

91,360 SF Fully Conditioned Industrial Building

2613 LEE AVE. | SANFORD, NC 27332

**OWNER FINANCING
AVAILABLE**

CITYPLAT
COMMERCIAL REAL ESTATE

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Property Dashboard

OWNER FINANCING

Please Inquire for Pricing

91,366 SF

Total GLA

1950

Year Built

Industrial

Lease Type

LI

Zoning

INVESTMENT OR OWNER USER

DEMOGRAPHICS

	3-MILE	5-MILE
<i>2022 POPULATION</i>	22,046	42,105
<i>2022 AVERAGE HOUSE HOLD INCOME</i>	\$22,723	\$43,264

SUITES

- 2613 Suite A: \pm 31,366 SF | *Leased until 12/31/24*
- 2613 Suite B | \pm 7,000 SF
- 2621 Suite | \pm 30,500 SF
- 2625 Suite | \pm 22,500 SF

KEY AMENITIES

- 5 dock doors and 2 drive in doors
- Fully-built out
- Newly paved parking
- Exterior painting completed

PROPERTY HIGHLIGHTS

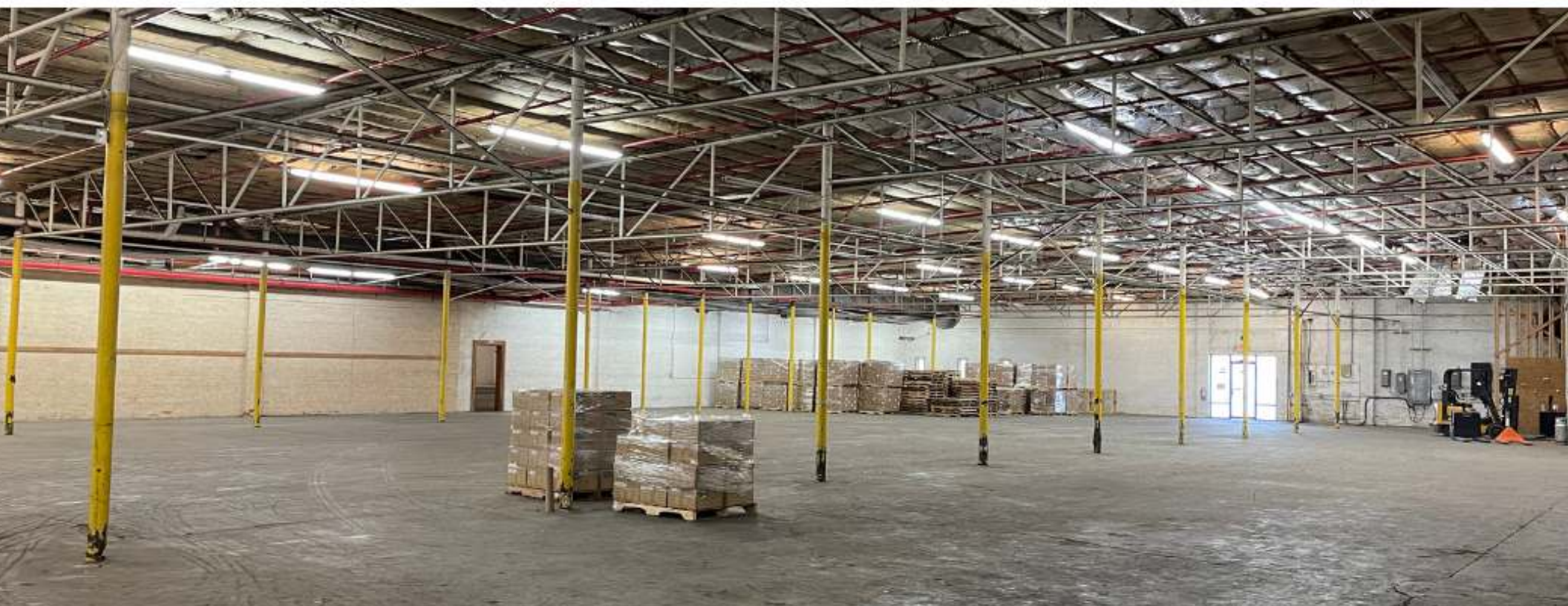
Prime location in downtown Sanford near main street, 4 miles to US-1/501 S, 2 miles to I-87, and 2 miles to 421, offering easy access to major highways

Large warehouse space with high ceilings and open floor plan, fully equipped with loading docks and ample parking space, perfect for warehouse, storage, distribution, and manufacturing operations

Conveniently located just 2.5 miles from a freight railway station, providing easy access to rail transportation for your shipment needs

Great opportunity for businesses looking to establish a strong presence in the heart of downtown Sanford, with excellent connectivity and accessibility.









