



**TRADEMARK
PROPERTIES**

1212 CENTRAL DR

SANFORD, NC 27330



**FOR
LEASE
3,418
SF**

SHELLEY BHATIA, CCIM

919.645.1421 DIRECT | 910.273.8474 MOBILE
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552

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PROPERTY HIGHLIGHTS

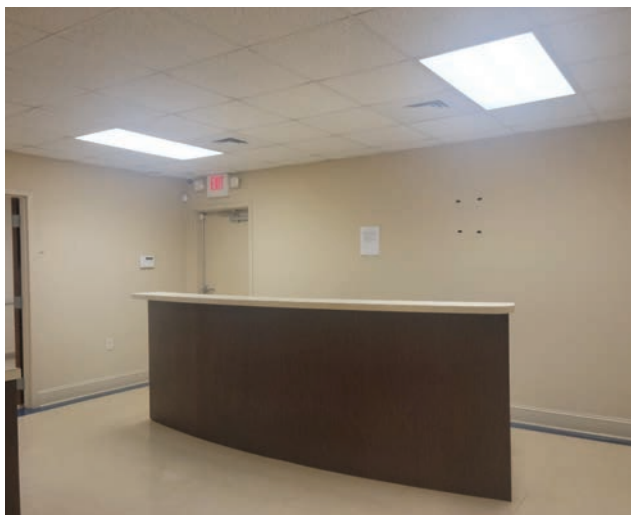
- 16,991 SF two-story, medical office building
- Availability:
 - Suite 102 - 1,572 SF
 - Suite 200 - 1,846 SF
- Located across from Central Carolina Hospital
- Built in 2008 and features elevator access to the second floor
- Tenants include
 - Neurology Pain and Management Center
 - Sanford Hematology and Oncology
 - First Health

