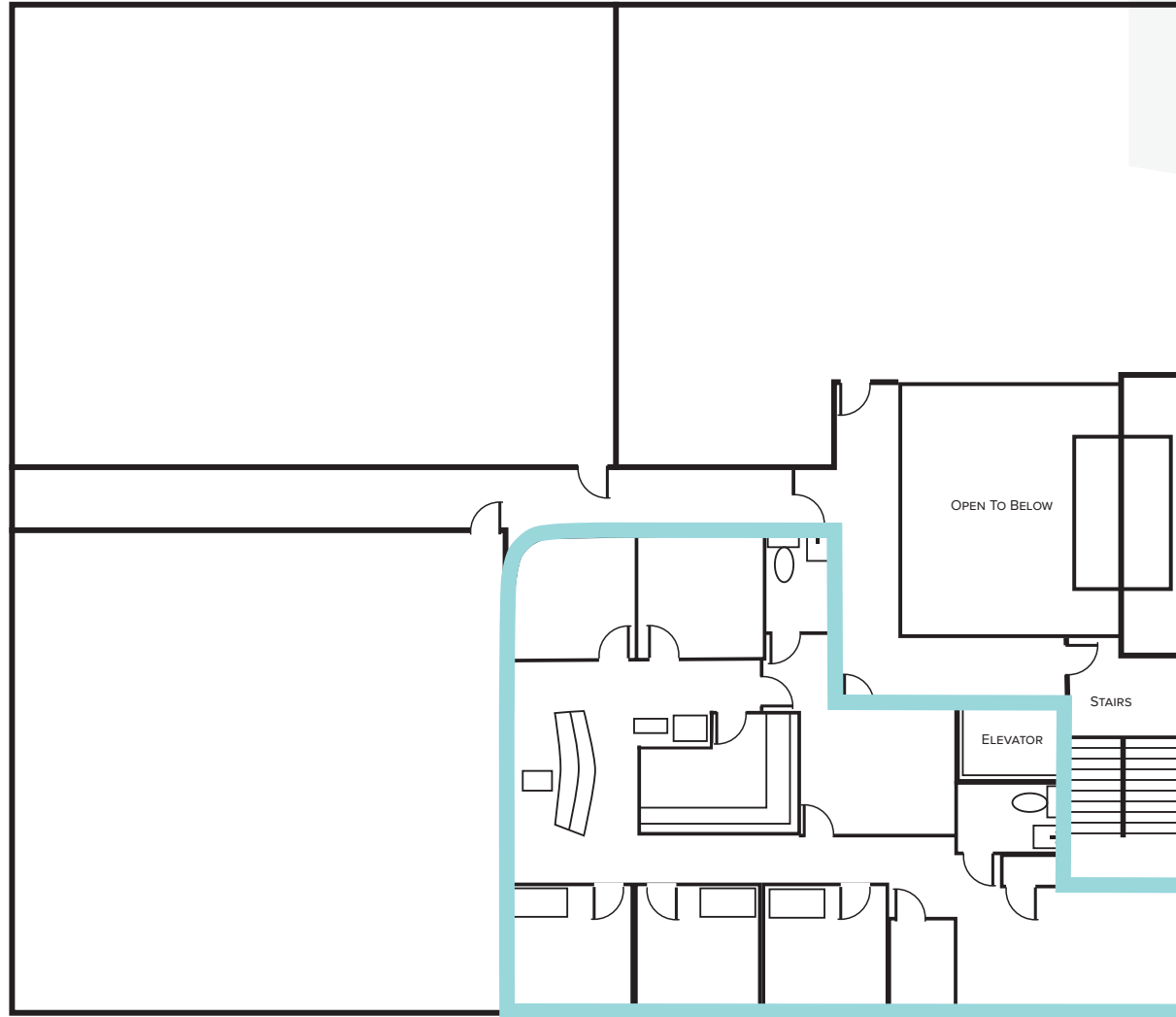


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