

SANFORD COMMERCIAL PROPERTY – FOR SALE

520 Seawell Rosser Rd & 3720 Olivia Rd | Sanford, NC





+/- 2.47 Acres – \$1,750,000

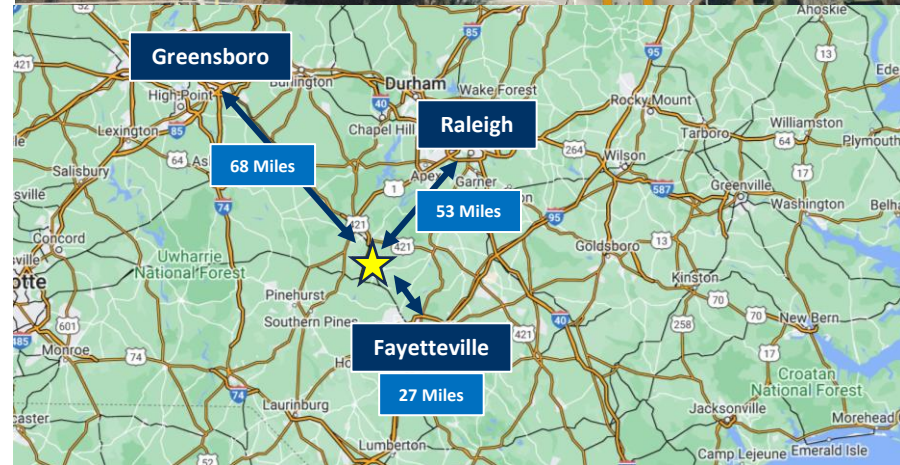
HIGHLIGHTS

- Available investment opportunity in Sanford off NC-87
- Fully leased +/- 5600 SF commercial building with additional commercial acreage
- Front Parcel Zoned Commercial (C)
- Rear Parcel currently in process for Commercial rezoning
- 1,582 SF former residence on rear parcel
- 25,500 VPD on Hwy 87



DEMOGRAPHICS

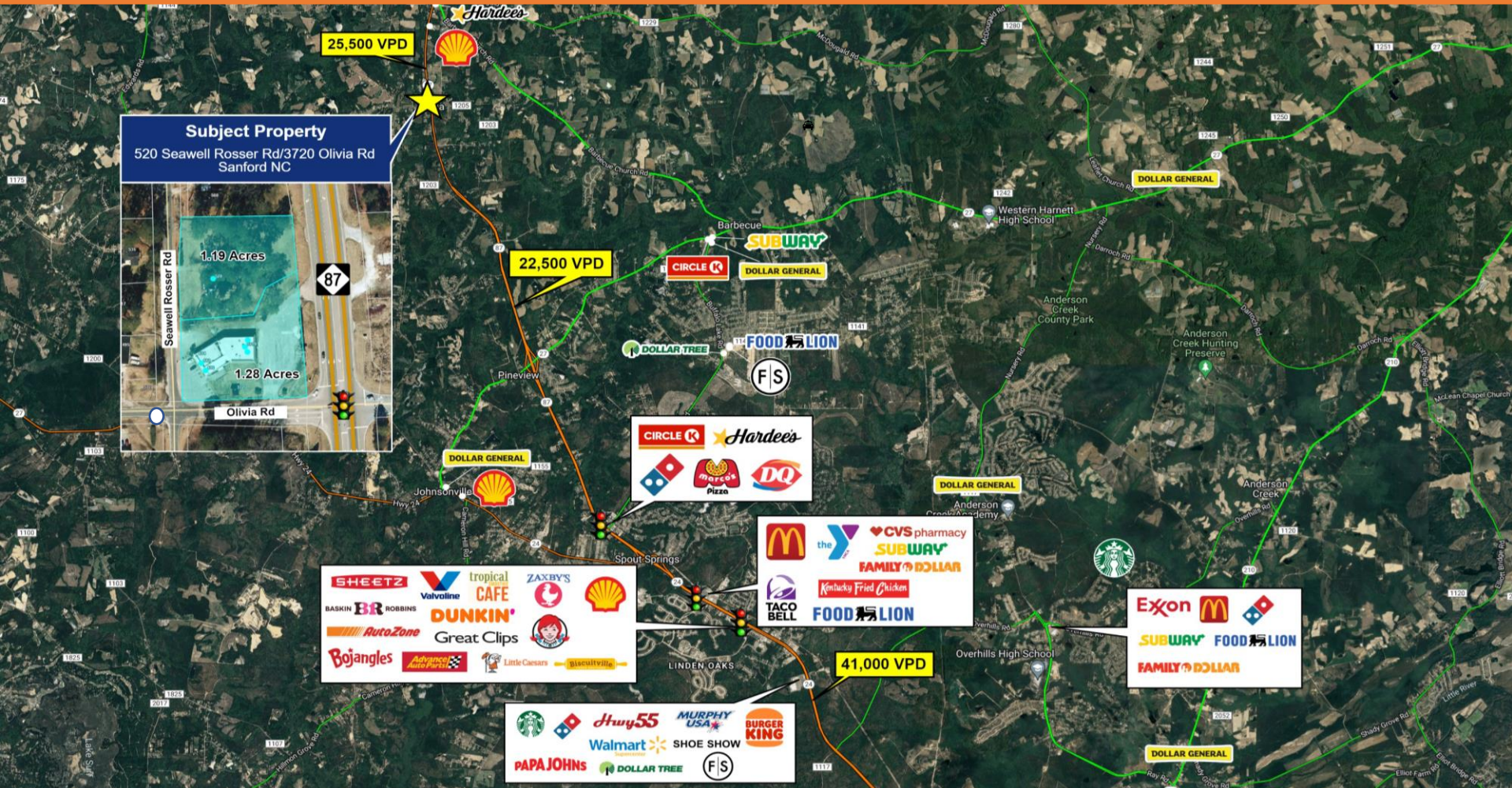
	1-Mile	3-Mile	5-Mile
 Population	643	4,339	19,762
 Households	244	1,665	7,666
 Avg HH Income	\$84,132	\$76,655	\$86,277
 Employees	67	216	1,240