LEASE RATE:
\$23.50/SF
MODIFIED GROSS



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SUITE 102

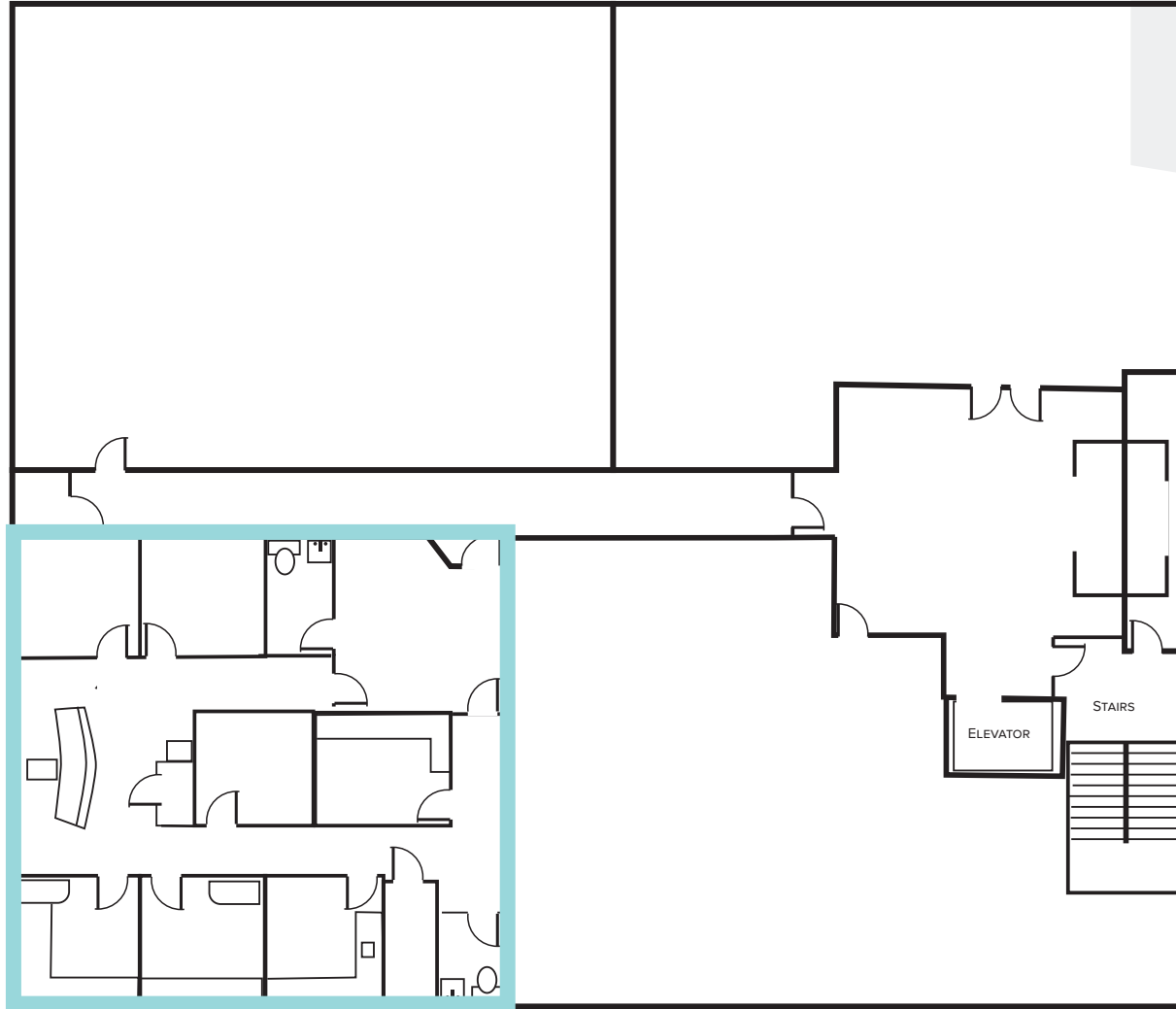


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SUITE 102 FLOOR PLAN



