

7,000–62,000 SF Fully Conditioned Industrial Space

2613 Lee Ave
Sanford, NC 27332





TABLE OF CONTENTS

3	Property Highlights
4	Property Photos
5	Site Map
6	Parcel Map
7	Area Map
8	Amenities Map
9	Market Overview
10	Demographic Overview

KEY HIGHLIGHTS

- Located in Downtown Sanford near Main St.
- 2.5 Miles to Freight Railway Station
- Four miles to US-1/501, two miles I-87, and two miles to 421
- Three Dock Doors and three Drive-in doors
- Fully-Built Out
- Fresh exterior painting and newly paved parking being completed

PROPERTY HIGHLIGHTS

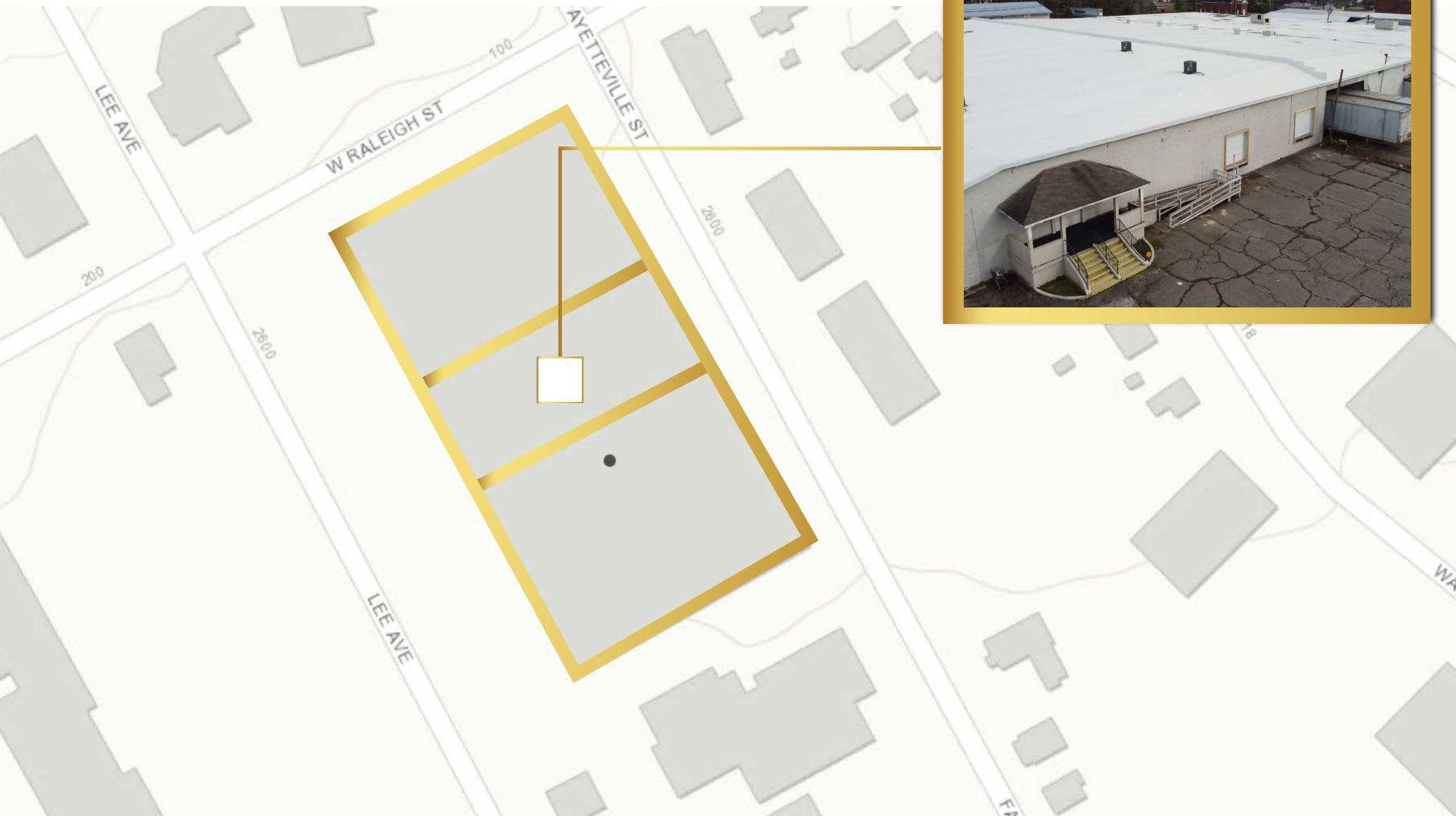
Lease Price	\$7 / SF NNN
Lease Term	5 Years
Lease Start	Available Immediately
SF Available	Total SF: 62,000 SF Suite A: 7,000 SF Suite B: 30,000 SF Suite C: 25,000 SF
Year Built	1950
Use Permitted	Warehouse, Storage, Distribution or Manufacturing
Tenant Profile	Industrial
Tenancy Type	Single or Multi
Zoning	LI
Ceiling Height	18' from center