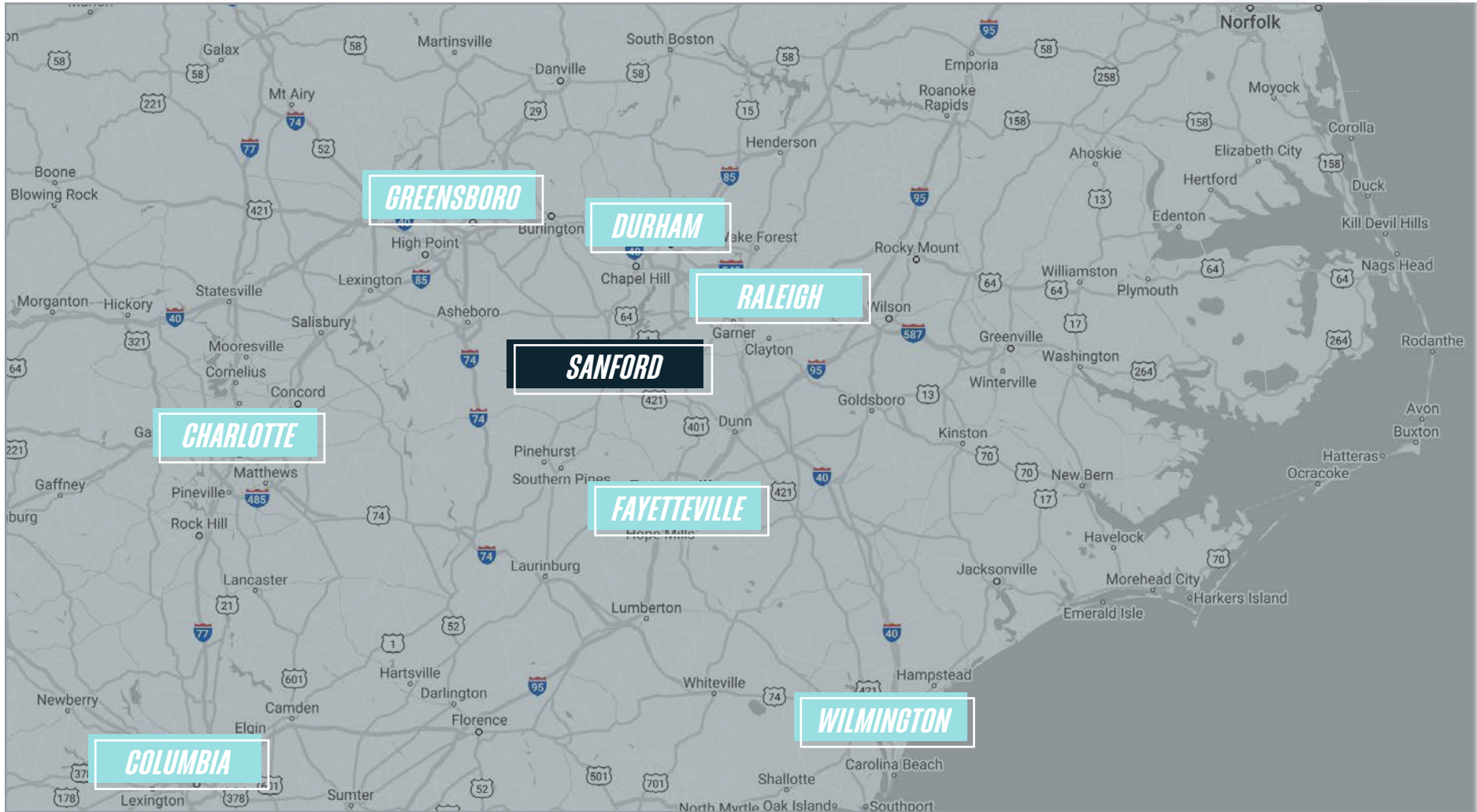
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SUITE 200 FLOOR PLAN