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High Level Aerial

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Low Level Aerial

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Subject Property
520 Seawell Rosser Rd/3720 Olivia Rd
Sanford NC

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Rent Roll

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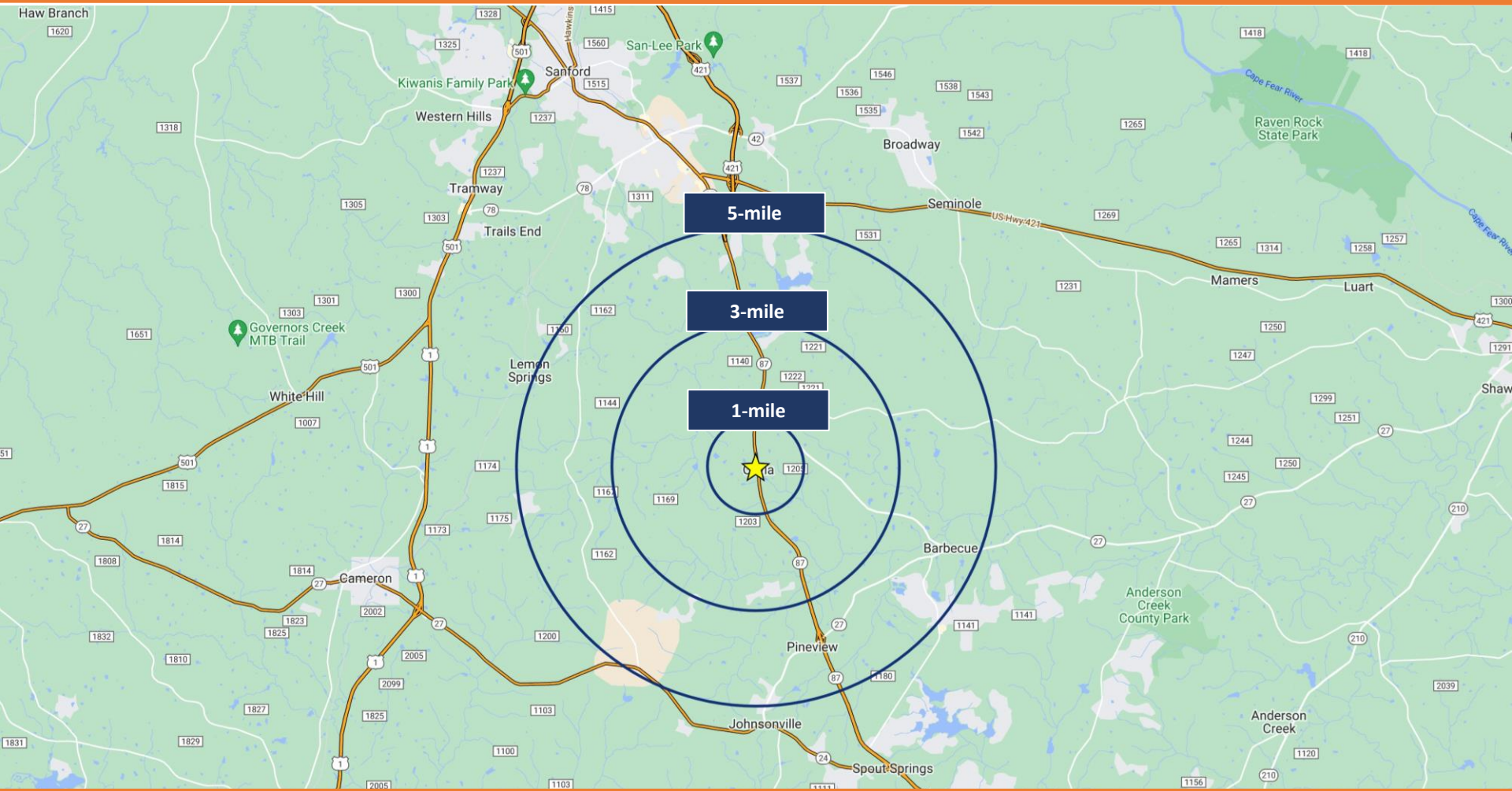


