

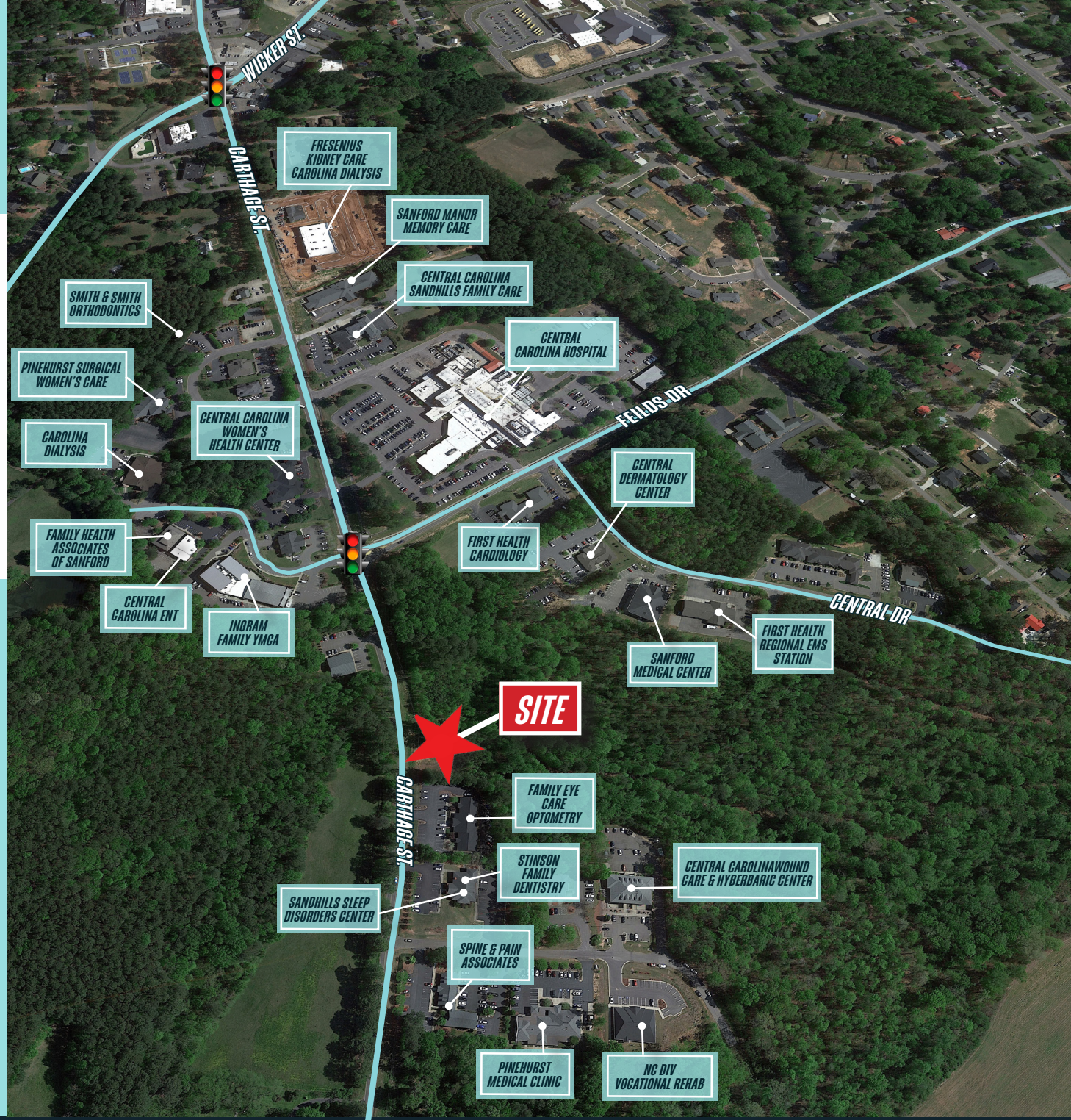


1219 CARTHAGE ST

SANDFORD, NC, 27330

EXCLUSIVE LISTING BROKERS:
SHELLEY BHATIA, CCIM
KHARMIKA ALSTON

SEIZE THE
OPPORTUNITY:
MEDICAL
BUILD-TO-SUIT
IN SANFORD'S
THRIVING MARKET



1219 CARTHAGE ST
SANFORD, NC 27330

PROPERTY DETAILS

- The property at 1219 Carthage St, Sanford offers a prime opportunity for a medical/professional office building.
- Preliminary site plans feature options for a 6,000 square feet or 8,000 square feet building, which can be customized to suit specific requirements.
- The property's location is less than a quarter-mile away from Central Carolina Hospital, making it highly convenient for medical professionals and patients.
- Situated in the heart of Sanford's Medical Mile, the property is in a strategic position to benefit from the area's growing medical industry.
- Sanford, located in the Triangle region, is experiencing rapid growth and offers an ideal location for national or regional medical groups looking to expand.

