

RETAIL
FOR LEASE!



143 - 147 S. STEELE ST.

RETAIL SPACE FOR LEASE
IN SANFORD, NC

BRIAN WALLACE

919.645.2773

brianwallace@yorkproperties.com



@yorkproperties1

york

PROPERTY DETAILS

143-147 S. Steele Street

AVAILABILITY

Ground Floor

Suite A | ± 2,882 SF

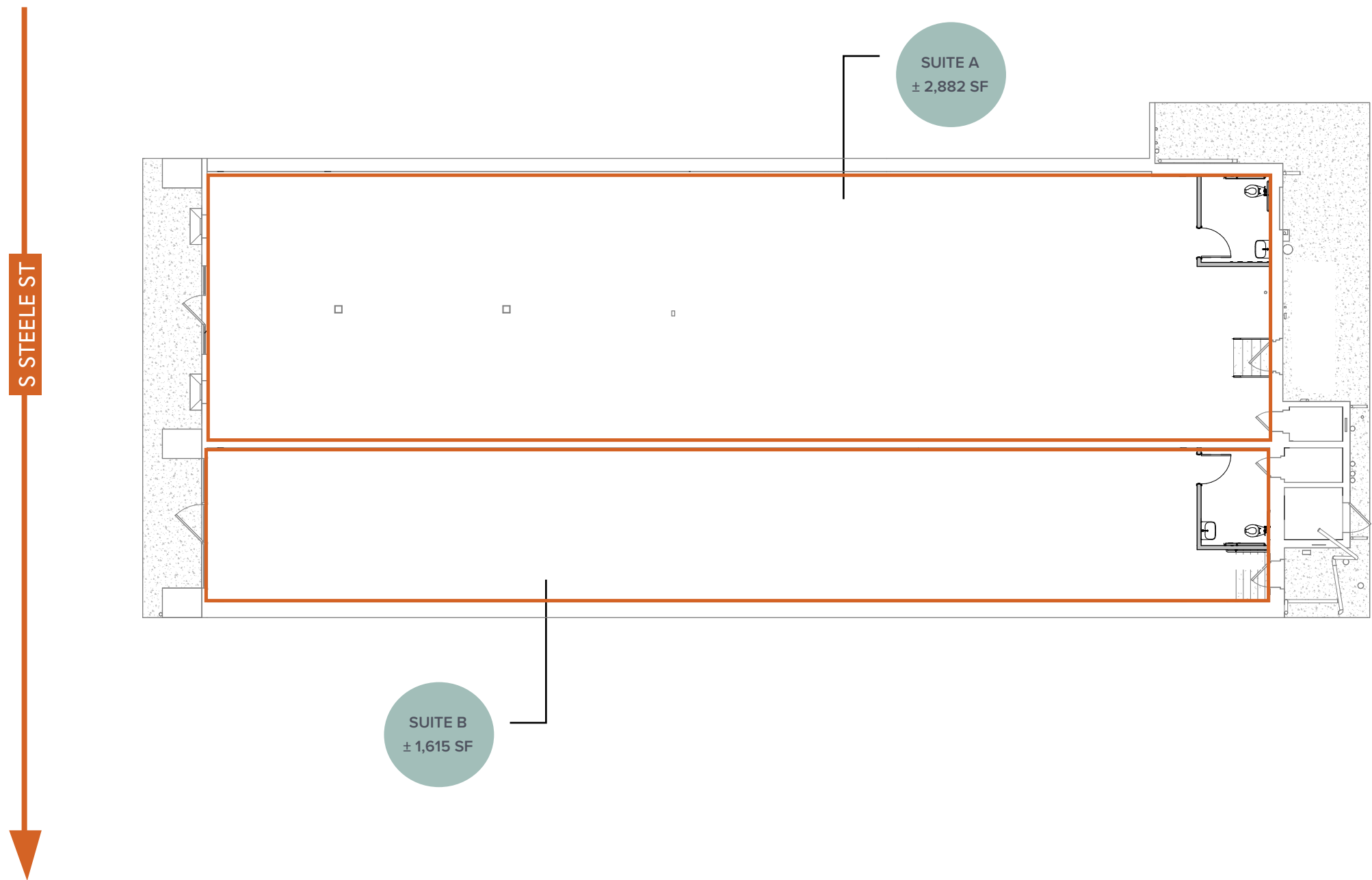
Space B | ± 1,615 SF

DETAILS

- **Great Restaurant Opportunity**
- Newly renovated space in warm vanilla box condition, bathrooms in place
- Located in the heart of Downtown Sanford on S. Steele St., this renovated retail space offers a prime opportunity to establish your business on the iconic “Main Street America” in newly renovated space
- Delivery anticipated 4th quarter 2025
- New store front facade

PRICING

Contact broker for details





ADDITIONAL PHOTOS

3





Applebee's

SECU

SPRING LANE GALLERIA
Shopping Center

Lowes
FOODS



PETSMART

FedEx
Express

DOLLAR TREE

FAMILY
DOLLAR
my family, my family dollar.