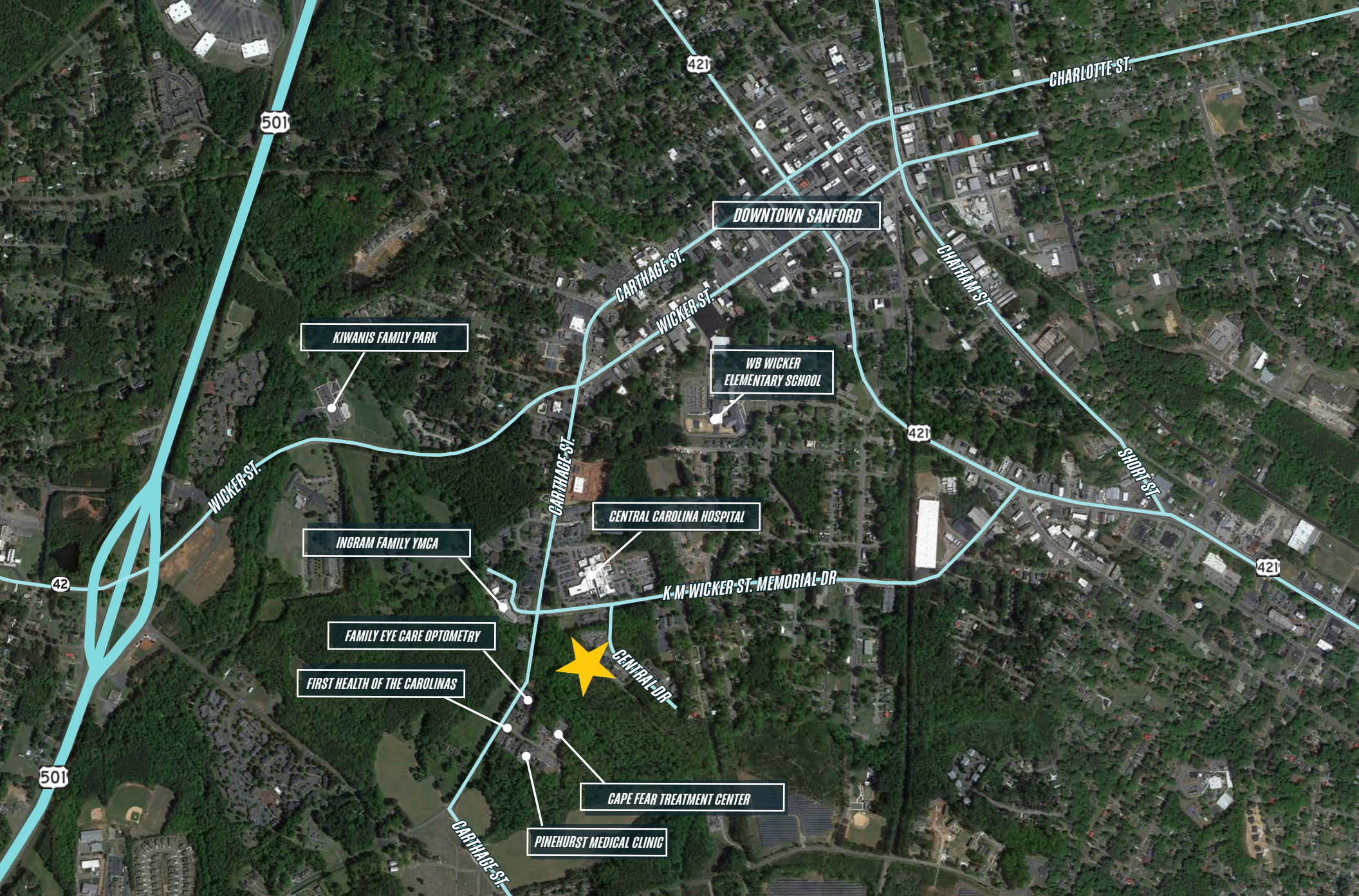
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LOCATION MAP



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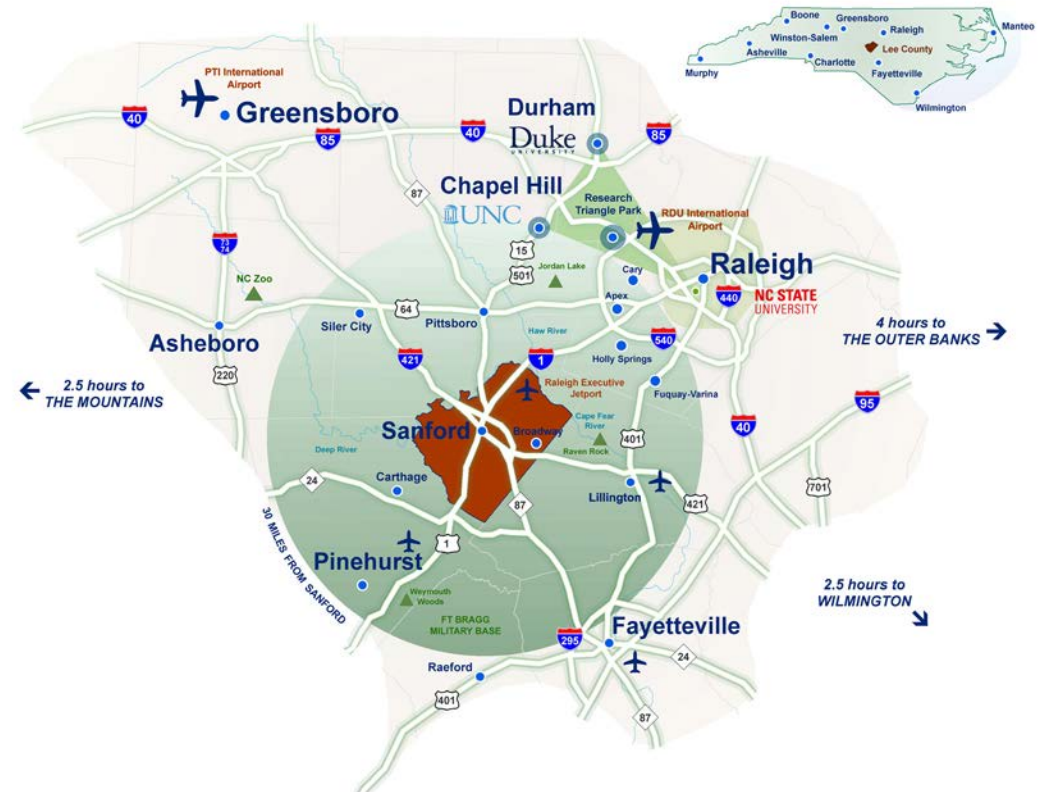
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ABOUT SANFORD