**CALL BROKER
FOR PRICE GUIDANCE**



SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

620 MCKNIGHT DR
KNIGHTDALE, NC 27545

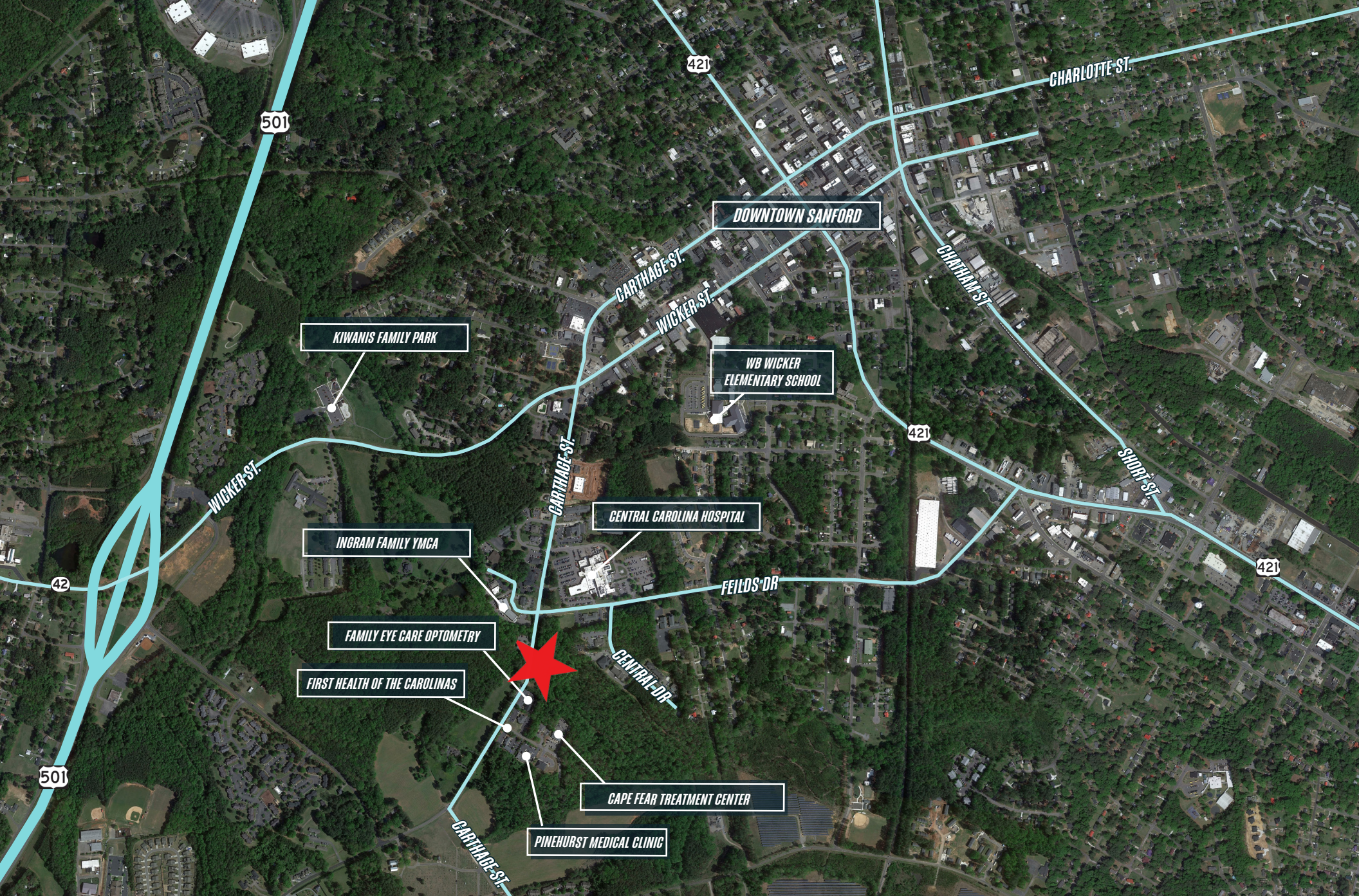


STATE OF NORTH CAROLINA