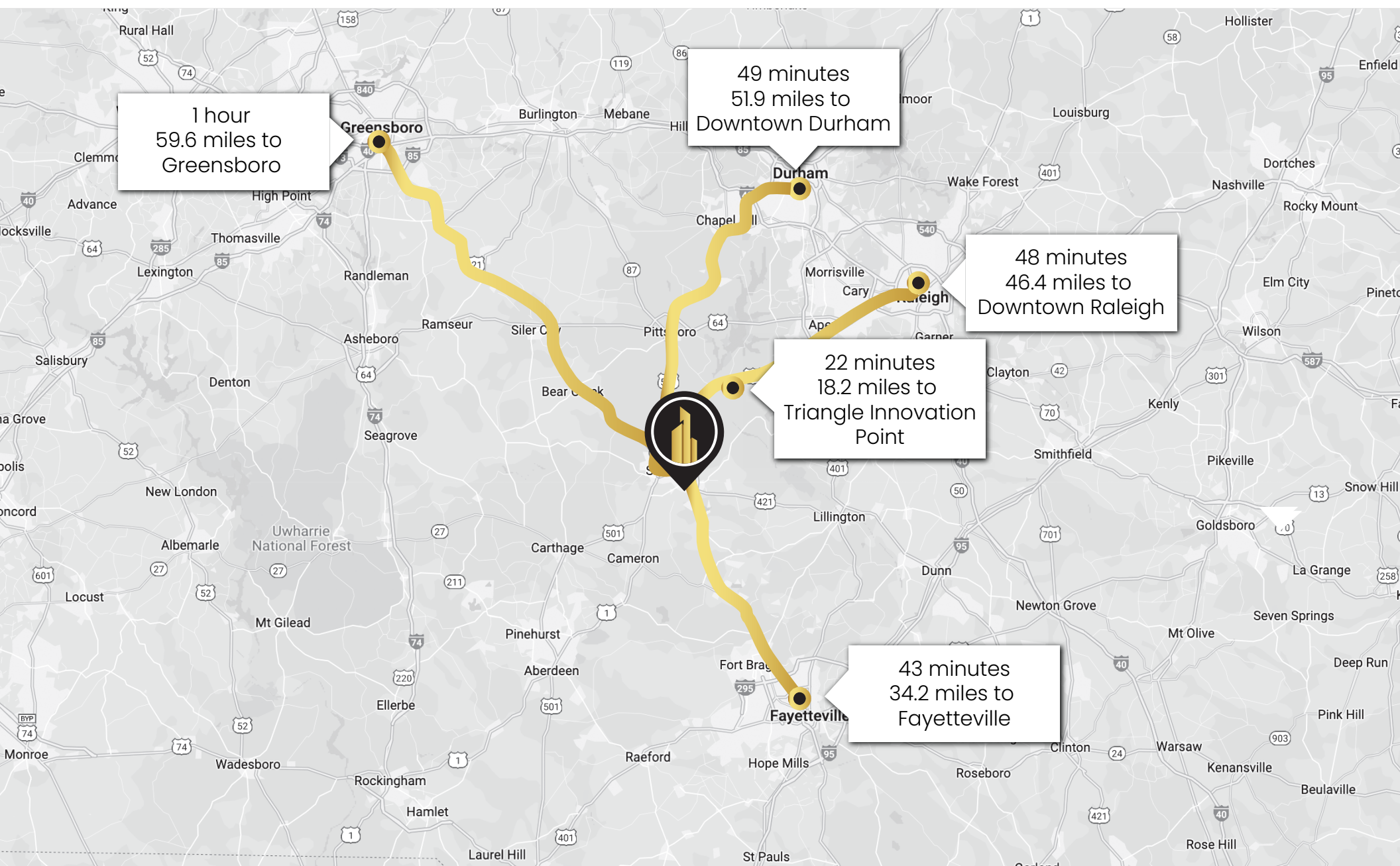