**SUITE
2613A
FULLY
LEASED
31,366 SF**

**SUITE
2613B
7,000 SF**

**SUITE
2621
30,500 SF**

**SUITE
2625
22,500 SF**

WELLS FARGO



Rent Roll

Rent Roll

Properties: 2613 Lee Ave - 2625 Lee Ave Sanford, NC 27332

Units: Active

As of: 05/16/2023

Include Non-Revenue Units: No

Unit	Tenant	Status	Sqft	Rent	Lease From	Lease To
2613 Lee Ave - 2625 Lee Ave Sanford, NC 27332						
2613A Lee Ave	Jack Wang	Leased	31,366	5,500.00	04/01/2023	12/31/2024
2613B Lee Ave	Vacant	Available	7,000			
2621 Lee Ave	Vacant	Available	30,500			
2625 Lee Ave	Vacant	Available	22,500			
Total 4 Units						

Owner Financing Terms:

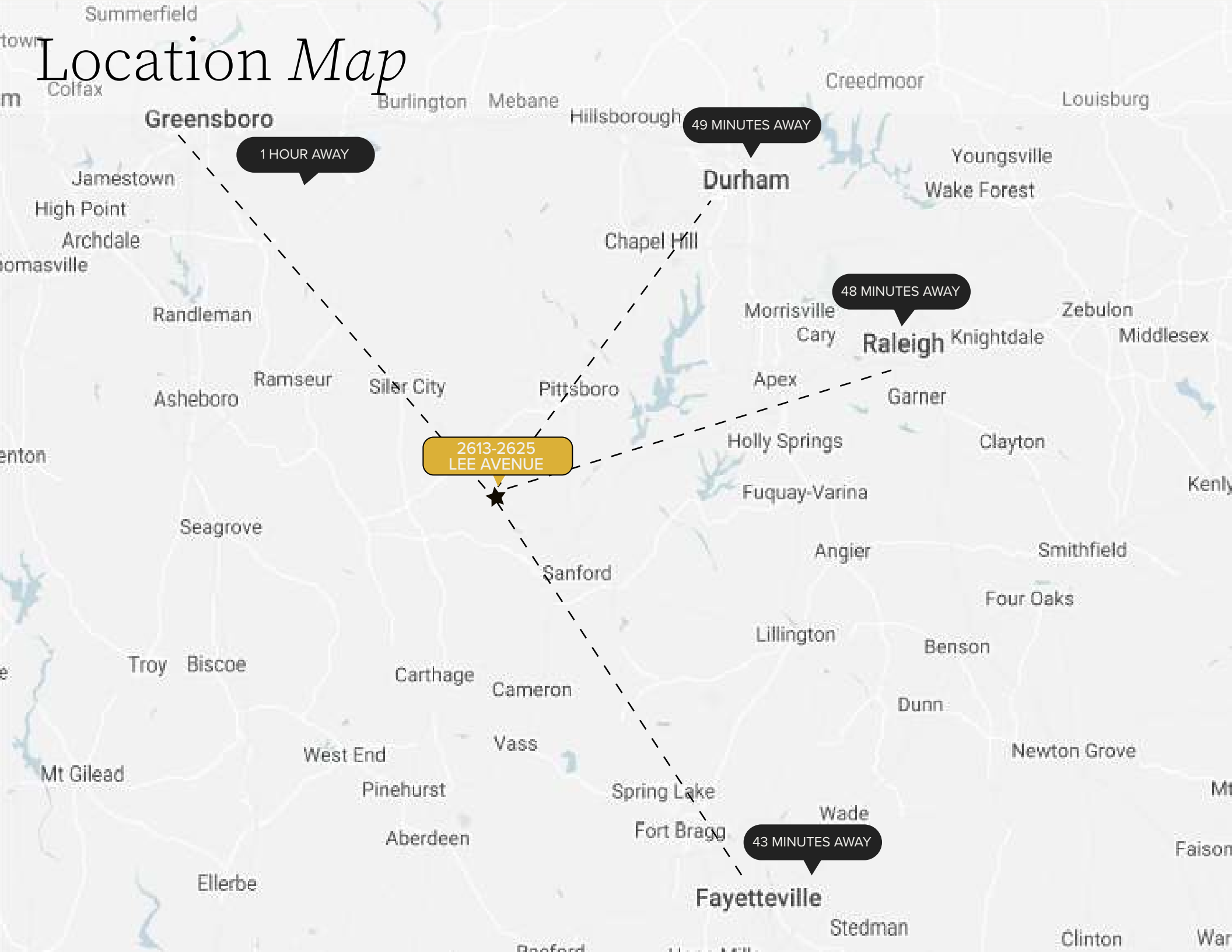
- 30% down payment
- 70% owner financing
- 7.5% interest 25 year amortisation, 5 year balloon