Lease Type	Space	Tenant	Lease Execution Date	Initial Term	Lease Expiration Date	Annual Base Rent	Monthly Installment	Options
Gross	3,500 sf	Olivia Tobacco & Vape	8/1/2022	60 Months	7/31/2027	\$84,000.00	\$7,000.00	(1) - 5 Year Extension
Gross	895 sf	United State Postal Service	N/A	N/A	5/31/2025	\$6,864.96	\$572.08	(3) - Additional 5 Year Terms w/ Rent Escalations, Option 1 - \$7,552 ABR, Option 2 - \$8,306 ABR, Option 3 - \$9,137 ABR
Gross	600 sf +/-	Olivia Therapeutic Massage	N/A	Month to Month	N/A	\$3,600.00	\$300.00	N/A - Tenant Has Been In Place For 10 Years
Gross	600 sf +/-	Crossbow's CB Shop	N/A	Month to Month	N/A	\$3,600.00	\$300.00	N/A - Tenant Has Been In Place For 30 Years
Totals	5,595 sf +/-					\$98,067.00	\$8,172.00	

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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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1mi 3mi 5mi

POPULATION

2024 Estimated Population	643	4,339	19,762
2029 Projected Population	718	4,836	21,775
2020 Census Population	621	3,793	18,777
2010 Census Population	539	3,489	16,163
Projected Annual Growth 2024 to 2029	2.3%	2.3%	2.0%
Historical Annual Growth 2010 to 2024	1.4%	1.7%	1.6%

HOUSEHOLDS

2024 Estimated Households	244	1,665	7,666
2029 Projected Households	274	1,872	8,564
2020 Census Households	236	1,469	7,174
2010 Census Households	202	1,320	6,057
Projected Annual Growth 2024 to 2029	2.5%	2.5%	2.3%
Historical Annual Growth 2010 to 2024	1.5%	1.9%	1.9%

AGE

2024 Est. Population Under 10 Years	13.5%	13.2%	14.2%
2024 Est. Population 10 to 19 Years	13.5%	14.0%	14.1%
2024 Est. Population 20 to 29 Years	11.6%	11.3%	11.5%
2024 Est. Population 30 to 44 Years	23.2%	20.8%	20.5%
2024 Est. Population 45 to 59 Years	17.2%	17.6%	17.0%
2024 Est. Population 60 to 74 Years	15.4%	16.1%	16.0%
2024 Est. Population 75 Years or Over	5.7%	6.9%	6.8%
2024 Est. Median Age	36.4	37.5	37.4

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1mi 3mi 5mi

MARITAL STATUS & GENDER

2024 Est. Male Population	50.1%	49.4%	49.6%
2024 Est. Female Population	49.9%	50.6%	50.4%
2024 Est. Never Married	24.7%	29.1%	29.1%
2024 Est. Now Married	56.6%	49.4%	49.4%
2024 Est. Separated or Divorced	13.7%	12.8%	15.1%
2024 Est. Widowed	5.0%	8.6%	6.5%

INCOME

2024 Est. HH Income \$200,000 or More	2.3%	1.6%	3.5%
2024 Est. HH Income \$150,000 to \$199,999	4.8%	5.2%	6.6%
2024 Est. HH Income \$100,000 to \$149,999	22.7%	20.7%	17.3%
2024 Est. HH Income \$75,000 to \$99,999	20.6%	17.4%	17.5%
2024 Est. HH Income \$50,000 to \$74,999	12.6%	13.1%	21.3%
2024 Est. HH Income \$35,000 to \$49,999	9.1%	10.7%	10.9%
2024 Est. HH Income \$25,000 to \$34,999	7.4%	7.5%	6.9%
2024 Est. HH Income \$15,000 to \$24,999	11.1%	11.4%	7.1%
2024 Est. HH Income Under \$15,000	9.4%	12.4%	8.9%
2024 Est. Average Household Income	\$84,132	\$76,655	\$86,277
2024 Est. Median Household Income	\$75,422	\$67,348	\$69,531
2024 Est. Per Capita Income	\$31,857	\$29,424	\$33,494
2024 Est. Total Businesses	15	51	244
2024 Est. Total Employees	67	216	1,240

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