

RETAIL OPPORTUNITY AT REFUEL

SANFORD, NC

UP TO
1,737 SF
FOR LEASE



EXCLUSIVE LISTING BROKER
BRIAN GRABOWSKI
919.349.3569
BGRABOWSKI@TRADEMARKPROPERTIES.COM

NO VAPE OR TOBACCO SHOPS PERMITTED

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



1269 GREENWOOD RD
SANFORD, NC 27332

PROPERTY HIGHLIGHTS

- **1,737 SF Lease Rate: \$11.00/SF Gross Rent** (Landlord pays taxes, insurance, and maintenance)
- **Two full service drives onto Greenwood Road/NC 114 (4,800 AADT)**
- **Serves the rural community of Lemon Springs and commuters to Sanford and other employment centers to the north**
- **The site is next to Greenwood Elementary School which serves 563 students**
- **Excellent visibility and ample parking**



SITE PLAN



**Square Footage is correct based on available information.
Additional measurements may be warranted to ensure accuracy.*

1269 GREENWOOD RD
SANFORD, NC 27332

LOCATION MAP



1269 GREENWOOD RD
SANFORD, NC 27332

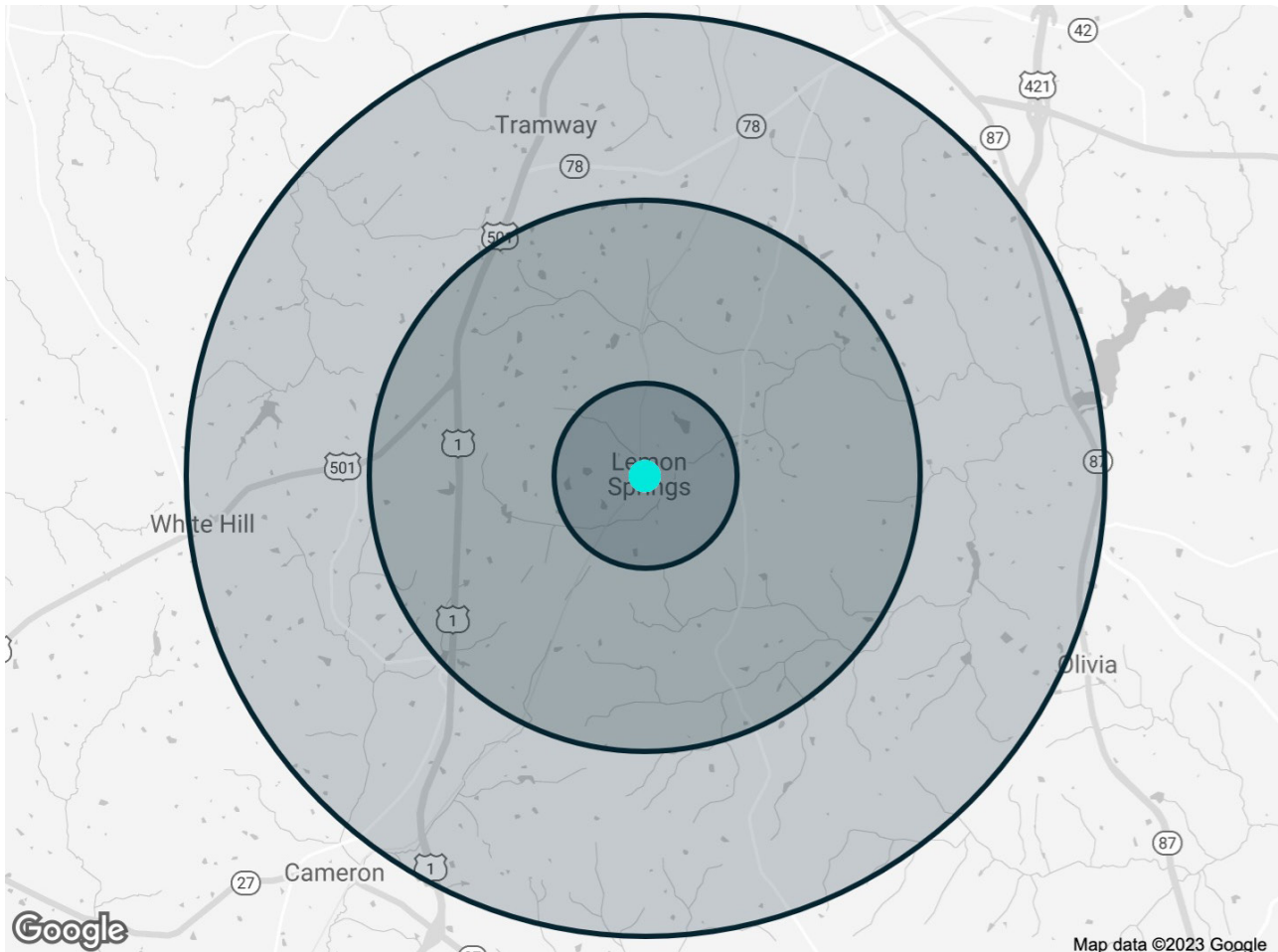
DEMOGRAPHICS

2022 POPULATION

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
664	5,206	21,013

AVG. HOUSEHOLD INCOME

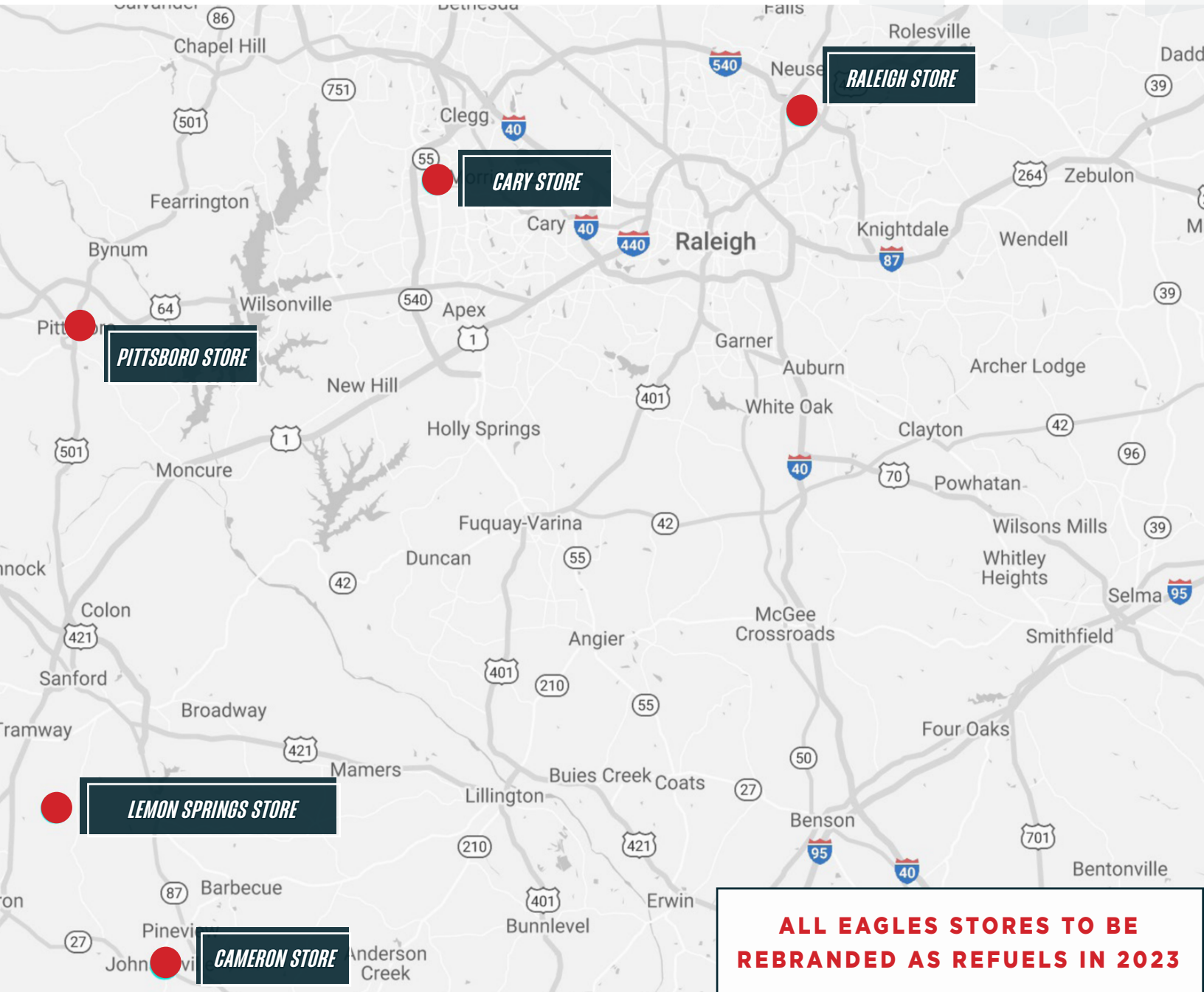
1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$33,026	\$58,914	\$62,498



1269 GREENWOOD RD
SANFORD, NC 27332

ADDITIONAL OPPORTUNITIES

Sanford is a part of a five property portfolio of small shops in-line with C-stores, two with drive-thrus, throughout central North Carolina.



**ALL EAGLES STORES TO BE
REBRANDED AS REFUELS IN 2023**



TRADEMARK
P R O P E R T I E S

BRIAN GRABOWSKI
919.349.3569 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

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