COUNTY OF LEE
I, Gene Hathaway
REVIEW OFFICER OF LEE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552



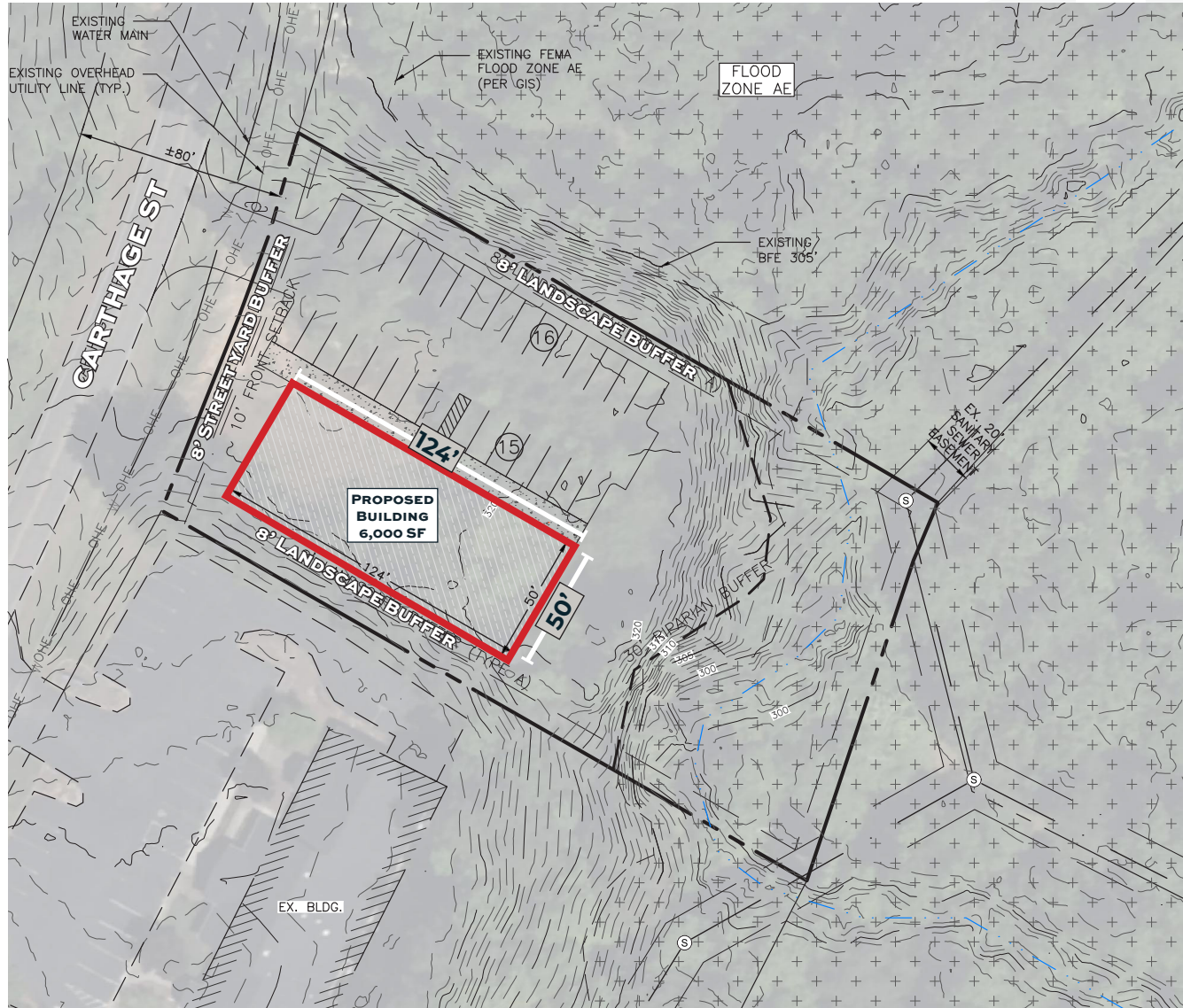
SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