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SUITE 200

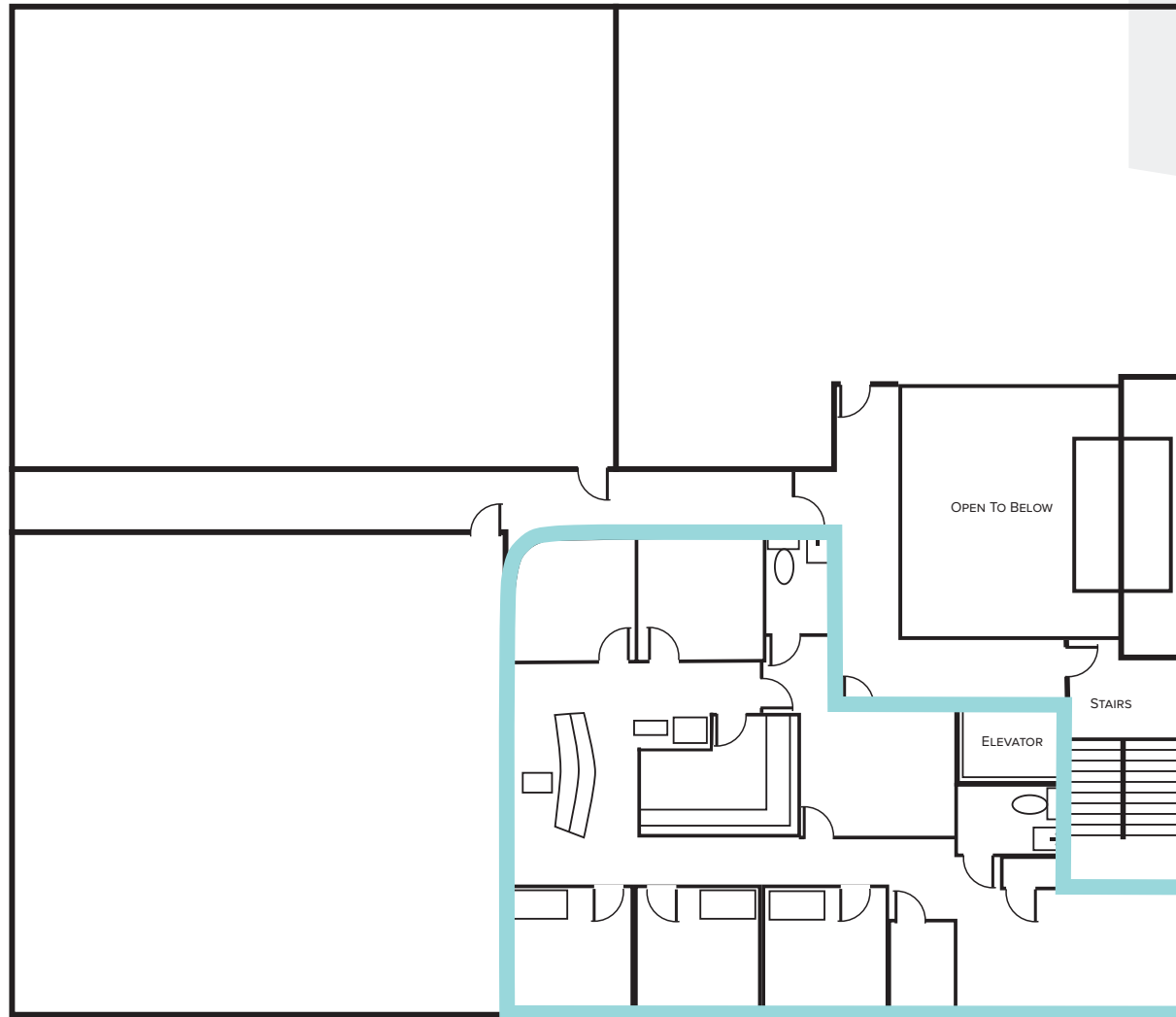


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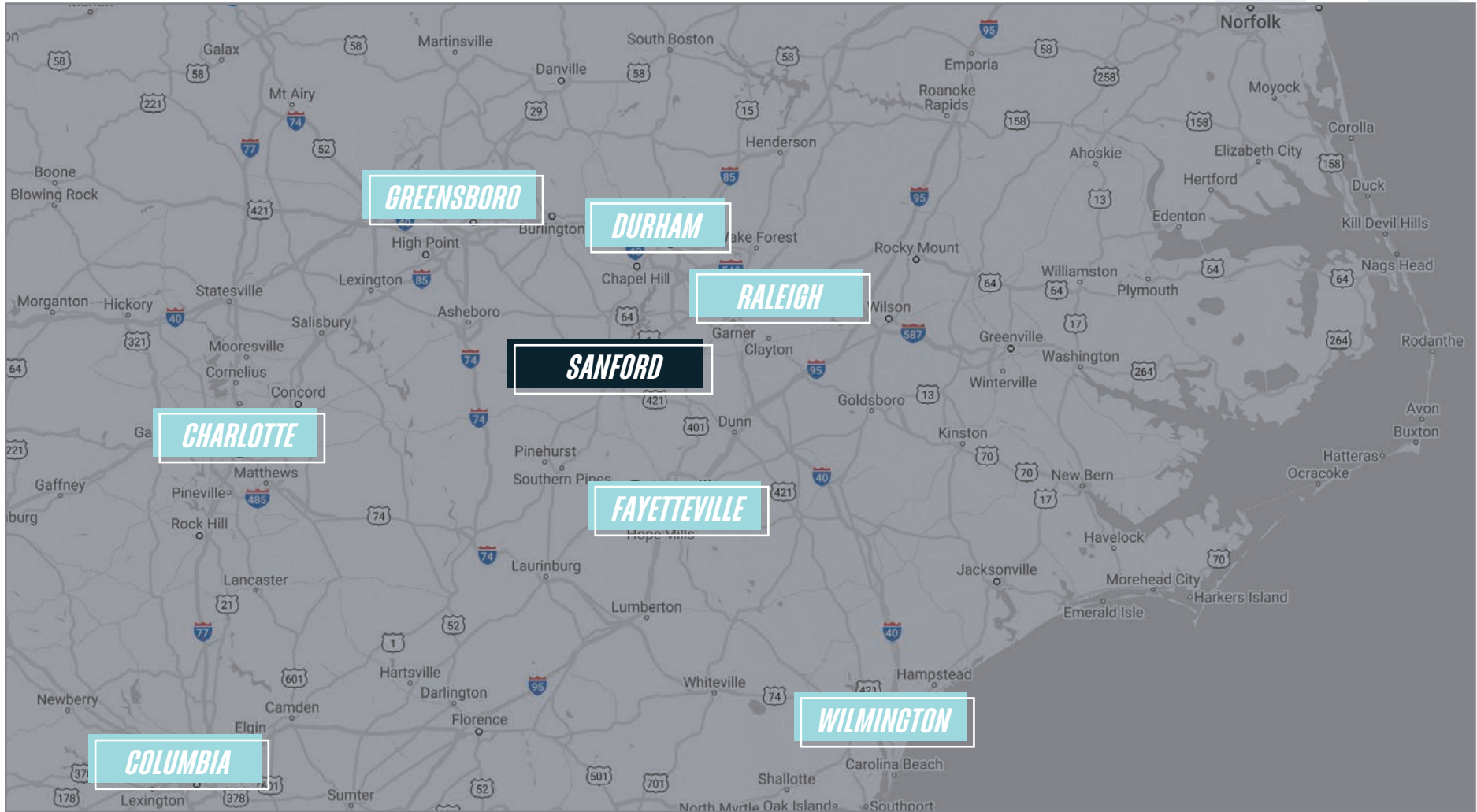
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SUITE 200 FLOOR PLAN



