



TRADEMARK
PROPERTIES

1219 CARTHAGE ST

SANFORD, NC 27330

1.01 ACRE FOR SALE

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

**1219 CARTHAGE ST
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.

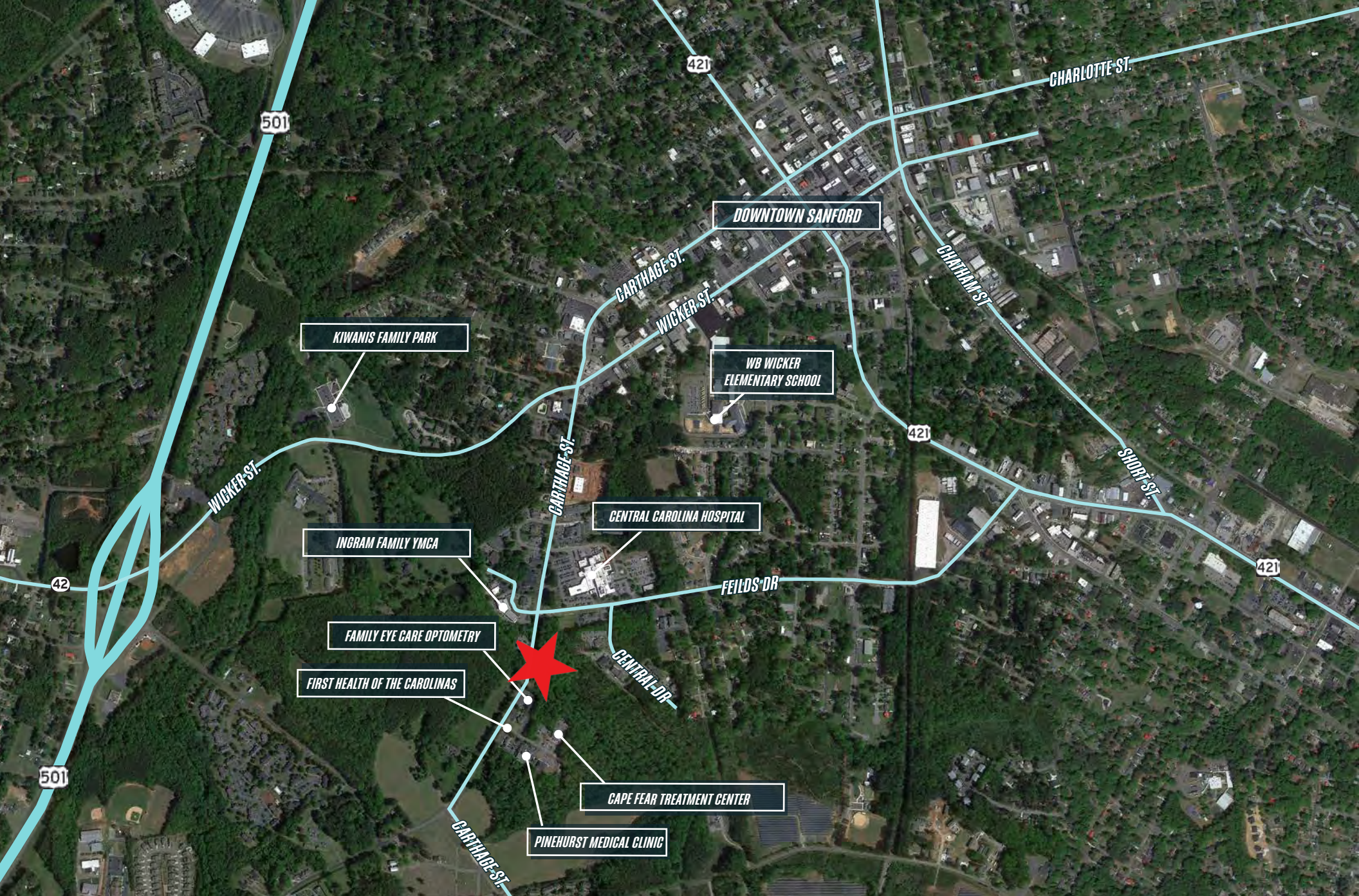
**SALE PRICE:
\$299,999**



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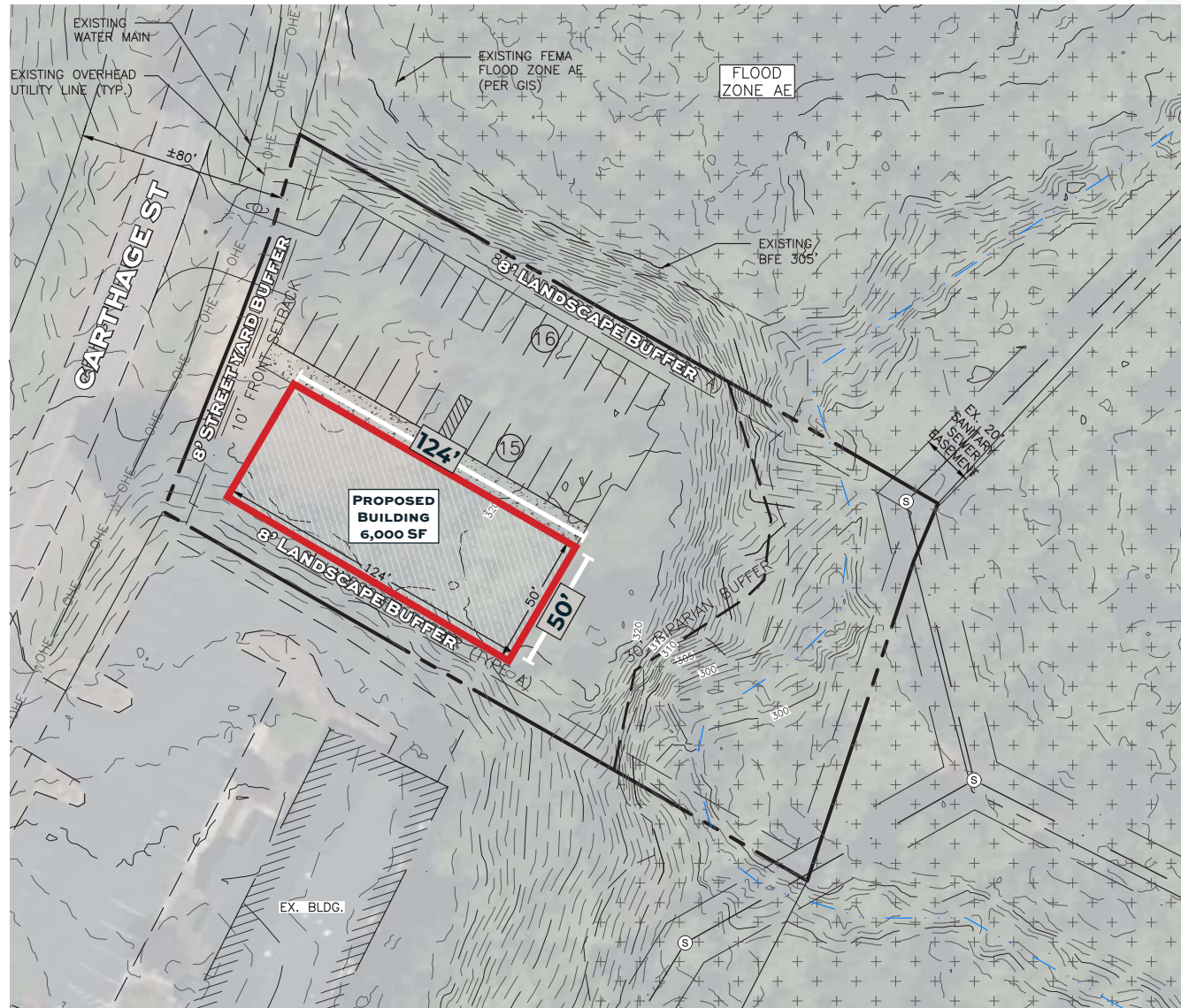