1219 CARTHAGE ST
SANFORD, NC 27330

6,000 SF SITE PLAN



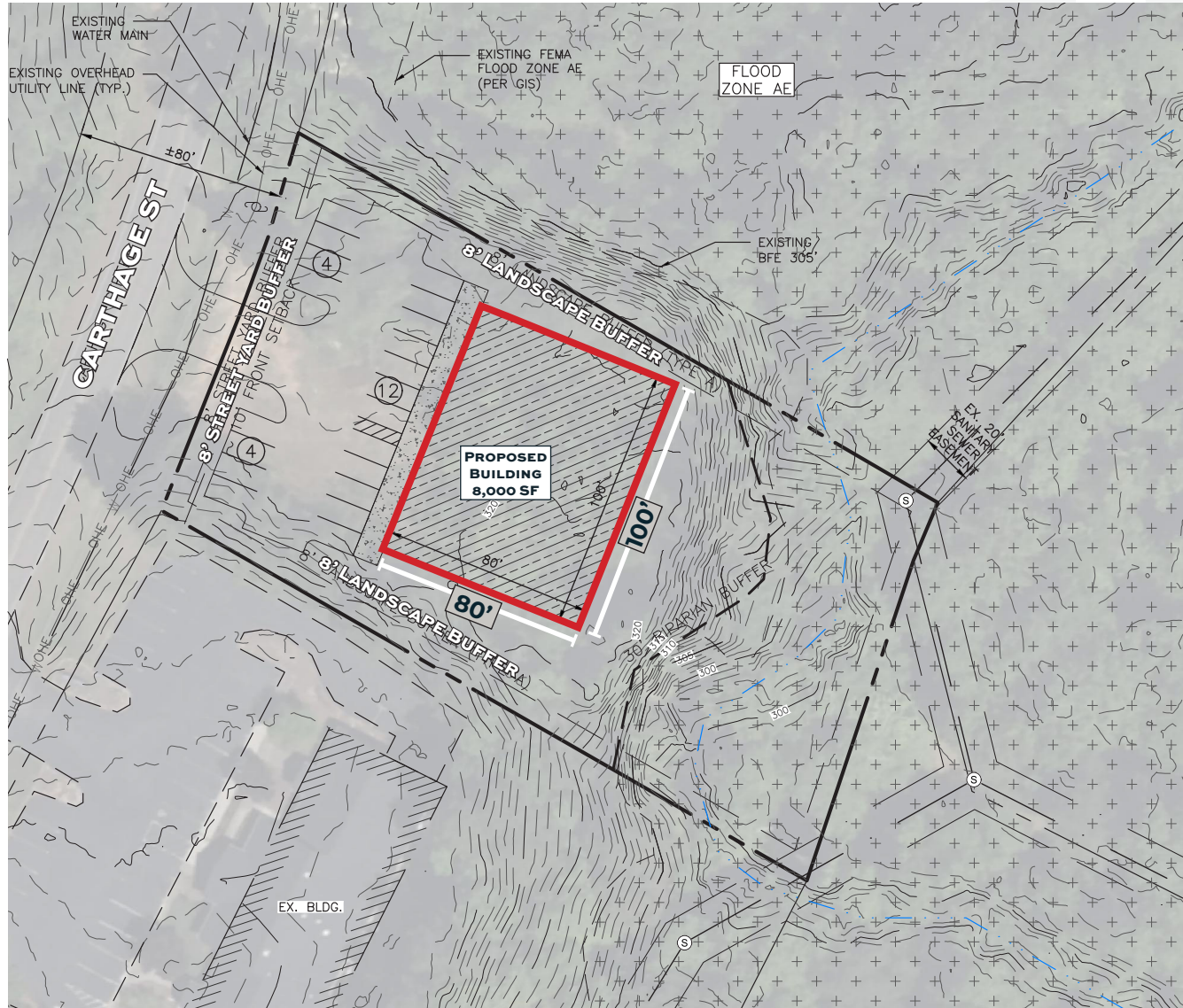
SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