Floor Plan



Location Map



Greensboro

1 HOUR AWAY

49 MINUTES AWAY

Durham

48 MINUTES AWAY

Raleigh

2613-2625
LEE AVENUE

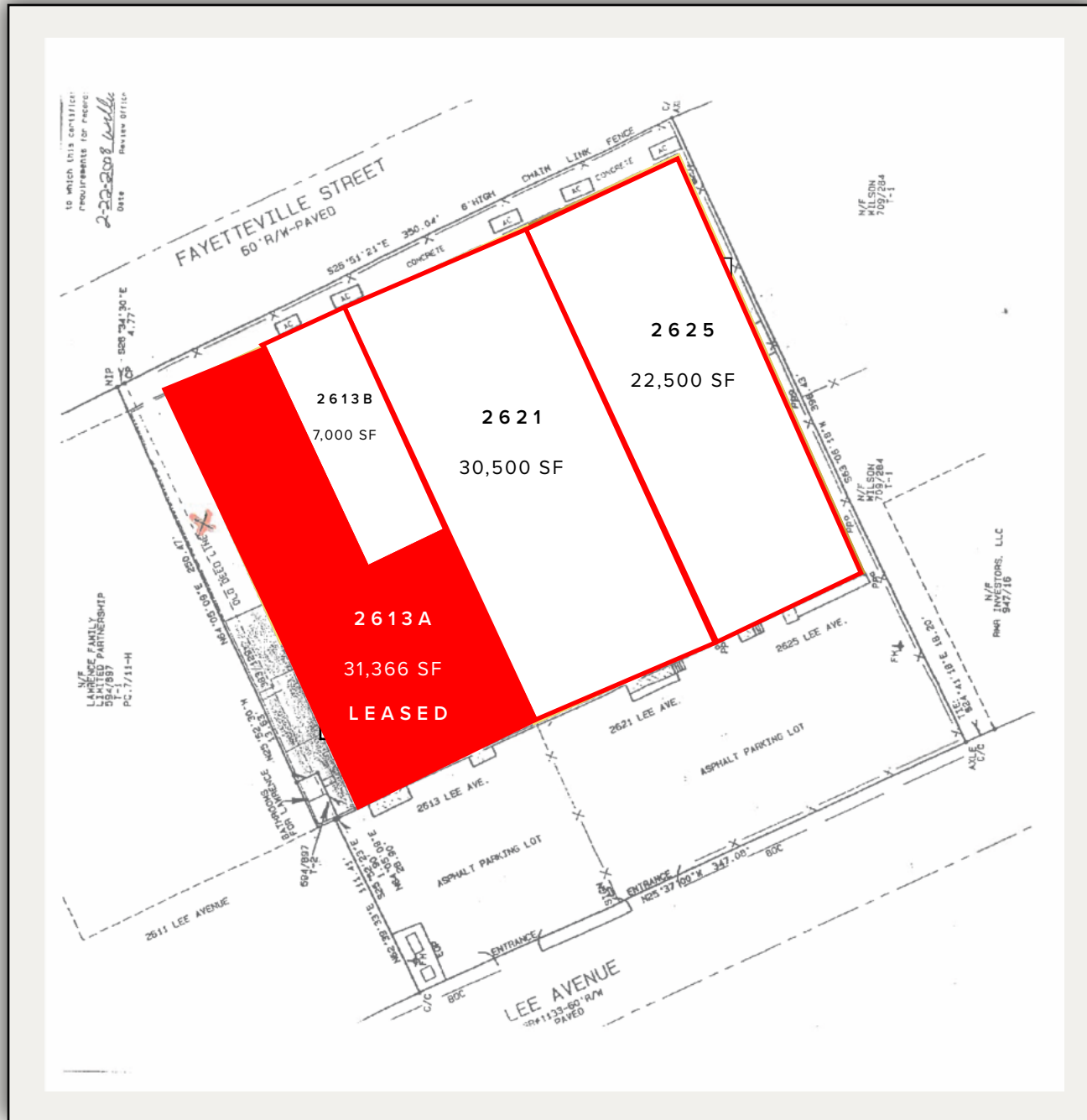
43 MINUTES AWAY

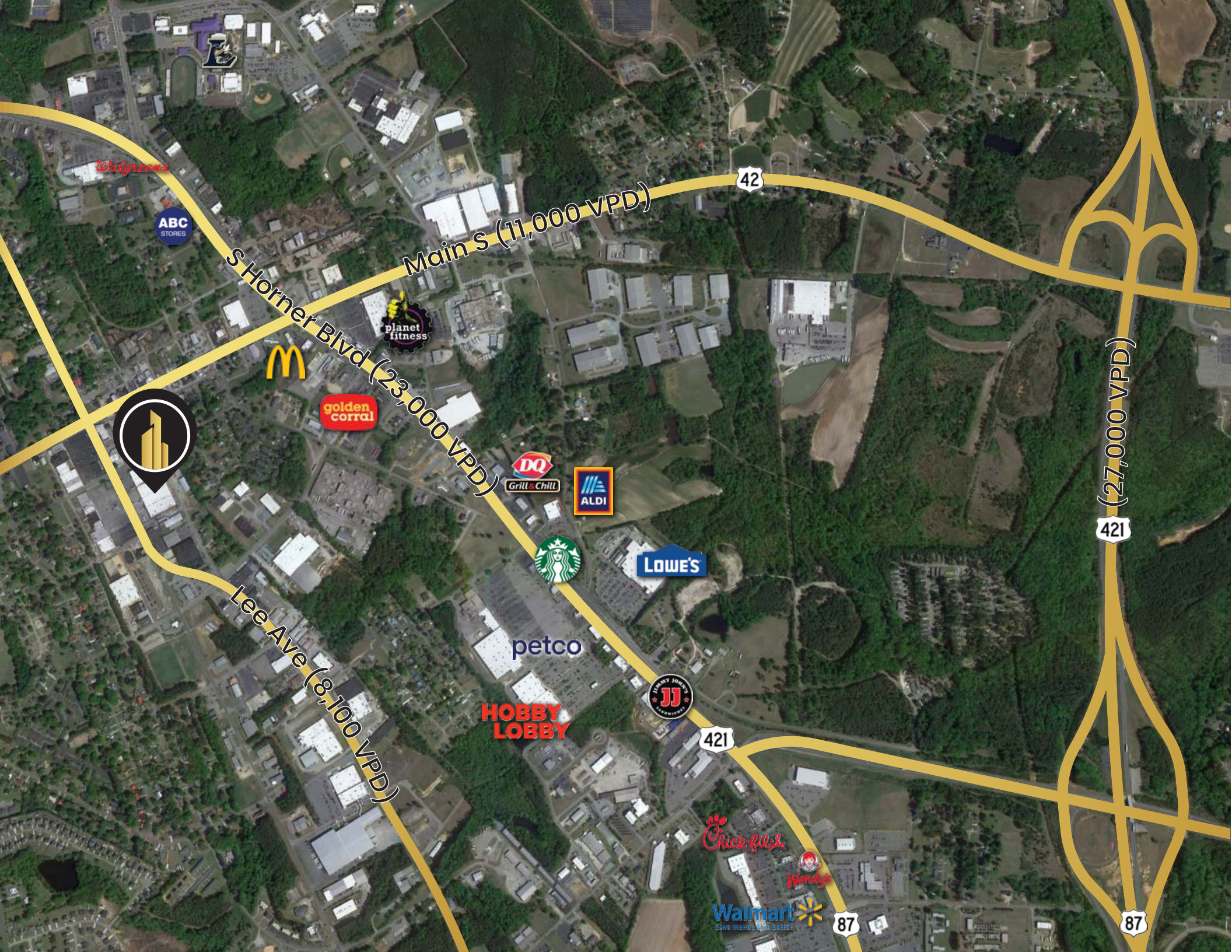
Fayetteville

Parcel Map



Site Plan





Walgreens



S Horner Blvd (23,000 VPD)

Main S (11,000 VPD)



Grill-Chill



LOWE'S

Lee Ave (8,100 VPD)

petco

HOBBY LOBBY



421



Walmart

87

(27,000 VPD)
421

87

42



Market Overview - *Sanford, NC*



Sanford, NC is a city that prides itself on its economic diversity and rich cultural heritage. The downtown area is home to a number of local businesses, ranging from quaint coffee shops and boutiques to larger retailers and grocery stores. The city's manufacturing sector has a long and storied history, with many companies in the area specializing in textile and furniture production. More recently, Sanford has become a hub for medical and pharmaceutical research and development, with several major companies operating in the area.

