

# LAND FOR SALE

## 4506 LEMON SPRINGS RD

Sanford, NC 27332



### PROPERTY DESCRIPTION

52.42 acres for sale in Sanford, Lee County. The property is located five miles south of Downtown Sanford and within a 30-minute drive of Pinehurst, Southern Pines, and major employment centers in Sanford and Chatham County.

### PROPERTY HIGHLIGHTS

- 52.42 acres in Lee County
- RA - Residential Agricultural zoning (Lee County)
- Water main located along Lemon Springs Road
- Lee County PIN 9640-61-1147-00 and 9549-69-5851-00
- Sale Price: \$1,048,400 (\$20,000/acre)



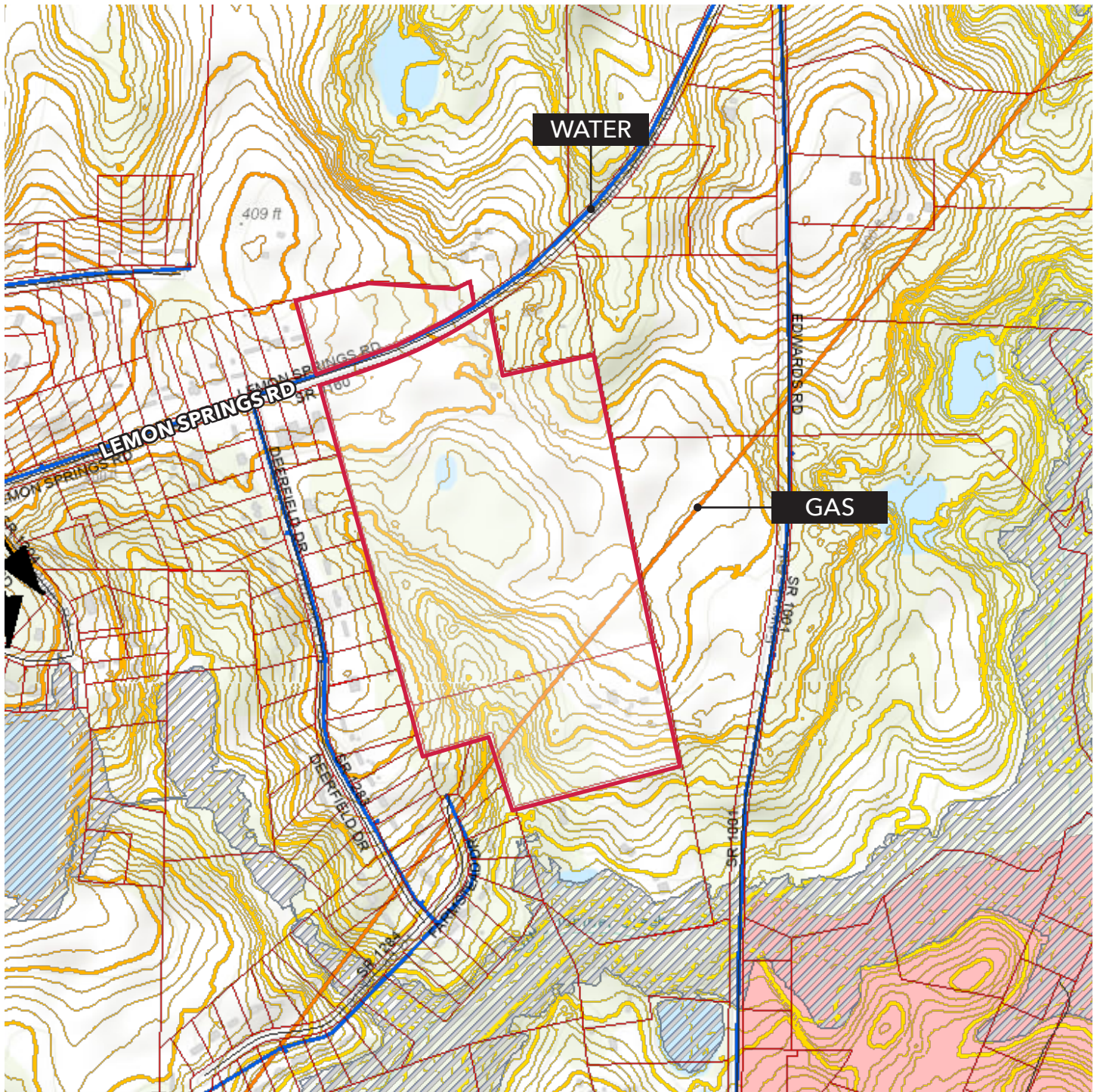
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