1219 CARTHAGE ST
SANFORD, NC 27330

8,000 SF SITE PLAN



SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

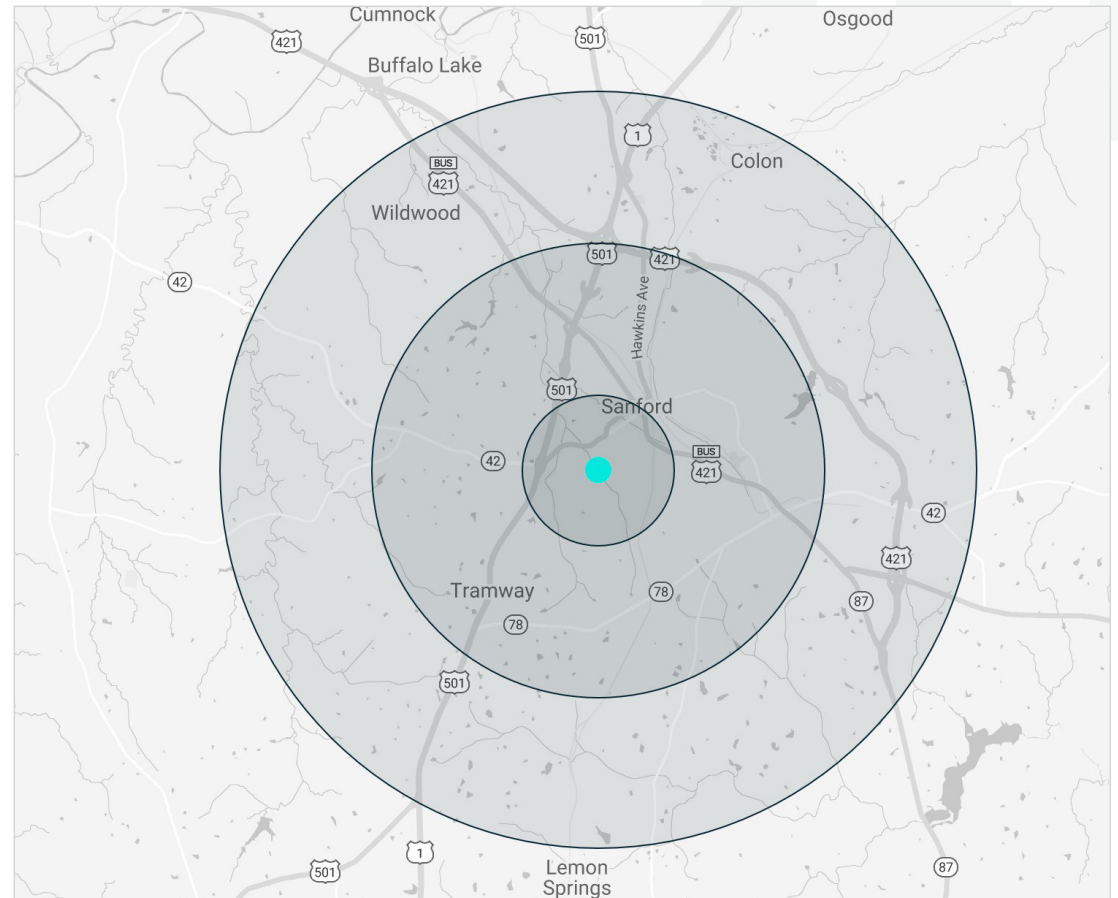
**1219 CARTHAGE ST
SANFORD, NC 27330**

DEMOGRAPHICS

| | 1 MILE | |
|--------------------------------------|---------------------|---------------------|
| | 2023 (Estimated) | 2028 (Projected) |
| POPULATION | 4,586 | 4,708 |
| AVGERAGE HOUSEHOLD INCOME | \$47,844 | \$45033 |