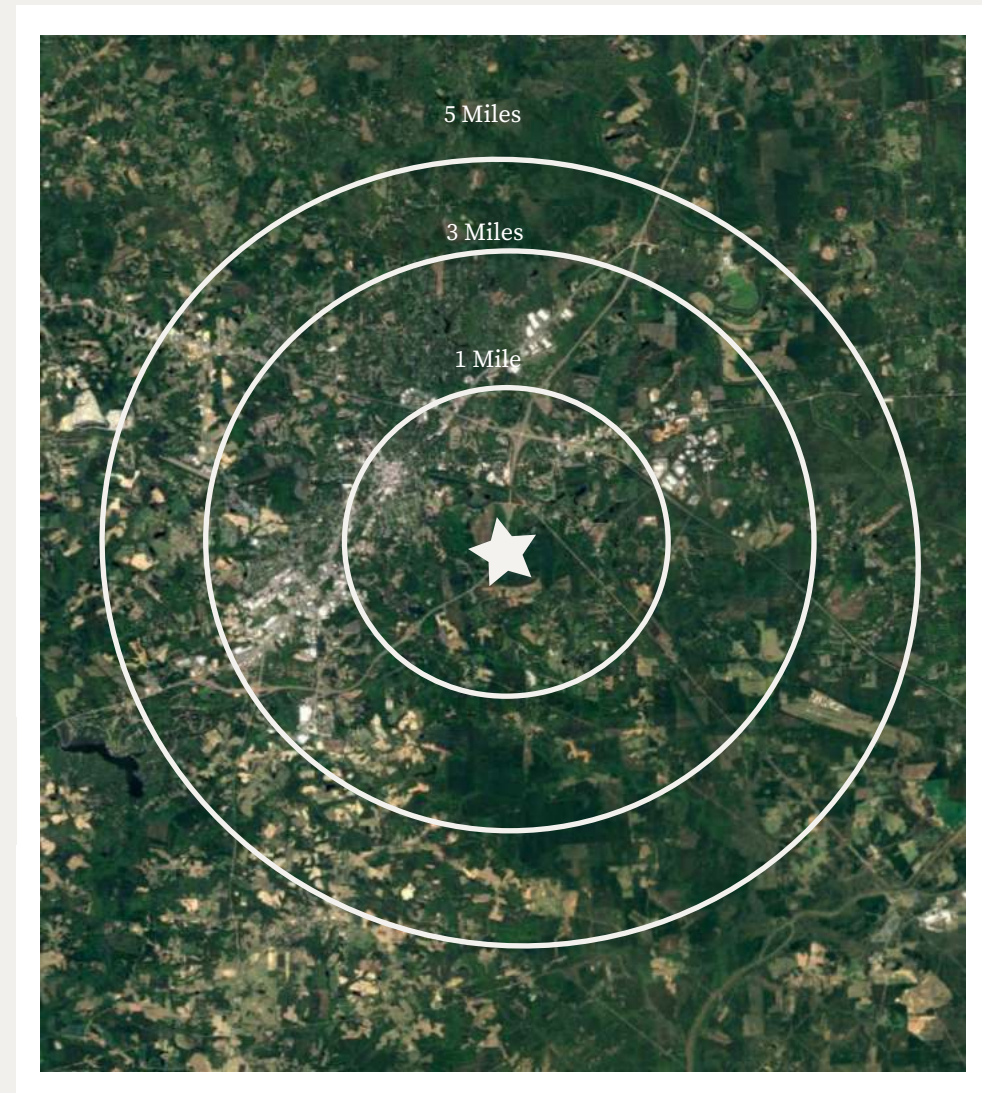


In addition to its thriving business community, Sanford is a city that offers plenty of opportunities for recreation and relaxation. The area is home to a number of beautiful parks and natural areas, including the nearby Jordan Lake State Recreation Area. The city's arts and culture scene is also noteworthy, with a number of galleries, theaters, and museums showcasing works by local and regional artists. Whether you're interested in exploring the great outdoors, immersing yourself in the local culture, or simply enjoying the many conveniences of city living, Sanford is a great place to call home.

Surrounding *Demographics*

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



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