

±2.21 Acre Proposed Retail Site



► Sanford Retail Pad Site

Spring Lane, Sanford, NC 27330



±2.21 Acre Retail Pad Site Available

- Conveniently located less than 1/4 mile from US Route 501 (Exit 68) and 1 mile from Business 421 in Sanford, NC
- Great visibility and access onto Spring Lane, adjacent to Circle K, Subway, and McDonalds
- Near 137-bed Central Carolina Hospital and the Central Carolina Community College Lee County Campus
- Less than 1.5 miles from downtown Sanford
- Drive-thru use is allowable
- Close proximity to Sanford's Riverbirch Mall - Regional Shopping Area and Spring Lane Galleria anchored by Lowes Food

For Lease



Pricing

Call for Pricing.

Demographics	1 mile	3 mile	5 mile
2022 Population	4,900	24,541	36,674
2022 Households	2,034	9,385	14,022
2022 Avg. HH Income	\$79,652	\$80,462	\$81,512

► Contact

Joey Morganthall
704.367.5007
jmorganthall@mpvre.com

Kevin Judd
704.367.5025
kjudd@mpvre.com

Traffic Count	ADT
Spring Lane	12,000 (2022)

Market Aerial

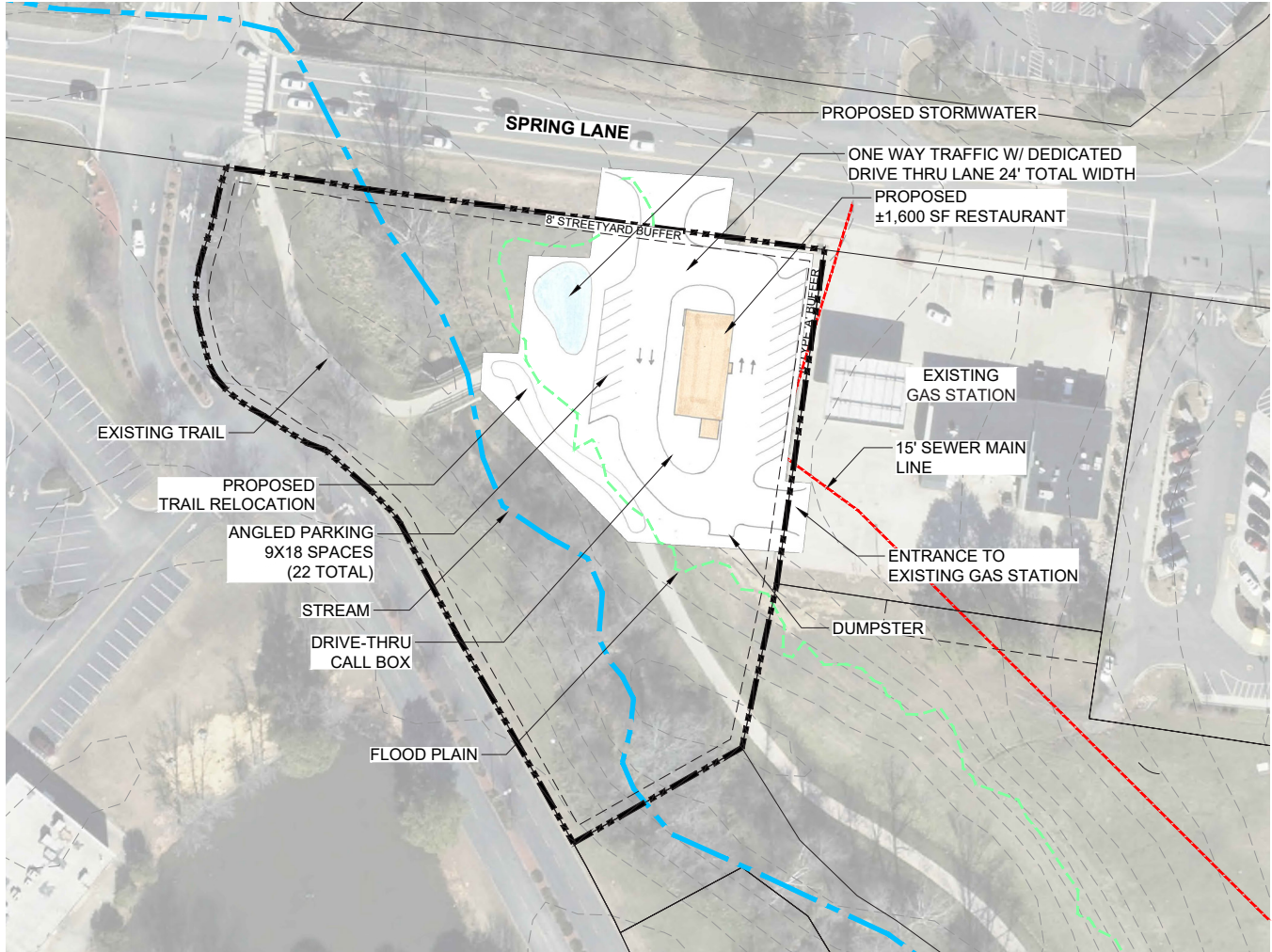
Sanford Retail Pad Site
Spring Lane, Sanford, NC