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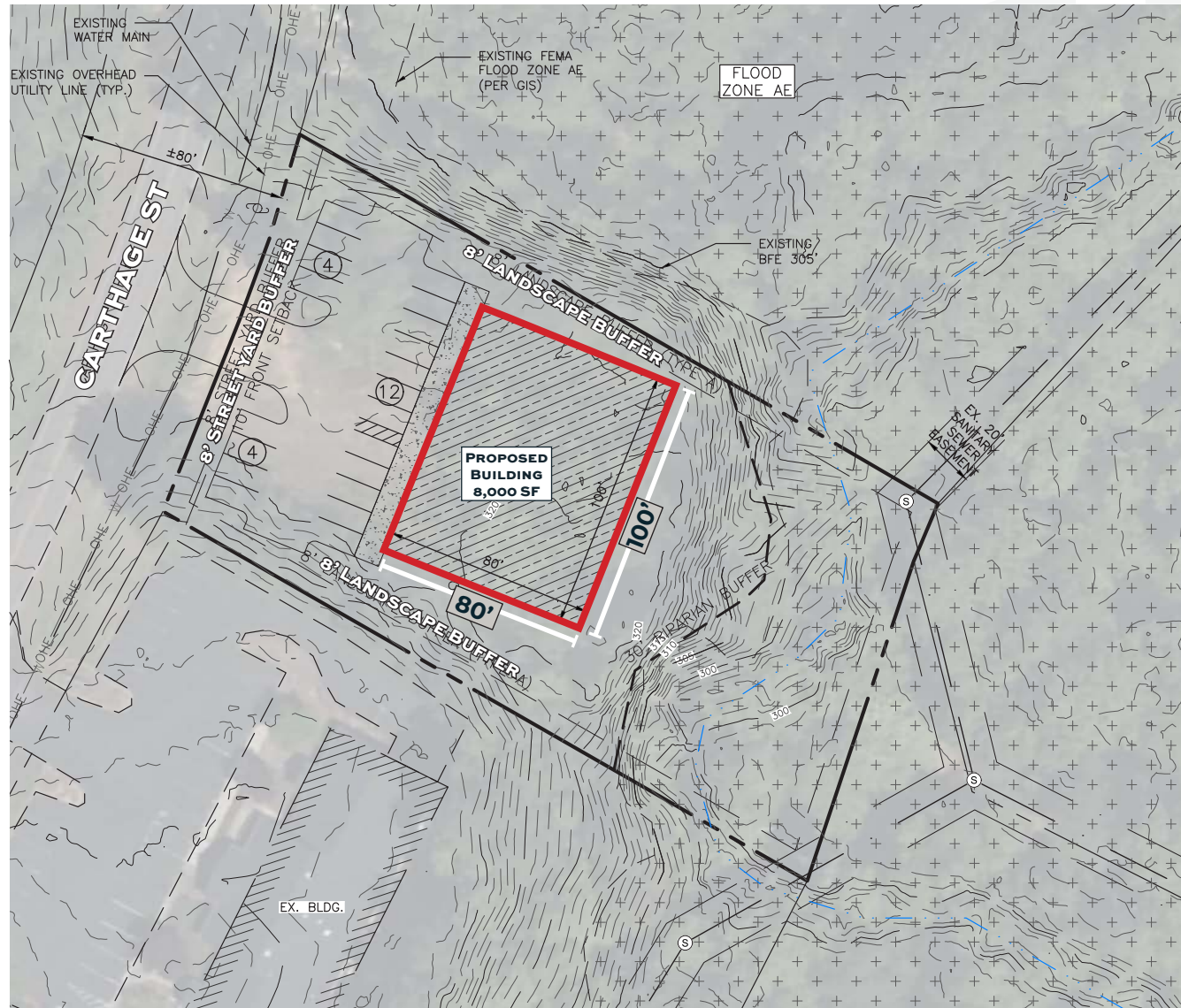
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6,000 SF SITE PLAN