| | 3 MILE | |
|--------------------------------------|---------------------|---------------------|
| | 2023 (Estimated) | 2028 (Projected) |
| POPULATION | 27,645 | 28,477 |
| AVGERAGE HOUSEHOLD INCOME | \$78,525 | \$77,742 |

| | 5 MILE | |
|--------------------------------------|---------------------|---------------------|
| | 2023 (Estimated) | 2028 (Projected) |
| POPULATION | 41,122 | 42,640 |
| AVGERAGE HOUSEHOLD INCOME | \$82,930 | \$82,105 |



SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

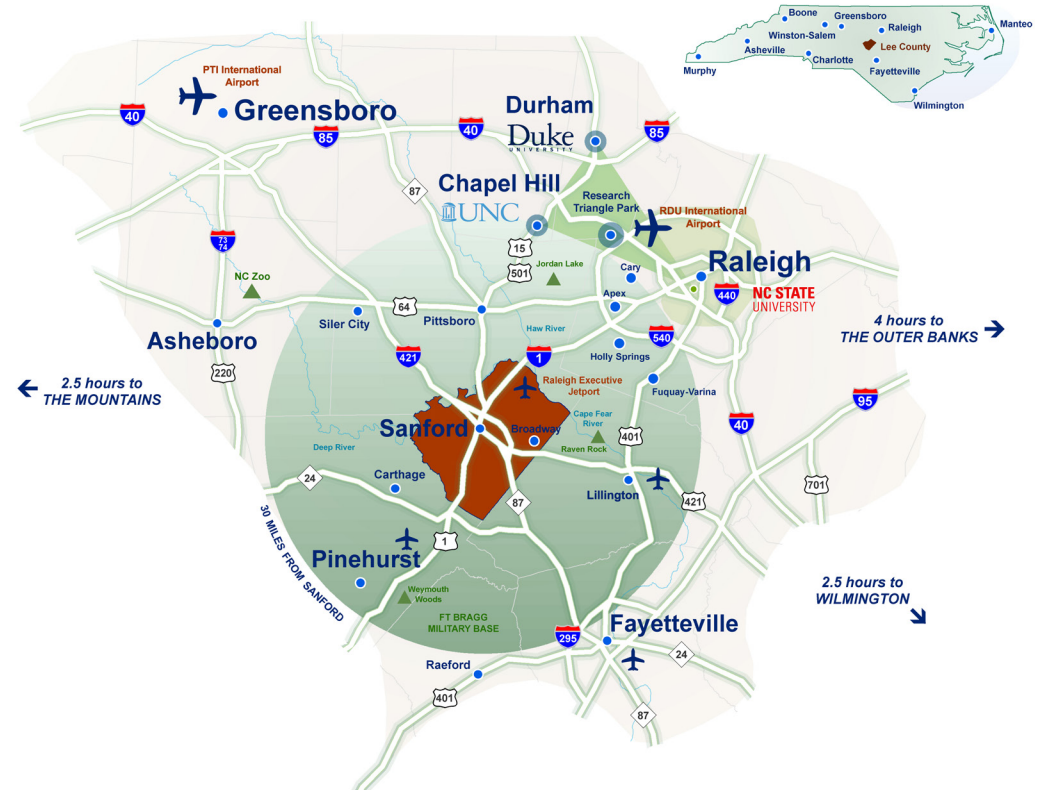
1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

1219 CARTHAGE ST
SANFORD, NC 27330

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 |



SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON
919.672.4905 DIRECT
KALSTON@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

EXCLUSIVE BROKERS:

SHELLEY BHATIA, CCIM

910.273.8474 DIRECT

SBHATIA@TRADEMARKPROPERTIES.COM

KHARMIKA ALSTON

919.672.4905 DIRECT

KALSTON@TRADEMARKPROPERTIES.COM



TRADEMARK
P R O P E R T I E S

THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.