

Partnership. Performance.



**REDEVELOPMENT OPPORTUNITY
ON FULLY SIGNALIZED CORNER**

Retail for Sale

1615 and 1707
S. Horner Boulevard
Sanford, NC 27330

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S. Horner Boulevard
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Opportunity

Redevelopment opportunity of former restaurant property on a fully signalized corner. 1615 S. Horner Boulevard is located on the main retail corridor in Sanford, NC with nearly 30,000 CPD.

Features

- Size: 2.66 acres
- Fully signalized intersection
- Multiple access points
- Main retail corridor

Pricing

Parcel 1: 1.21 acres - \$1,128,600
 Parcel 2: 1.45 acres - \$626,000*
 Together: 2.66 acres - \$1,754,600

* owner agrees to demolish building on Parcel 2 prior to closing

Traffic Counts

2016 Traffic Counts (Per Costar)	Vehicles Per Day
S. Horner Boulevard	26,000
Lee Avenue	6,400

Demographics

2018 STDB	1 Mile	3 Miles	5 Miles
2018 Total Population	4,849	22,897	40,128
2018 Total Households	1,618	8,351	15,205
Avg. Household Income	\$39,960	\$48,976	\$60,162



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