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

► Site Plan

Sanford Retail Pad Site
Spring Lane, Sanford, NC



▶ **Sanford Growth Highlights**

Sanford Retail Pad Site
Spring Lane, Sanford, NC

Residential Development (within 7 miles)

- ▶ Single Family Development: 3,500 homes approved and in various stages of completion
- ▶ Multifamily Development: 1,458 apartment units approved and in various stages of completion
- ▶ 4% annual growth rate estimated
- ▶ Future Apartments: Hawkins Village (288 units), Station Apartments (456 units), Ashby Village (350 units), Truelove (180 units), Blue House Apartments (204 units), Tramway South (330 units), Brookshire (273 units)
- ▶ Future Single Family Homes: Midtown Village South (905 SFH), Ashby Village (450 SFH), West Main (180 SFH), Reeves Farm (233 SFH), 1715 Carthage Street (115 SFH), Autumnwood (245 SFH), Cumnock Village (up to 800 SFH)

Commercial Development

- ▶ VinFast Automotive: Electric vehicle manufacturing plant. \$2B project with 7,500 jobs by 2027. Phase I expected completion mid-2024. Largest economic development announcement in state history.
- ▶ Abezena: Life science manufacturing plant. \$213M project with 325 jobs. 2022 completion.
- ▶ Astellas: Life science manufacturing plant. \$109M project with 200+ jobs. 2022 completion.
- ▶ Wolfspeed Manufacturing Facility: World's Largest Silicon Carbide Manufacturing Facility. \$5B project with 1,800 jobs. Expected completion 2030.

► Demographics

Sanford Retail Pad Site
Spring Lane, Sanford, NC

	1 mile	3 miles	5 miles
Population			
2010 Population	4,517	23,458	34,593
2020 Population	4,804	24,053	35,902
2022 Population	4,900	24,541	36,674
2027 Population	5,047	25,194	37,721
2010-2020 Annual Rate	0.62%	0.25%	0.37%
2020-2022 Annual Rate	0.88%	0.90%	0.95%
2022-2027 Annual Rate	0.59%	0.53%	0.56%
2022 Male Population	47.6%	48.9%	48.9%
2022 Female Population	52.4%	51.1%	51.1%
2022 Median Age	39.2	37.5	37.9

In the identified area, the current year population is 36,674. In 2020, the Census count in the area was 35,902. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 37,721 representing a change of 0.56% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	61.0%	51.5%	52.4%
2022 Black Alone	15.9%	22.6%	21.5%
2022 American Indian/Alaska Native Alone	0.5%	0.9%	0.9%
2022 Asian Alone	1.8%	1.4%	1.3%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	11.1%	13.8%	14.4%
2022 Two or More Races	9.6%	9.7%	9.5%
2022 Hispanic Origin (Any Race)	19.7%	24.4%	24.9%

Persons of Hispanic origin represent 24.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	64	71	73
2010 Households	1,898	8,932	13,089
2020 Households	1,995	9,188	13,699
2022 Households	2,034	9,385	14,022
2027 Households	2,096	9,667	14,479
2010-2020 Annual Rate	0.50%	0.28%	0.46%
2020-2022 Annual Rate	0.86%	0.95%	1.04%
2022-2027 Annual Rate	0.60%	0.59%	0.64%
2022 Average Household Size	2.39	2.53	2.55

Esri 2022

► Demographics

Sanford Retail Pad Site
Spring Lane, Sanford, NC

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.8%	17.5%	16.6%
Median Household Income			
2022 Median Household Income	\$57,482	\$55,503	\$56,643
2027 Median Household Income	\$63,364	\$63,718	\$66,203
2022-2027 Annual Rate	1.97%	2.80%	3.17%
Average Household Income			
2022 Average Household Income	\$79,652	\$80,462	\$81,512
2027 Average Household Income	\$90,987	\$92,606	\$94,455
2022-2027 Annual Rate	2.70%	2.85%	2.99%
Per Capita Income			
2022 Per Capita Income	\$32,434	\$30,800	\$31,147
2027 Per Capita Income	\$37,067	\$35,581	\$36,230
2022-2027 Annual Rate	2.71%	2.93%	3.07%
Housing			
2022 Housing Affordability Index	125	130	139
2010 Total Housing Units	2,071	9,738	14,256
2010 Owner Occupied Housing Units	1,100	4,854	7,717
2010 Renter Occupied Housing Units	797	4,078	5,372
2010 Vacant Housing Units	173	806	1,167
2020 Total Housing Units	2,135	9,993	14,848
2020 Vacant Housing Units	140	805	1,149
2022 Total Housing Units	2,169	10,201	15,203
2022 Owner Occupied Housing Units	1,185	5,493	8,737
2022 Renter Occupied Housing Units	849	3,891	5,285
2022 Vacant Housing Units	135	816	1,181
2027 Total Housing Units	2,233	10,508	15,701
2027 Owner Occupied Housing Units	1,236	5,756	9,173
2027 Renter Occupied Housing Units	860	3,910	5,306
2027 Vacant Housing Units	137	841	1,222

Esri 2022

For complete property listings, visit www.mpvre.com.



2400 South Blvd, Suite 300, Charlotte, NC 28203 mpvre.com