Auto
Zone

POLICE
DEPARTMENT

SANFORD
FAIRGROUNDS
AND SOCCER
FIELDS

FIRE
DEPT

RIVERBIRCH CORNER
Shopping Center

belk

BATH
& BODY
WORKS

ROSES

143-147
S. STEELE ST

DOWNTOWN AMENITIES

Experience the historic charm of downtown Sanford, North Carolina's picturesque city center. Depot Park, once the site of the bustling Raleigh & Augusta Air Line Railroad depot, now hosts community events amid its green spaces and amphitheater. Just steps away, the Sanford Murals Trail allows you to admire colorful works of public art celebrating the town's heritage. Be sure to also visit the Sanford Zombie Park - a quirky outdoor gallery displaying sculptures made from repurposed materials. And don't miss the Temple Theatre, an elegant 1925 vaudeville house that has been beautifully restored as a performing arts venue. Downtown Sanford blends past and present seamlessly.



DOWNTOWN
SANFORD INC.

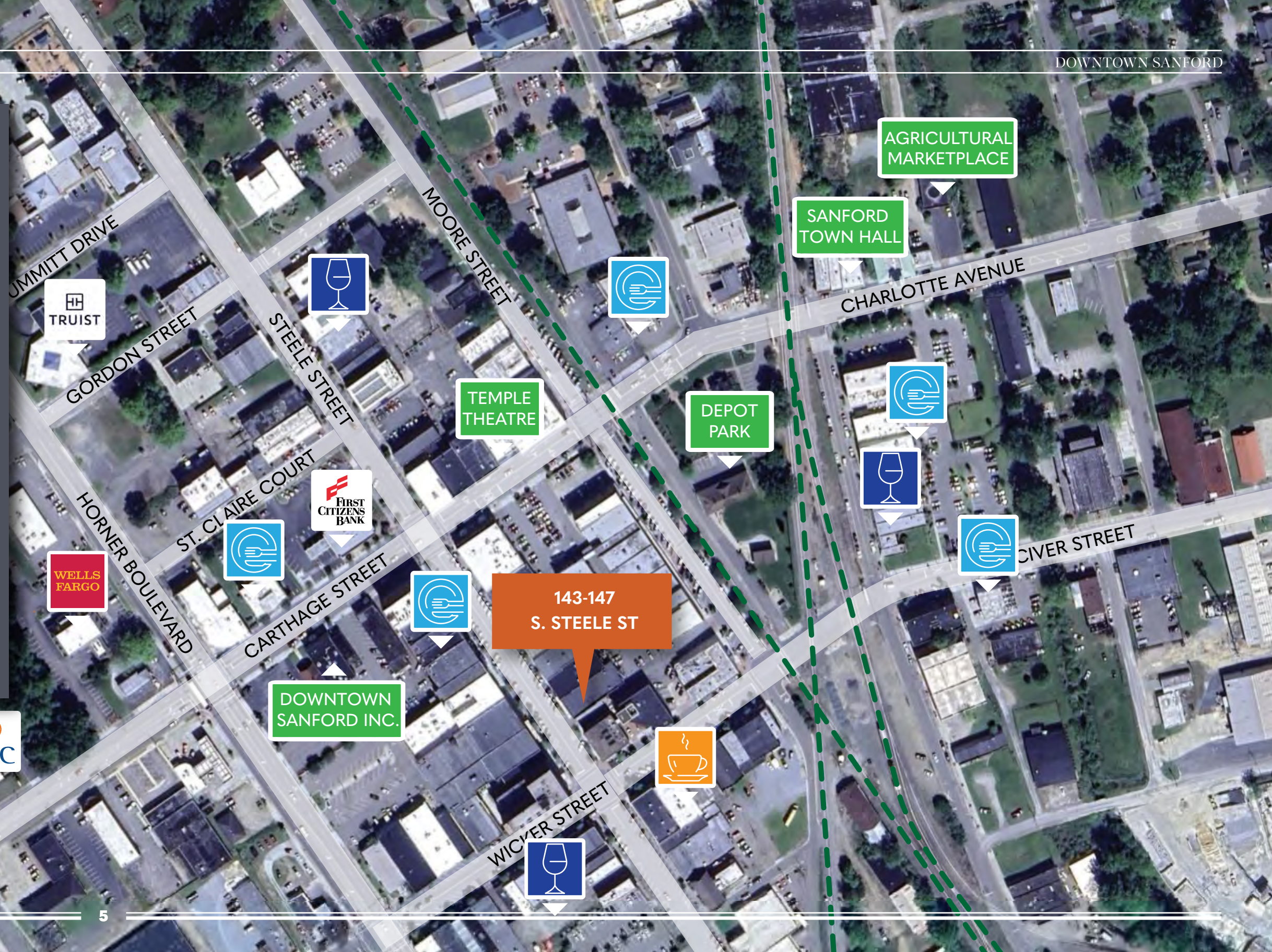
TEMPLE
THEATRE

DEPOT
PARK

SANFORD
TOWN HALL

AGRICULTURAL
MARKETPLACE

143-147
S. STEELE ST



SANFORD, NC

CITY PROFILE



PEOPLE
PER
SQUARE
MILE

1,032.6



POPULATION

30,024



MEDIAN
PROPERTY VALUE

\$150,600

MEDIAN AGE

34.5



AVG. COMMUTE

24.3 MIN

MEDIAN
HOUSEHOLD
INCOME

\$51,311



ABOUT SANFORD

Centered in the heart of North Carolina, Sanford offers residents and visitors a unique blend of small town charm and big city amenities. Sanford boasts an active, energized downtown with custom boutiques and cafes, as well as plenty of community events and festivals to keep you busy -- but it's easy to find peace and quiet, too. With day spas, golf courses, and lush natural resources, you're never more than 10 minutes away from relaxation. [Source: sanfordnc.net/650/About-Sanford](https://sanfordnc.net/650/About-Sanford)

MAJOR EMPLOYERS

- Pfizer
- Bharat Forge
- Through6
- Audentes Therapeutics
- Pilgrim's
- Caterpillar
- Tyson Foods
- Coty
- Pentair
- Moen
- GKN
- LifePoint Health
- Americold
- US Venture
- Eurofins

ACCOLADES

#9 MOST DIVERSE PLACES TO
LIVE IN NORTH CAROLINA

Niche · 2023

#26 BEST COUNTIES FOR FAMILIES IN
NORTH CAROLINA

Niche · 2023

#23 HEALTHIEST COUNTIES IN
NORTH CAROLINA

Niche · 2023

#16 MOST DIVERSE COUNTIES IN
NORTH CAROLINA

Niche · 2023

GROWTH ON THE HORIZON

**SANFORD APPROVES 140-ACRE INDUSTRIAL PARK
AS AREA BOOMS · DECEMBER 2023**

"A proposed industrial park in Sanford has cleared a key hurdle to becoming a reality.

The South Carter Industrial Park received preliminary plat approval from the Sanford City Council last week. The industrial park will be located across the street from the Carolina Trace subdivision along N.C. Highway 87 and will cover 142.71 acres."