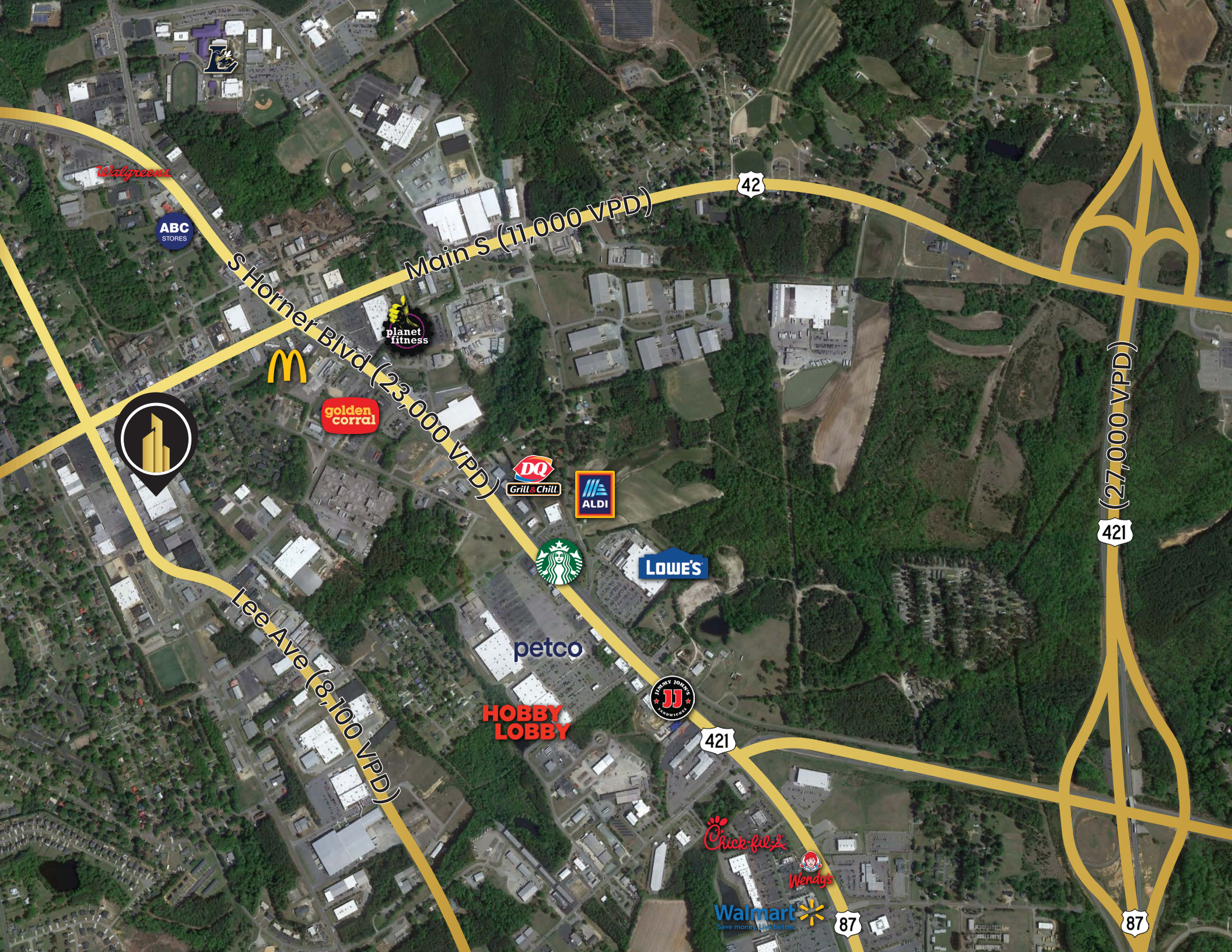
[illegible]