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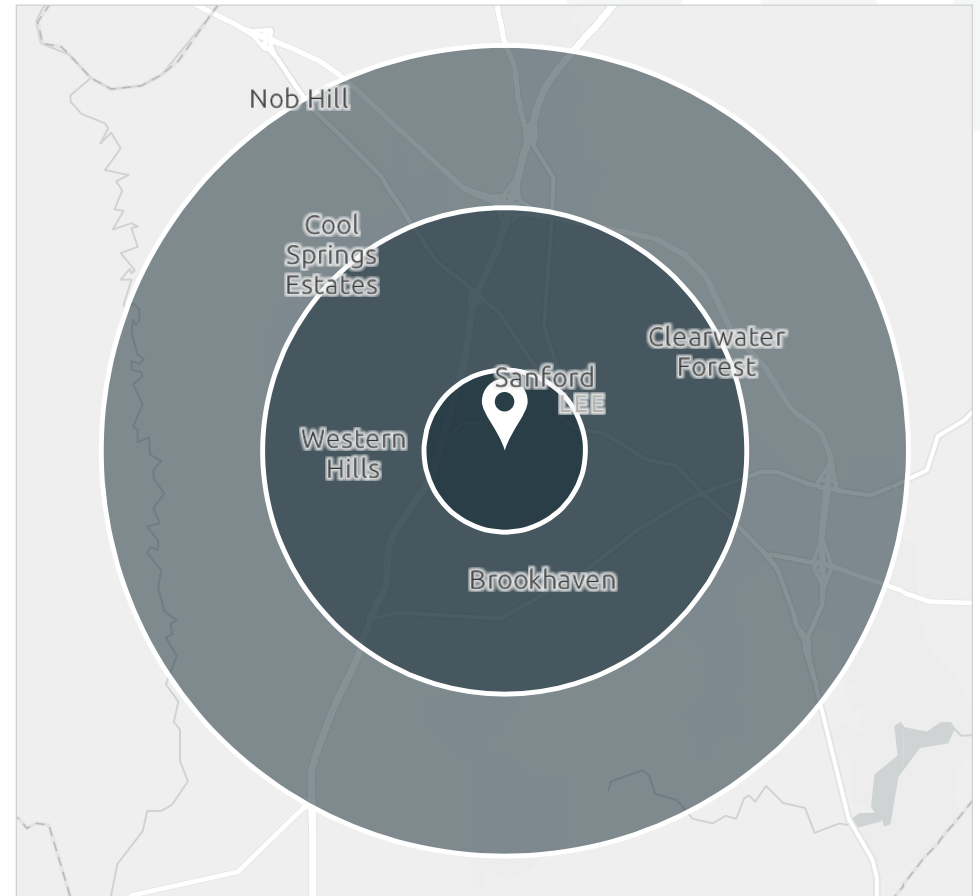
8,000 SF SITE PLAN



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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	4,375	24,597	12,959
2030 POPULATION (PROJECTED)	4,488	26,086	14,552
2025 HOUSEHOLDS	1,846	9,510	5,189
2030 HOUSEHOLDS (PROJECTED)	1,936	10,312	5,987
OWNER-OCCUPIED HOUSING UNITS	631	6,663	3,393
RENTER-OCCUPIED HOUSING UNITS	1,215	3,847	1,796
2025 AVG HOUSEHOLD INCOME	\$54,627	\$78,983	\$83,447
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$57,502	\$86,196	\$91,917



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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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P R O P E R T I E S

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