[Source: bizjournals.com/triangle/news/2023/12/11/sanford-north-carolina-industrial-park-green-light.html](https://bizjournals.com/triangle/news/2023/12/11/sanford-north-carolina-industrial-park-green-light.html)

SANFORD GROWTH STREAK ATTRACTS NEW HOTEL · AUGUST 2023

"Sanford's continued growth is leading to more commercial investment in the Lee County city.

Sanket Dalal, founder and CEO of Cary-based investment company Anvaya Investments, is planning to launch and operate a 100-room WoodSpring Suites hotel off N.C. Highway 87 South. He told Triangle Business Journal he hopes to open the hotel in late 2024 and said it will employ 12 to 15 people."

[Source: bizjournals.com/triangle/news/2023/08/16/new-woodspring-suites-hotel-coming-to-sanford.html](https://bizjournals.com/triangle/news/2023/08/16/new-woodspring-suites-hotel-coming-to-sanford.html)

**RED-HOT SANFORD USING \$4.4M TO CREATE
DOWNTOWN MARKETPLACE · NOVEMBER 2023**

"A growing city in the Greater Triangle region is working to build an "agricultural marketplace" to bolster its downtown, support local farmers and address food insecurity.

The City of Sanford, through designer HH Architecture, has submitted initial plans for the structure, which will consist of more than 12,000 square feet including more than 8,000 square feet for an open-air market. The project is a collaboration between several entities, including the City of Sanford, Lee County and the Lee County Cooperative Extension, part of the NC Cooperative Extension, and will be located at 157 Charlotte Avenue downtown...

Along with being a staple farmer's market for the Sandhills region, providing reliable, healthy food for residents in the downtown area who lack a grocery store nearby is a priority for the project. According to Stone, the space will have a demonstration kitchen for classes on shopping for and cooking healthy meals on a budget. Additionally, there will be meeting space, office space, a shared kitchen for food entrepreneurs and more."

[Source: bizjournals.com/triangle/news/2023/11/17/sanford-downtown-marketplace-agriculture-vendors.html](https://bizjournals.com/triangle/news/2023/11/17/sanford-downtown-marketplace-agriculture-vendors.html)

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SANFORD, NC

LEASING

Brian Wallace | 919 645 2773
brianwallace@yorkproperties.com

MARKETING

Gardenia Buendia
gardeniabuendia@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)
www.yorkproperties.com

The logo for York Properties, featuring the word "york" in a bold, lowercase, sans-serif font. The letters are white and set against a dark gray background.