PARCEL MAP



AREA MAP





ABC
STORES

S Horner Blvd (23,000 VPD)

Main S (11,000 VPD)

42



golden
corral

DQ
Grill & Chill

ALDI



LOWE'S

Lee Ave (8,100 VPD)

petco

HOBBY
LOBBY



421

(27,000 VPD)
421

Chick-fil-A

Wendy's

Walmart
Save money. Live better.

87

87

SANFORD NC



Sanford was named for C.O. Sanford, a railroad civil engineer instrumental in the building of the rail lines through the area that formed the foundation of what became the city of Sanford.

Sanford is located in Lee County, North Carolina, which was formed from parts of the surrounding three counties in 1907. On creation of the new county, Sanford and Jonesboro were the major towns in the area. Rather than decide which would be the county seat, the decision was to place the county's new courthouse directly between the two towns. For decades, Lee County was the only county in the United States to have a courthouse with an RFD address. In the late 20th century Sanford had grown to such an extent that it eventually merged with Jonesboro. The town of Jonesboro became Jonesboro Heights, and the name of Sanford was kept for the town.

Sanford is 42 miles southwest of Raleigh, the state capital, 57 miles southeast of Greensboro, and 36 miles northwest of Fayetteville.

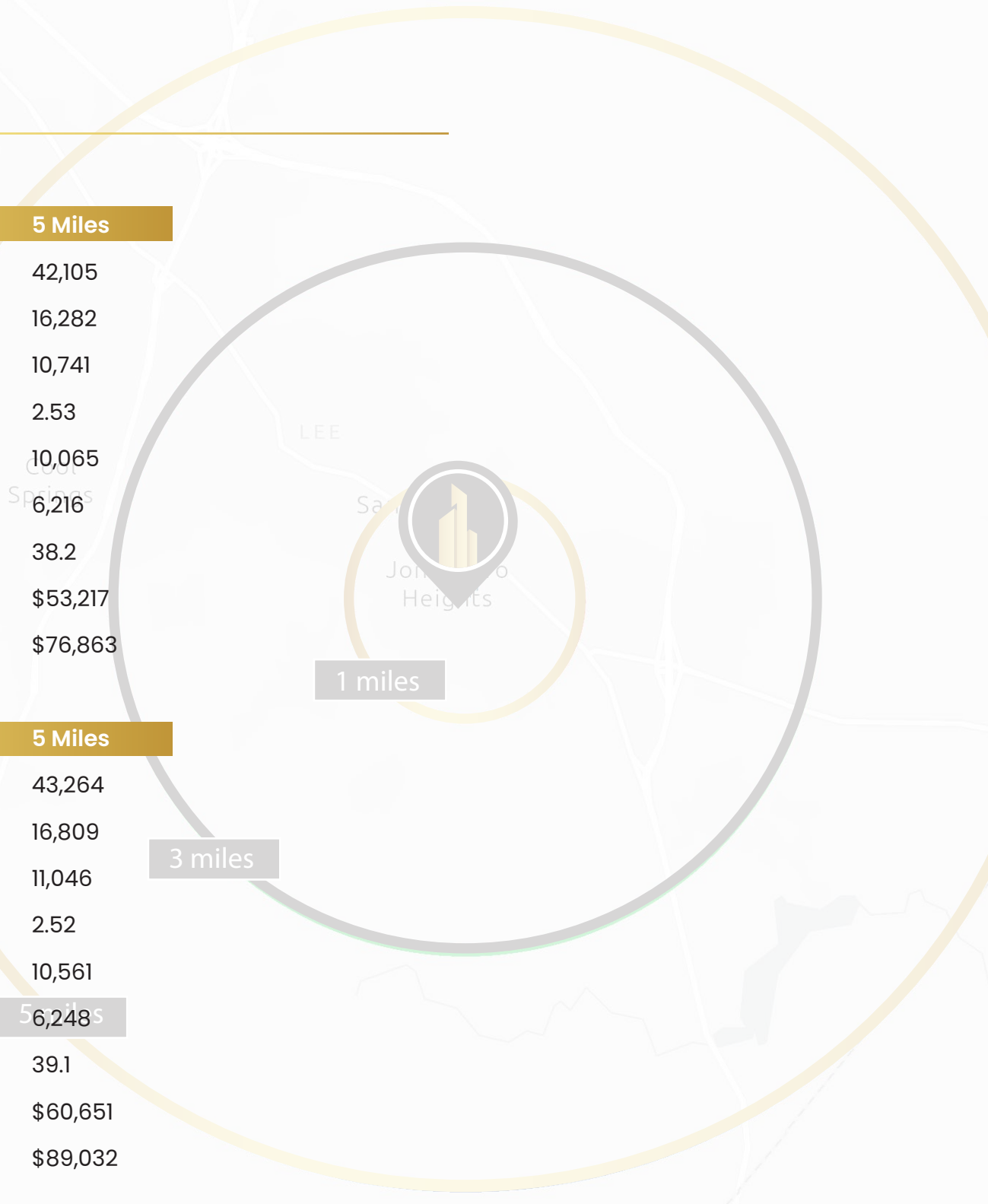
Sanford is geologically located above the meeting of white beach sand and Piedmont clay, enabling the city to be a producer of clay bricks. In 1959, Sanford produced 10 percent of the bricks in the United States and was named "Brick Capital of the USA". Brick production continues by manufacturers such as General Shale and Lee Brick and Tile.

Sanford produces textiles, and a Wyeth vaccine facility became the area's largest employer in 2006.