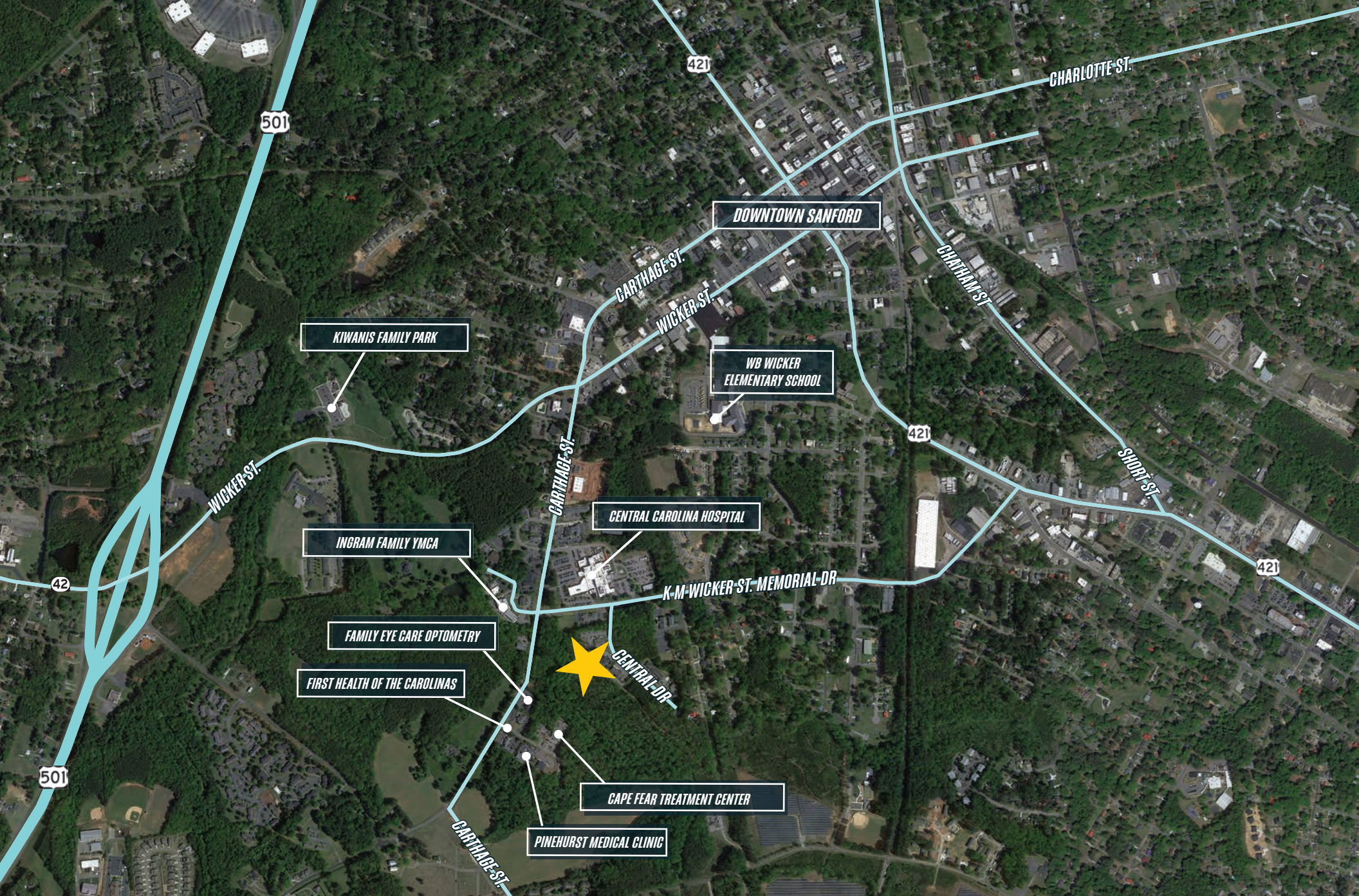
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LOCATION MAP