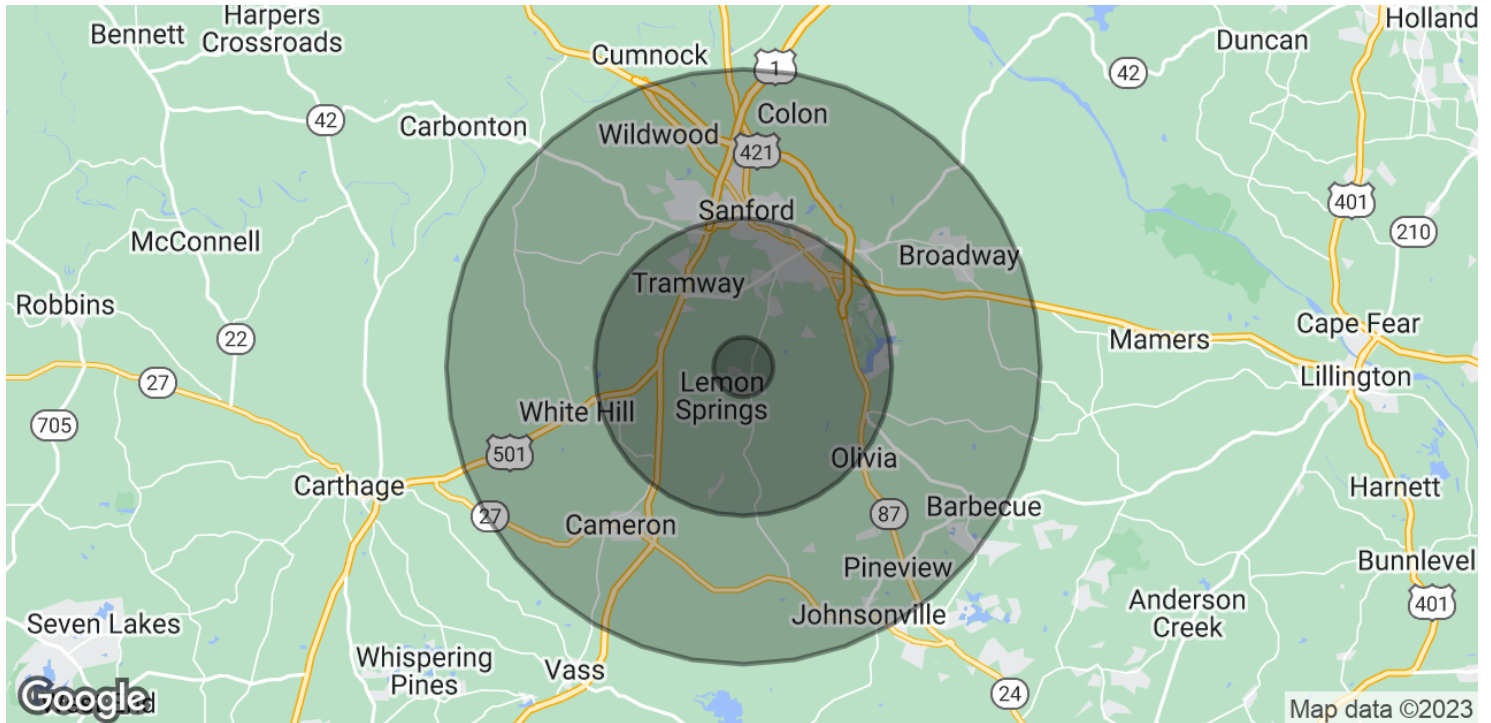
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	535	30,040	71,012
Average Age	41.9	39.6	38.9
Average Age (Male)	42.3	39.1	38.6
Average Age (Female)	39.8	40.7	40.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	202	12,001	28,763
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$50,173	\$54,678	\$60,217
Average House Value	\$88,711	\$126,577	\$146,224

\* Demographic data derived from 2020 ACS - US Census

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