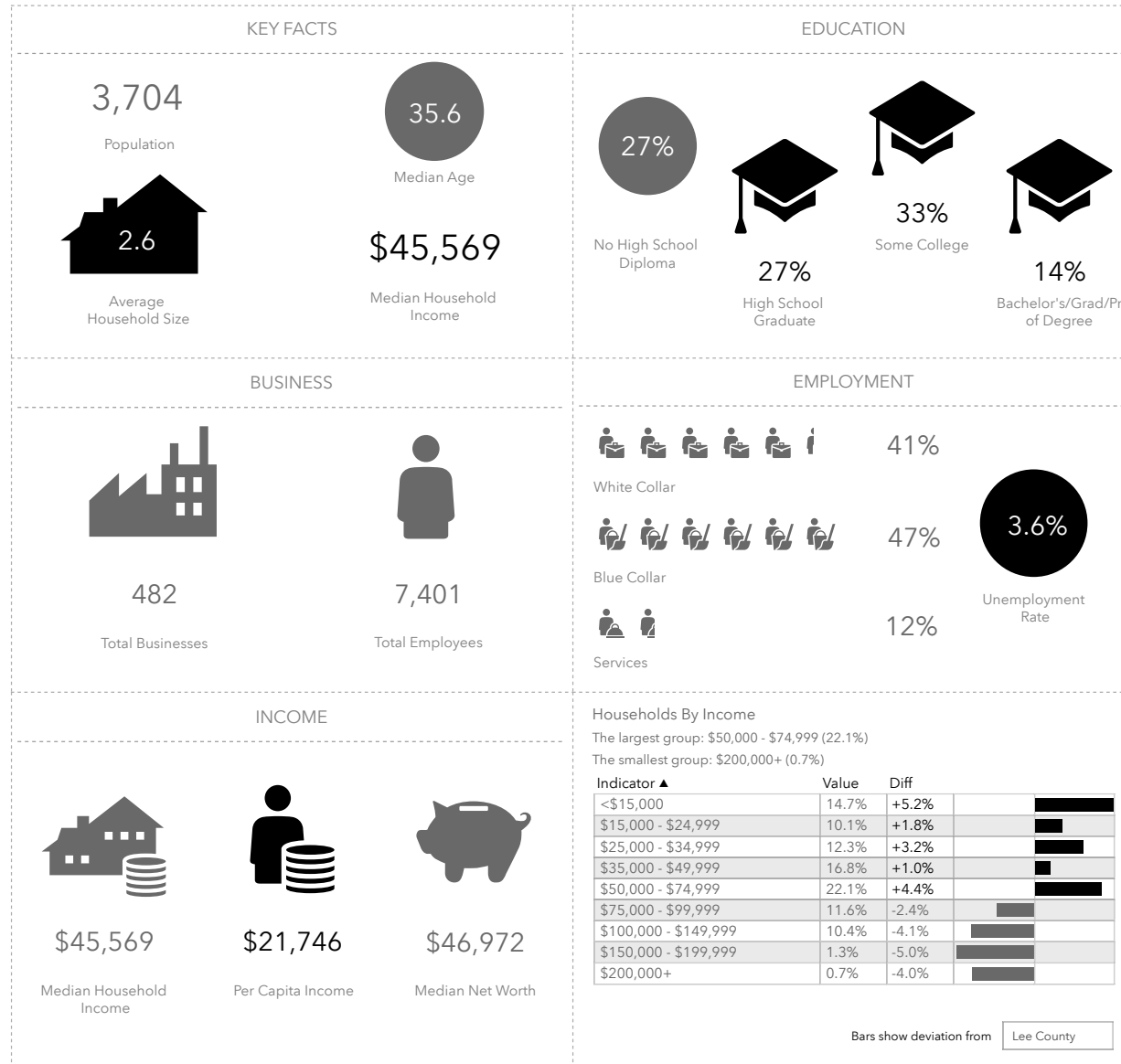
Raleigh Executive Jetport (ICAO: KTTA, FAA LID: TTA), formerly known as Sanford-Lee County Airport, is located 8 miles northeast of Sanford via U.S. 1. The airport opened in 2000, replacing the Sanford Lee County Brick Field, and provides both recreational and corporate services. The County of Lee Transit System (COLTS) is a coordinated transit system that provides transportation services in Sanford and Lee County.

DEMOGRAPHIC OVERVIEW

2022 Summary	3 Miles	5 Miles
Population	22,046	42,105
Households	8,070	16,282
Families	5,193	10,741
Average Household Size	2.64	2.53
Owner Occupied Housing Units	4,235	10,065
Renter Occupied Housing Units	3,834	6,216
Median Age	34.5	38.2
Median Household Income	\$42,468	\$53,217
Average Household Income	\$59,001	\$76,863
2027 Summary	3 Miles	5 Miles
Population	22,723	43,264
Households	8,375	16,809
Families	5,375	11,046
Average Household Size	2.62	2.52
Owner Occupied Housing Units	4,514	10,561
Renter Occupied Housing Units	3,861	6,248
Median Age	35.0	39.1
Median Household Income	\$48,261	\$60,651
Average Household Income	\$68,473	\$89,032



DEMOGRAPHIC OVERVIEW



CONTACT

Evan Sassaman
evan@cityplat.com
717.215.4507

John Gainey
john@cityplat.com
919.622.9600

CityPlat
www.cityplat.com
919.650.2643

107 Fayetteville St
Raleigh, NC 27601

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.