- 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.

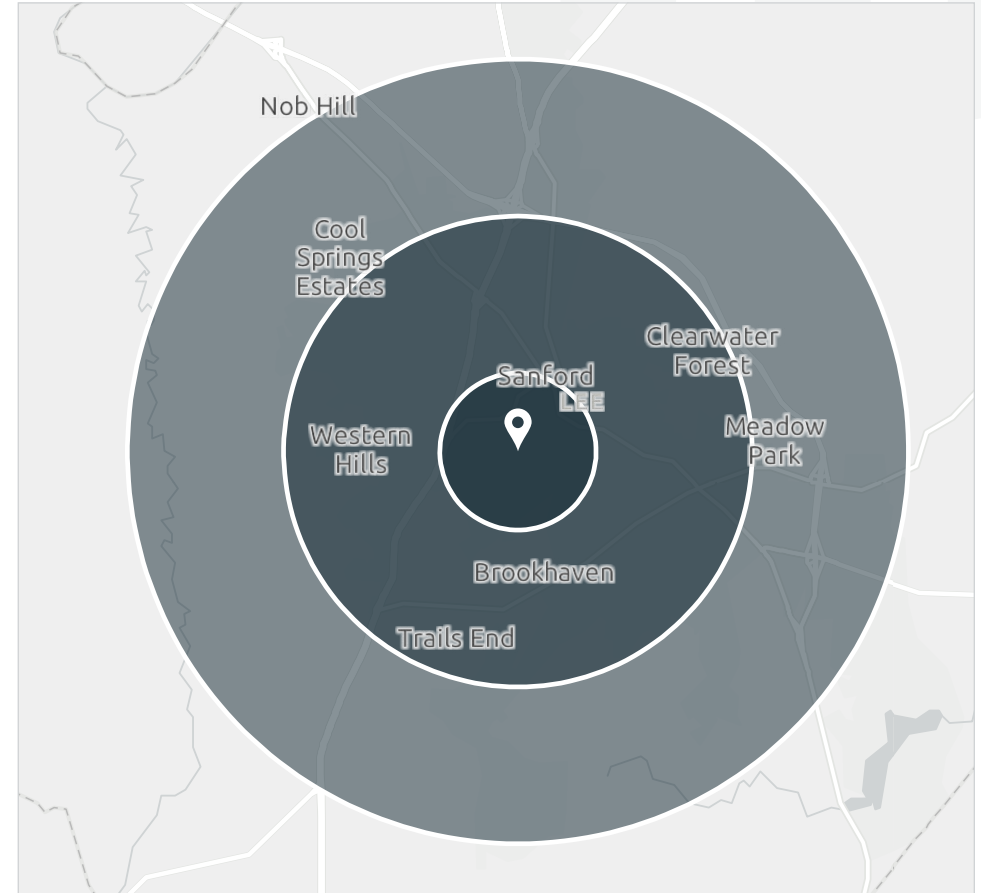
DRIVE TIMES	MINUTES
RALEIGH	43
DURHAM	49
CHAPEL HILL	47
RESEARCH TRIANGLE PARK	50
FAYETTEVILLE	47



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	4,687	28,181	42,146
2028 POPULATION (PROJECTED)	4,701	29,117	43,707
2023 HOUSEHOLDS	1,896	10,738	16,161
2028 HOUSEHOLDS (PROJECTED)	1,917	11,200	16,931
OWNER-OCCUPIED HOUSING UNITS	762	6,291	10,045
RENTER-OCCUPIED HOUSING UNITS	1,134	4,450	6,152
2023 AVERAGE HOUSEHOLD INCOME	\$60,884	\$77,844	\$83,760



EXCLUSIVE BROKER:

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SANFORD
MEDICAL PLAZA



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