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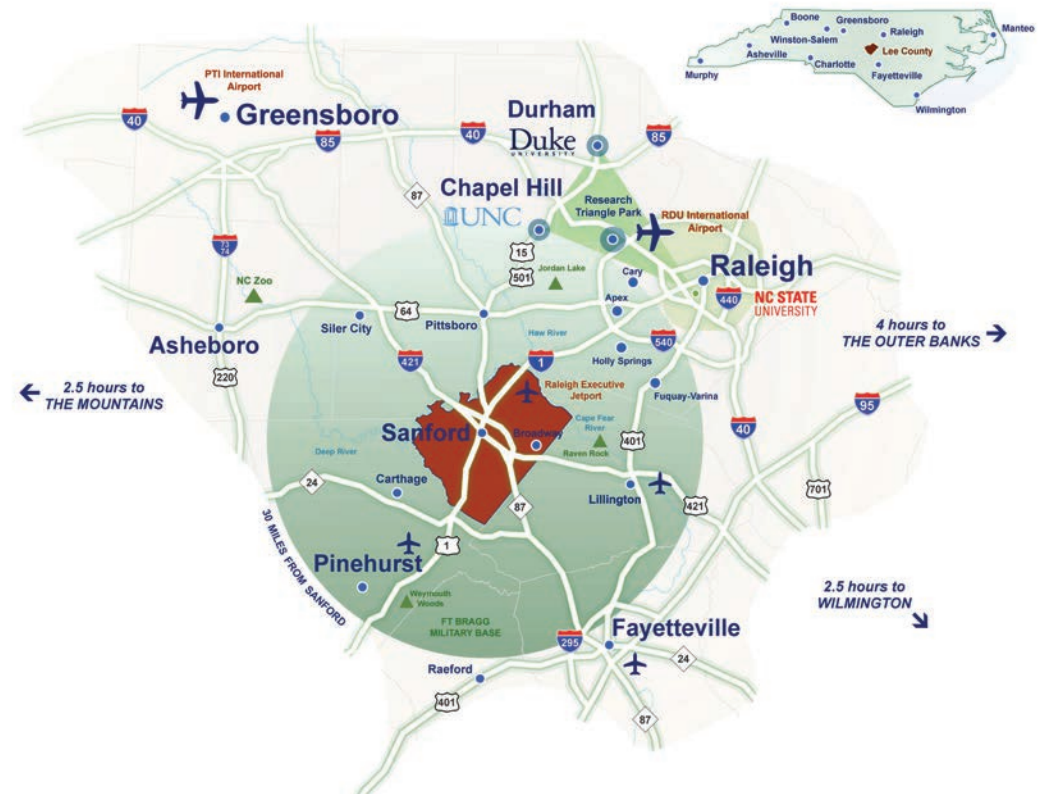
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ABOUT SANFORD

- Sanford is becoming one of the best locations in the country for future growth and new home developments because of its location in the Research Triangle Region, home to about 2.1 million people.
- Sanford's central location and exceptional quality of life offers the conveniences of small town feel with quick and easy access to the Triangle.
- Sanford's robust manufacturing base has drawn global leaders like Pfizer, Moen, Coty and Caterpillar. Retail sales in 2014 were over \$650 million and median family income was a healthy \$56,795.

DRIVE TIMES	MINUTES
RALEIGH	43
DURHAM	49
CHAPEL HILL	47
RESEARCH TRIANGLE PARK	50
FAYETTEVILLE	47



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DEMOGRAPHICS

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE INCOME	DAYTIME POPULATION
1 MILE	4,837	1,915	\$36,952	2,897

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE INCOME	DAYTIME POPULATION
3 MILES	27,552	10,678	\$61,852	16,993

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE INCOME	DAYTIME POPULATION
5 MILES	41,233	15,924	\$64,289	24,866

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EXCLUSIVE BROKER:

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SANFORD
MEDICAL PLAZA



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